VILLAGE OF GOLD RIVER

Zoning Bylaw No. 761, 2025

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A bylaw to regulate the use of land within the boundaries of the Village of Gold River as designated zones and their permitted uses.

WHEREAS Section 479 of the *Local Government Act* provides that a local government may, by bylaw, divide the whole or part of the municipality into zones; and

WHEREAS the Council of the Village of Gold River has deemed it necessary to establish zones for the orderly development of the municipality;

NOW THEREFORE the Council of the Village of Gold River in open meeting assembled, enacts as follows:

1. the Village of Gold River Zoning Bylaw No. 706. 2018 and amendments thereto, are hereby repealed.

2. that the document known as the "Village of Gold River Zoning Bylaw" attached hereto and marked "Schedule A" and being part of this bylaw is designated the "Village of Gold River Zoning Bylaw No. 761, 2025".

READ the first time this	3rd	day of	November	2025
READ as amended the second time this	3rd	day of	November	2025
PUBLIC HEARING held and adjourned this	1st	day of	December	2025
READ the third time this	1st	day of	December	2025
Review by MoTT	1st	day of	December	2025
ADOPTED this	2nd	day of	February	2026

M. Lott MAYOR

M. Roy CORPORATE ADMINISTRATOR

TABLE OF CONTENTS

Contents

TABLE OF CONTENTS iii
1.0 INTERPRETATION AND ADMINISTRATION 1
2.0 DEFINITIONS 1
3.0 APPLICATION, ADMINISTRATION AND ENFORCEMENT 17
3.1 APPLICATION 17
3.2 ADMINISTRATION 17
3.3 INSPECTION 17
3.4 PROHIBITION 17
3.5 ENFORCEMENT 18
3.6 PENALTY 18
3.7 SEVERABILITY 19
3.8 REPEAL OF EXISTING BYLAWS 19
4.0 GENERAL PROVISIONS 20
4.1 APPLICABILITY 20
4.2 ACCESSORY BUILDINGS 20
4.3 PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL ZONES 22
4.4 PETS 22
4.5 LIVESTOCK 23
4.6 NON-CONFORMING USES 23
4.7 WATERCOURSE SETBACKS 23
4.8 FLOOD PROOFING 24
4.9 BED AND BREAKFAST USES 24
4.10 FENCES AND HEDGES 25
4.11 HEIGHTS OF STRUCTURES 26
4.12 HOME OCCUPATION REGULATIONS 26
4.13 PARKING AND LOADING 26
4.14 SETBACK EXCEPTIONS 32
4.15 LANDSCAPING, SCREENING AND EXTERIOR STORAGE 32
4.16 CARETAKER SUITES 33
4.17 PERMITTED USES IN ANY ZONE 34
4.18 BUILDINGS PER LOT 34
4.19 PERMITTED USES 34
4.20 MEASUREMENTS 35

4.21 MANUFACTURED HOMES 35
5.0 ZONES 36
5.1 DESIGNATION 36
6.0 LOW DENSITY RESIDENTIAL ZONE – R-L 38
7.0 RURAL RESIDENTIAL ZONE – R-R 40
8.0 MEDIUM DENSITY RESIDENTIAL ZONE – R-M 42
9.0 LOW DENSITY MULTI-RESIDENTIAL – R-M2 45
10.0 MEDIUM DENSITY MULTI-RESIDENTIAL – R-M3 47
11.0 HIGH DENSITY RESIDENTIAL ZONE – R-H 50
12.0 MANUFACTURED / MOBILE HOME PARK ZONE – M.H.P. 52
13.0 MANUFACTURED / MOBILE HOME SUBDIVISION ZONE - M.H.S. 53
14.0 CENTRAL COMMERCIAL – C-1 55
15.0 SERVICE COMMERCIAL – C-2 58
16.0 RECREATIONAL COMMERCIAL ZONE – C-REC 60
17.0 HEAVY INDUSTRIAL ZONE – I-H 63
18.0 LIGHT INDUSTRIAL ZONE – I-L 65
19.0 CIVIC USE – REC 70
20.0 RESIDENTIAL ZONE – COMPREHENSIVE DEVELOPMENT ZONE – CD1 73

1.0 INTERPRETATION AND ADMINISTRATION

1.1. TITLE

This bylaw may be cited as the "Village of Gold River Zoning Bylaw No. 761, 2025".

2.0 DEFINITIONS

"Accessory"	means ancillary, incidental or subordinate to a permitted principal use of land, buildings or structures located on the same lot and includes service buildings.
"Accessory Dwelling Unit"	means a building, or part of a building, that: (a) is a self-contained residential accommodation unit; (b) has cooking, sleeping and bathroom facilities; and, (c) is secondary to a primary dwelling unit located on the same property.
"Accessory Dwelling Unit – Commercial"	means a dwelling unit located in the same building as the principal use, provided that the total floor area occupied by accessory dwelling units does not exceed more than 40% of the total floor area of the building and, other than access, is not located on the ground floor of the building.
"Aisle Space"	means the area of a lot or parcel used for motor vehicle access to a parking space and does not include the space required for motor vehicle parking.
"Assembly"	means the gathering of people for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational or religious purposes.
"Basement"	means that portion of a building located below the finished grade of the first storey.

"Bed and Breakfast Accommodation"	means the accessory use of a residential dwelling for the overnight accommodation of transient paying guests in which breakfast is the only meal served; bed and breakfast operations are regulated by the Village of Gold River Business Licence Bylaw.
"Boarder"	means any resident of a dwelling who receives meals and lodging from the principal resident or owner of the dwelling for remuneration.
"Boarding House"	means a dwelling where the principal resident or owner provides meals and lodging for remuneration to not more than two (2) residents of the dwelling.
"Buffer Strip"	means a landscaped area intended to visibly separate and screen one use from another or to maintain and enhance the natural drainage and wildlife movements.
"Building"	means any structure used for supporting or sheltering any use or occupancy.
"Building – Principal"	means the main building used for the permitted use in a zone.
"Campground"	means a lot or parcel on which spaces are maintained and available for recreational occupancy in accordance with the Village Campground Bylaw.
"Campground space"	means an improved area within a campground intended for recreational occupancy.
"Camper body"	means a permanently attached or removable van type box mounted on a pickup truck chassis, or a commercial van, converted partially, temporarily or permanently into living accommodations.
"Camping trailer"	means a recreational vehicle used for camping.

"Cannabis growing and processing"	means commercial cultivation, harvesting, processing, packaging, storage or distribution of cannabis or cannabis products, but excludes the growing of cannabis by an individual for their personal use and consumption.
"Caretaker suite"	means a self-contained set of habitable rooms capable of being occupied year-round, used as a residence for an owner or a person employed as a caretaker, janitor, manager or superintendent in respect of the property in which the caretaker residence is located.
"Carport"	means a roofed enclosure used for the storage or parking of a car or cars associated with a residential use which has 60% of the total perimeter open and not enclosed by walls, doors or windows.
"Church, temple or other house of worship or religious institution"	means a building or structure or part thereof dedicated to religious worship or organized religious services.
"Civic Use"	means a use providing for government functions and services.
"Commercial Vehicle"	means a commercial vehicle as defined by a license under the Commercial Transport Act, or a vehicle used for the collection or delivery, or both, of merchandise or another commodity in the ordinary course of a business.
"Contiguous"	means adjacent and touching.
"Council"	means the Municipal Council of the Village of Gold River.

"Day care"	means a community day care facility licenced by the Ministry of Health pursuant to the *Community Care Facilities Act*.
"Derelict Vehicle"	means a vehicle dismantled, wrecked, unlicensed or incapable of moving on its own power.
"Dormitory Unit"	means a building or portion thereof in which sleeping units are provided as an accessory use provided, they are located on the same lot and serve a school or similar educational establishment.
"Dwelling unit"	means a self-contained set of habitable rooms capable of being occupied year-round with living facilities for one (1) or more persons that include provision for living, sleeping, cooking, sanitation and having a separate entrance.
"Dwelling – Apartment"	means a structure containing more than two separate units, each intended to be occupied as a permanent home or residence, which is accessed from a shared hall or common space.
"Dwelling – Duplex"	means two (2) attached dwelling units, separated horizontally or vertically, each containing a dwelling unit.
"Dwelling – Rowhouse"	means a group of three (3) or more dwelling units attached by common party walls, aligned horizontally and divided vertically, either in whole or in part, each of which has an independent entrance directly from the outside, and which may share common facilities such as outdoor open spaces, parking and driveways.
"Dwelling – Single Family"	means a building used for residential purposes, consisting of one (1) dwelling unit but does not include a Mobile Home.

"Dwelling – Townhouse"	means three (3) or more residential dwelling units on a lot or parcel.
"Family"	means two (2) or more persons related by blood, marriage, adoption or foster parenthood sharing one (1) dwelling, or not more than five (5) unrelated persons sharing one (1) dwelling.
"Fence"	means a barrier to be made of posts and chain link or boards including a trellis, arbour, archway, gate and screen.
"First Storey"	means the storey having its floor level not more than 1.8 meters (6 feet) above grade.
"Floor area – gross"	means the space on any storey of a building between exterior walls and required fire walls, including the space occupied by interior walls and partitions, but not including exits and vertical service spaces that pierce the storey.
"Gravel processing"	means the washing, screening, grading, sorting, milling, concentration or storage of minerals, rocks, earth, clay, sand or gravel.
"Garage"	means a building or part thereof intended for the storage or parking of motor vehicles and which contains no provision for the repair or servicing of such vehicles, of which the total perimeter except the entrance is enclosed by walls, doors or windows.
"Grade"	means the finished grade of the site subsequent to alteration, excavation or construction.
"Hedge"	means a number of evergreen trees or shrubs planted in such a manner as to provide a continual visual barrier without any physical means of support other than the trees or shrubs themselves.

"Height"	means the vertical distance from the highest point on a building or structure excluding antenna, aerials and/or chimneys to the finished grade of the site.
"High water mark"	means the furthest inland limit of a watercourse identified on the plan of subdivision or the plan accompanying the instrument conveying Crown Land in fee simple, which plan was most recently filed in a Land Title Office before the adoption of this bylaw, or natural boundary as determined by a B.C. Land Surveyor.
"Highway"	means a street, road, road allowance, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.
"Home Occupation"	means any gainful occupation or profession, engaged in by an occupant of a dwelling unit which is clearly subordinate, incidental and secondary to the principal use of a property.
"Industry"	means processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing or salvaging goods, materials or things.
"Innkeeper suite"	means a self-contained dwelling unit accessory to the principal use located on the same parcel as a Tourist Accommodation use for the purpose of housing a manager and their family.
"Institutional use"	means a non-profit or public use, such as a library, public or private school, hospital, or government owned or operated buildings or structure, auditoriums, or land used for public purpose.

"Kennel"	means the use of a lot or parcel, building or structure where three (3) or more pets are kept, trained, cared for, bred, treated, hospitalized or boarded for personal enjoyment, for remuneration or for the purpose of sale.
"Landscape screen"	means a hedge of compact plant material or fence when such hedge or fence is continuous except for access driveways and walkways.
"Livestock"	means animals used for agricultural purposes, which are used or consumed or the products of which are sold and includes any horse, cow, goat, sheep, pig, poultry or rabbit.
"Lot"	means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office.
"Lot area"	means the total horizontal area within the lot lines of a lot.
"Lot building area"	means the buildable area on a lot, defined by the minimum required front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.
"Lot, corner"	means a lot situated on the intersection of two (2) highways and having a front lot line on one and one on the intersecting highway.
"Lot coverage"	means the total horizontal area measured to the outside of the exterior walls of the buildings on a lot, expressed as a percentage of the lot area and includes decks, balconies and canopies.

"Lot frontage"	means that the length of a lot line which immediately adjoins a highway, and where two (2) or more lot lines adjoin a highway only one (1) length, being the shortest length fronting a highway, shall be considered as a frontage.
"Lot, interior"	means a lot other than a corner lot.
"Lot line"	means any boundary of a lot or the vertical projection thereof.
"Lot line, front"	means, in the case of an interior lot, the line dividing the lot highway; in the case of a corner lot, the shorter lot line abutting a highway shall be deemed the front lot line.
"Lot line, rear"	means the lot line farthest from the opposite to the front lot line.
"Lot line, side"	means a lot line other than front or rear lot line, which marks the boundary between two (2) lots, or between a lot and a lane, or between a lot and a highway.
"Manufactured Home"	means a dwelling unit the components of which have been built offsite in a factory, and includes factory-built housing, modular housing and mobile homes.
"Mobile Home"	means a dwelling unit built in an enclosed factory environment in one (1) or more sections, intended to be occupied in a place other than of its manufacture, and includes mobile homes constructed to the CSA Z240 MH standard;
"Modular Home"	means a factory built dwelling unit that conforms to the CSA A277 standard.

"Marihuana production"	means the cultivation, processing, research and development, destroying, storing and distribution of plants or parts of plants of the genus Cannabis that occurs wholly within buildings on a lot as licensed pursuant to Federal/Provincial regulations, and any subsequent regulations or Acts, which may be enacted henceforth.
"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 contained in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself.
"Non-conforming"	means a lot, use, building or structure which existed at the date of the passing of this bylaw which does not comply to the provisions of this bylaw for the zone in which such use, building or structure is located.
"Occasional camping"	means the temporary use of land using campers, tents, travel trailers and recreational vehicles pursuant to the Village of Gold River Park Use Bylaw.
"Owner"	means the registered owner of any real property and includes an agent, lessor, or manager of a lot or any person who operates a mobile home park.
"Parcel"	means a lot, block or other area in which land is held or into which land is subdivided and is the same as the word "lot unless otherwise stated".
"Park"	means a park owned and controlled by the Village of Gold River or a duly appointed commission thereof and includes land or water designated and used by the

	public for active and passive recreation but excludes recreational areas.
"Parking space"	means a space within a lot, exclusive of driveways, for the temporary parking of motor vehicles, and may include a garage or carport and must be accessible from a street or lane.
"Party wall"	means a wall jointly owned and/or shared by two (2) or more parties as defined in the *BC Building Code*.
"Pet"	means a domesticated animal kept by a household which is used for non-agricultural purposes and specifically excludes livestock.
"Personal care"	means a community care facility developed in accordance with the *Community Care Facility Act* and amendments thereto, or a hospital developed in accordance with the *Hospital Act* and amendments thereto.
"Playground"	means a lot or a parcel equipped for children's play, managed and controlled by the Village of Gold River or any commission thereof, but does not include a recreational area.
"Principal use"	means the main purpose or function of land and buildings on any lot or parcel as permitted in this bylaw.
"Public Park"	means public land used or intended for outdoor recreation and may include lands set aside for archaeological, historical or ecological purposes.

"Public use"	means a development which is publicly owned or supported or subsidized involving public assembly or use. Public uses may typically include the following and similar uses as public schools, parks, libraries, arenas, museums, churches, art galleries, hospitals, cemeteries, tennis courts, swimming pools and other indoor and outdoor recreational activities.
"Public utility"	means a use providing for public utility facilities for water, sewer, electrical, telephone and similar services.
"Recreational area"	means any lot or parcel intended for use principally for organized sports or organized recreation activities but does not include parks.
"Recreational occupancy"	means the use of campground space on a temporary basis by the vacationing or travelling public not exceeding fourteen (14) days in a camper, trailer, tent or recreational vehicle.
"Recreational vehicle"	means a vehicle which provides sleeping and other facilities for short periods of time while traveling or vacationing and designed to be self-propelled or towed behind or carried on a motor vehicle.
"Residence"	means occupancy or use of a building or part thereof as a dwelling; and the dwelling is being occupied or used.
"Residential use"	means the permanent occupancy and use of a dwelling unit by a family.
"Retail"	means the sale of goods to the general public and the maintenance and repair of such goods that are sold.
"Secondary Suite"	means a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the

	primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.
"Service Building"	means a building for the common use of the tenants and includes recreation buildings, laundry and other service facilities.
"Service establishment"	means an establishment whereby professional or personal services are provided and the sale of goods, wares, merchandise, articles or things accessory to the provision of such services and includes health, legal, engineering and other professional services, and without restricting the generality of this definition, also includes barber shops, beauty salons, shoe repair shops, dry cleaning shops, launderettes, photographic studios and other miscellaneous services.
"Service station"	means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles, but excluded wholesale sales or motor vehicle structural, body repairs or painting.
"Setback"	means the distance a building or structure is placed from a specified lot line.
"Site"	means an area of land consisting of one (1) or more abutting lots.
"Small Animal Veterinarian Clinic"	means a veterinarian clinic exclusively for household pets such as cats, dogs, and rabbits. Exotic, farm, large (over 200 lbs), or other types of animals may not be treated at this location. This type of use is also restricted to operating between 7am and 9pm daily.

"Storey"	means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
"Strata lot"	means the same definition as in the *Strata Property Act*.
"Structure"	means a construction of any kind, whether fixed to, supported by or sunk into land or water and includes buildings, accessory buildings, carports, sundecks, porches and satellite dishes.
"Subdivision"	means the division of land into two (2) or more lots or parcels, whether by plan, apt descriptive words or otherwise and includes lots or parcels created under the Land Title Act and the Condominium Act.
"Sundeck"	means an above ground level structure exceeding 0.6m in height which is not enclosed by walls, and which is attached to the principal building.
"Temporary use"	means intermittent or shot term non-permanent use.
"Tourist accommodation"	means a building or structure or set of buildings or set of structures used for temporary accommodation which contain sleeping units and may contain auxiliary assembly, commerce, entertainment, or restaurant uses, premises licenced to serve alcoholic beverages and staff accommodation and includes hotels, motels, resorts, lodges and guest cabins.
"Use"	means the purpose or function to which land, the surface of water, buildings or structures are designed, intended to be put, or put.

"Utility"	means broadcast transmission, electrical, telephone, sewer or water services and facilities established or licenced by a government (excluding private radio or television broadcast towers) and includes navigation aids and seawalls.
"Utility trailer"	means a trailer used primarily for the transport of small loads and which does not exceed 675.0 kilograms.
"Vehicle"	means the same definition as applied in the Motor Vehicle Act.
"Watercourse"	means any natural drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, wetland, the sea or source of ground water and includes portions that may be contained within a conduit or culvert.
"Wetlands"	means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions does not support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, estuaries and similar areas.
"Yard"	means a space immediately adjacent to a building, structure or excavation, located on the same lot as the building, structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted in this bylaw.

"Yard setback, front"	means a yard which extends the full width of the lot measured as to depth, at the least horizontal distance between the front street line and the exterior wall, bay window, covered porch or similar projection of the principal building on the lot; whichever is nearest to the front lot line. Refer to ***Figure 1*** below.
"Yard setback, rear"	means a yard which extends the full width of the lot measured as to depth, at the least horizontal distance between the rear lot line and the exterior wall, bay window, covered porch or similar projection of the principal building on the lot; whichever is nearest to the rear lot line. Refer to ***Figure 1*** below.
"Yard setback, required"	means a yard with the minimum front yard depth, rear or side yard dimension required by the provisions of this bylaw.
"Yard setback, side"	means a yard which extends from the front yard to the rear yard and is measured as to width at the least horizontal distance from the pertinent side lot line to the exterior wall, bay window, covered porch or similar projection or an accessory building on the lot.
"Yard, exterior side"	means a side yard immediately adjoining a public street. Refer to ***Figure 2*** below.
"Yard, interior side"	means a side yard other than an exterior side yard. Refer to ***Figure 2*** below.
"Zone"	means the area of land and/or water within which the zoning regulations set forth in this bylaw apply whichever projection is nearest to the pertinent side lot line.

Figure 1

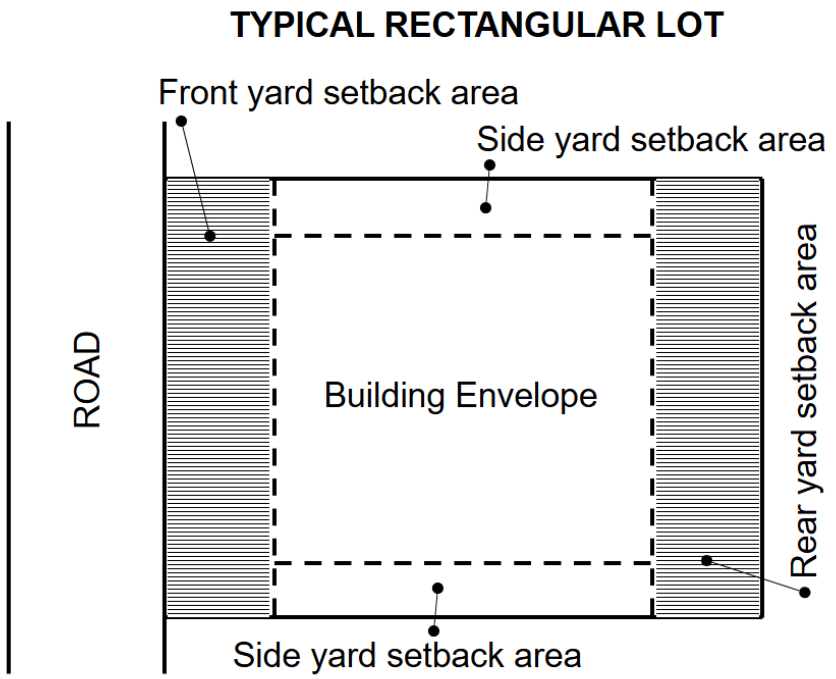
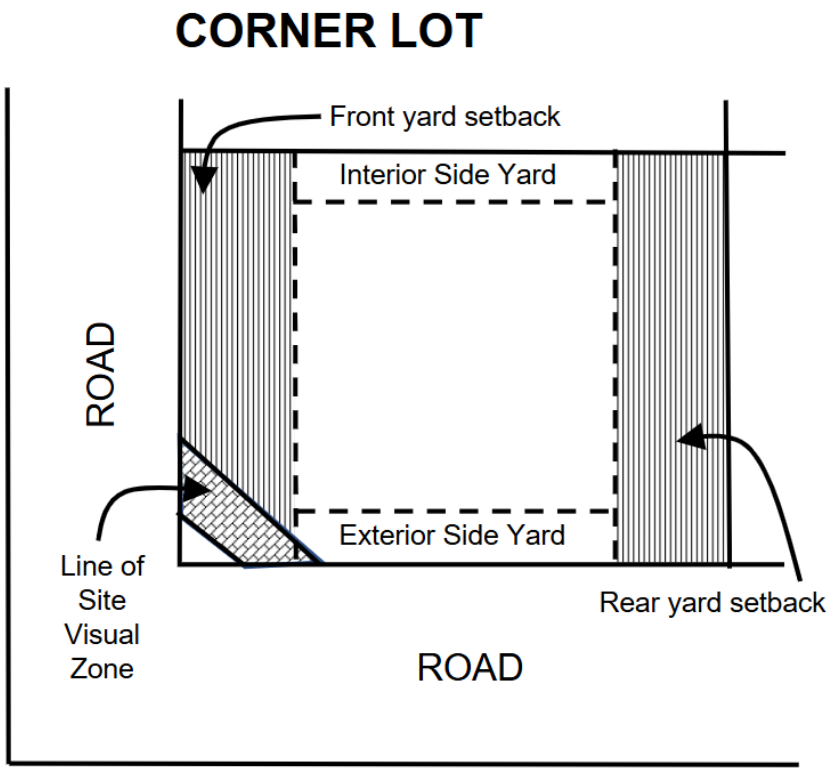


Figure 2



3.0 APPLICATION, ADMINISTRATION AND ENFORCEMENT

3.1 APPLICATION

3.1.1. No land nor the surface of water shall be used, nor any structures be constructed, altered, located or used within the corporate limits of the Village of Gold River except as specifically permitted by this bylaw.

3.1.2. No person shall construct, make addition to, move, use or occupy any building or structure within the corporate limits of the Village of Gold River without prior written approval of the person appointed by Council to administer this bylaw.

3.2 ADMINISTRATION

3.2.1. The Public Safety Officer or such other person appointed by Council shall administer this bylaw.

3.3 INSPECTION

3.3.1. Persons appointed under subsection 3.2 may enter, at all reasonable times upon or into any place, building or structure for the purpose of administering or enforcing this bylaw. It shall be unlawful for any person to prevent or obstruct any such officials from carrying out their duties under this bylaw.

3.4 PROHIBITION

3.4.1. Subject to the provisions of the *Local Government Act* respecting non-conforming uses, land shall not be used, building and structures constructed, altered, located or used within the Village of Gold River contrary to this bylaw.

3.4.2. The establishment of marihuana production, or any component thereof, must not be permitted unless by a rezoning of the land, in accordance with official community plan guidelines.

3.4.3. The following uses are prohibited in all zones under this Bylaw, unless explicitly permitted:

1. cannabis (commercial or medical) growing and processing;
2. retail or wholesale or distribution of cannabis or cannabis products;
3. the use of a building for the service to customers of cannabis or cannabis products for their on-site consumption.

3.5 ENFORCEMENT

3.5.1. Every person who violates any provision of this bylaw or who causes, suffers or permits any contravention of its regulations, shall be deemed to be guilty of an infraction thereof and shall be liable to the penalties herein imposed.

3.5.2. Where the administrator of this bylaw is of the opinion that an infraction exists and has confirmed his opinion by inspection of the property, he shall give to the owner, agent or the responsible person written notice specifying the violation and ordering the cessation thereof.

3.5.3. In the event of failure to comply with the notice within the time specified, the person shall be given an opportunity to demonstrate to the Council that the failure was due to other than willful negligence and the Council shall determine whether to seek penalties and costs by due process of law.

3.6 PENALTY

3.6.1. Any person who violates the provisions of this bylaw is liable on summary conviction to a penalty not exceeding two thousand dollars ($2000.00) for each infraction or offence, and also the cost of prosecution. Each day that a violation or infraction exists or is permitted to exist, shall constitute a separate offence under this bylaw. Upon conviction the magistrate may direct that no prosecution may be made with respect to continuance of this violation for such periods of time as deemed suitable. Fines for an offence against this Bylaw may also be set out in the Village of Gold River Ticket Information Bylaw.

3.7 SEVERABILITY

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

3.8 REPEAL OF EXISTING BYLAWS

3.8.1. Village of Gold River Zoning Bylaw 706, 2018 and amendments thereto are hereby repealed.

4.0 GENERAL PROVISIONS

4.1 APPLICABILITY

4.1.1 Except as otherwise specified in this bylaw, the following provisions apply to all zones established under this bylaw.

4.2 ACCESSORY BUILDINGS

4.2.1 Use of Accessory Buildings

1. Except where otherwise specifically stated, uses permitted by this bylaw include those uses customarily accessory to the permitted principal uses and all buildings or structures accessory to buildings or structures constructed, located or used with respect to permitted principal uses.

4.2.2 Prohibitions

1. Accessory buildings or structures shall not be used for:

    a. any occupation for gain or profit conducted within a dwelling unit except as may be permitted in this bylaw;

    b. human habitation except as may be permitted in this bylaw.

2. The establishment of marihuana production, or any component thereof, must not be permitted unless by a rezoning of the land, in accordance with official community plan guidelines.

3. The following uses are prohibited in all zones under this Bylaw, unless explicitly permitted:

    a. cannabis (commercial – non-medical) growing and processing;

    b. retail or wholesale or distribution of cannabis or cannabis products;

    c. the use of a building for the service to customers of cannabis or cannabis products for their on-site consumption.

4.2.3 Location

1. Except as otherwise provided herein, accessory buildings or structures, with the exception of carports, garages and attached sundecks, shall be to the rear or to the side of the principal building on a lot.

2. No accessory building or structure shall be situated on a lot or parcel unless the principal building, to which the accessory building is incidental, has been erected or will be erected simultaneously with the accessory building on the same lot or parcel.

4.2.4 Garages, Carports and Sundecks

1. A garage or carport, whether detached or attached to a principal building, shall not exceed one storey or 6.1 m (20 feet) in height. Garages located to the front of the lot shall comply with the minimum yard requirements of the principal building for the zone in which it is located. Sundecks located to the front of the lot shall comply with the minimum yard requirements of the principal building for the zone in which it is located. Carports located to the front of the lot shall be located at a minimum of 3.0 m (10 feet) from the front lot line.

4.2.5 Height

1. Except as otherwise provided herein, no accessory buildings or structures shall exceed one storey or 6.1 m (20 feet) in height.

4.2.6 Setback

1. Except as otherwise provided herein, there shall be a minimum distance of 1.5 m (5 feet) between any accessory building and any side or rear lot line and any other building on the lot.

4.2.7 Lot Coverage

1. The total lot coverage of all accessory buildings on a lot shall not exceed 10% of the permitted lot coverage. Neither an attached garage nor a swimming pool in a residential zone shall be considered as an accessory building or use for the purpose of calculating lot coverage.

4.3 PARKING AND STORAGE OF VEHICLES IN RESIDENTIAL ZONES

4.3.1. No commercial vehicle, truck, automobile, bus, contractor equipment, industrial equipment, derelict vehicle, boat, recreational vehicle, trailer or any similar vehicle, craft or equipment shall be parked or stored in the open on property in any residential zone, except:

1. trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises or property,

2. one licenced commercial vehicle no larger than 5,000.0 kg rated capacity being a pickup, automobile or van,

3. one derelict vehicle for a period of not more than ninety (90) successive days, unless stored in a garage or enclosed carport,

4. automobiles, vehicles, recreational boats, and trailers for the personal use of the occupants of the property.

5. Parking or storage of vehicles for each single-family dwelling sited on a lot shall not exceed a combined total of more than three (3) which may include any combination of the following: one camper body, one camping trailer, one utility trailer or one pleasure boat and in a manner not in contravention of the Village of Gold River Unsightly Premise Bylaw.

6. Vehicles, equipment, boats, trailers, recreational vehicles, trailers or any similar vehicle, craft or equipment are not permitted to be parked or stored on vacant lots in residential zones.

7. No lot zoned residential shall be used for the parking, storage or repair of commercial vehicles, contractor or industrial equipment, or commercial boats unless specifically permitted for elsewhere within this bylaw.

4.4 PETS

4.4.1 The keeping of pets in accordance with the Village Animal Control Bylaw and to the extent of not creating a nuisance shall be permitted in all residential zones.

4.5 LIVESTOCK

4.5.1 The keeping of livestock in accordance with the Village Animal Control Bylaw shall be permitted in residential zones provided that:

1. the lot is a minimum of 0.81 ha (2.0 acres) in area.

2. livestock is limited to a total of not more than two (2) of the following: horses, cattle, sheep, pigs, goats, rabbits and not more than twelve (12) head of poultry for each 0.40 ha (1 acre) of lot area.

3. structures for the accommodation of livestock shall be located a minimum distance of 6.1 m (20 feet) from the side and rear lot lines, nor less than 7.6 m (25 feet) from the principal building on the lot.

4. enclosures for the keeping of livestock shall not be constructed or utilized in the front yard of any lot.

4.5.2. The keeping of livestock shall comply with all requirements of the local Medical Health Officer.

4.6 NON-CONFORMING USES

4.6.1. The lawful use of existing premises and uses and uses and/or structures lawfully under construction at the time of the adoption of this zoning bylaw, although such use does not conform to the provisions of this bylaw may be continued, subject to the provisions of Section 911 (Non-conforming uses and siting) of the *Local Government Act*.

4.7 WATERCOURSE SETBACKS

4.7.1. Notwithstanding any other provisions of this bylaw, no buildings or structures or any part thereof shall be constructed, reconstructed, moved or extended nor shall a mobile home or unit, modular home or structure be located:

1. within 30.0 meters of the natural boundary of the Gold or Heber rivers,

2. within 15.0 meters of the natural boundary of the sea,

3. within 30.0 meters of the natural boundary of any other lake, swamp or watercourse that provides fish habitat.

4.8 FLOOD PROOFING

4.8.1 The minimum height to the top of the foundation wall of any structure that supports the principal use, or good storage shall be 0.6 m above the 200-year flood level where it can be determined. If the 200-year flood level cannot be determined, the minimum height shall be 3.0 meters above the natural boundary of the Gold or Heber Rivers, or at least 1.5 meters above the natural boundary of the watercourse in the immediate flood hazard area, whichever is greater.

4.8.2 Where approved fill is used to achieve the required elevations stated in Section 4.8.1 above, no portion of the slope shall be closer than the minimum watercourse setbacks established in Sections 4.7.1(1), 4.7.1(2), and 4.7.1(3). The face of the landfill slope shall be protected against erosion from flood waters as required by the Minister of Water, Land and Air Protection and shall be certified as being suitable for construction by a qualified geotechnical engineer licenced to practice in British Columbia.

4.9 BED AND BREAKFAST USES

4.9.1 Prior to locating a Bed and Breakfast in the Village of Gold River, applicants shall refer to the Business Licence Bylaw for additional regulations. In the zones permitted bed and breakfast accommodation shall:

1. be completely contained within a single-family dwelling which is the principal use on the lot or parcel.

2. the single-family dwelling shall be occupied as a permanent residence by the operator of the bed and breakfast accommodation.

3. be conducted by the principal resident who may employ not more than one (1) person on the premise.

4. not involve the use of more than two (2) bedrooms at any one time for temporary guest accommodation.

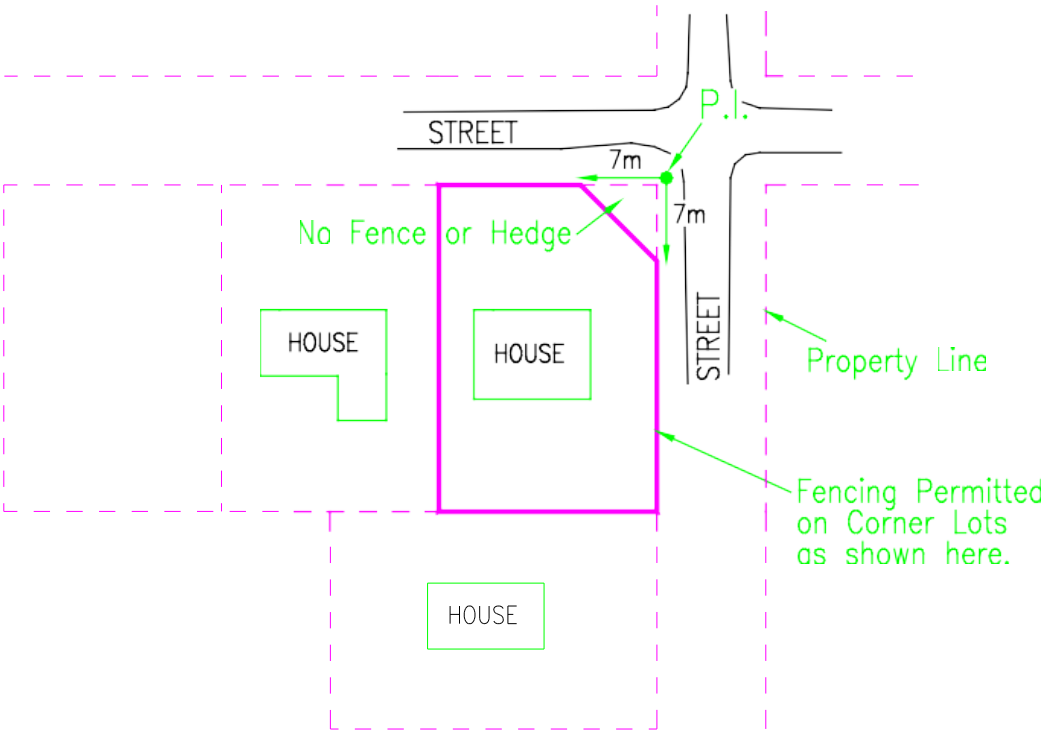
4.10 FENCES AND HEDGES

4.10.1. The height of a fence, hedge or planter shall be measured in a vertically plumb direction from the grade level at the base.

4.10.2. In residential zones a fence, hedge or planter is permitted in a front yard setback and an exterior side yard setback but shall not exceed a height of 1.2 m. In the case of a planter the maximum height is including plants. The fence, hedge or planter may extend from the front or rear corners of the principal building to the property lines to enclose the front yard or exterior side yard. Fences and hedges in all other parts of a parcel shall not exceed a height of 1.8 m.

4.10.3. In light industrial zones fences shall not exceed 2.4 m.

4.10.4. In heavy industrial zones fences shall not exceed 3.0 m.



4.10.5. Where two (2) highways intersect, there shall be no obstruction to the line of vision on corner lots. Corner lot fencing must not encroach 7.0 m corner offset as shown above.

4.10.6. Fences used for recreational purposes, such as ball parks, playgrounds, golf courses, tennis courts, and other similar sports, public utility uses shall not exceed a height of 4.6 m meters provided such fences are constructed of material that permits visibility, such as wire mesh.

4.10.7. Fences for secure storage areas in a non-residential zone shall not exceed 2.4 m.

4.11 HEIGHTS OF STRUCTURES

4.11.1 No structure shall exceed the maximum height permitted in each zone. Exceptions to this provision include an industrial crane, tower tank and bunker, satellite dish, church spire, flagpole, monument, belfry and dome, smokestacks and chimneys, disposal and dispersing facilities, lightning pole, radio and television antennae.

4.12 HOME OCCUPATION REGULATIONS

4.12.1 The home occupation use must be conducted in accordance with the Village of Gold River Business Licence Bylaw.

4.12.2 The area permitted for a home occupation is limited to 25% of the floor area of the principal residence or 55.0 sq. meters, whichever is less.

4.13 PARKING AND LOADING

4.13.1 Location of Parking Spaces

1. Notwithstanding the parking provisions of this bylaw, parking spaces shall be located a minimum of 3.0 meters from any lot line fronting onto a public road.

2. Parking within zones in which institutional, commercial or industrial uses are permitted may occur in any yard.

4.13.2 Off Street Parking Regulations

1. Where the provisions of this bylaw require allowances for off street parking of motor vehicles, every owner of land shall provide and maintain off street

motor vehicle parking spaces in conformance with the minimum standards as follows:

1. Single family dwelling, duplex, rowhouse or townhouse	2 parking spaces per unit and 1 space for each 2 boarders
2. Apartment Buildings	1 parking space per dwelling unit plus 1 visitor space per 4 dwelling units
3. Churches or similar places of worship	1 parking space for each 10 seats
4. Hotels, motels and overnight lodges	1 parking space for each sleeping room and one additional space per 750 square feet of office or floor area not included above
5. Bowling alleys	2 parking spaces per alley
6. Retail commercial buildings	1 customer parking space for each 300 square feet of gross leasable space and 1 employee parking space for each 1,000 square feet of gross leasable space
7. Offices and studios – Single Tenant	1 parking space for each office or for each 500 square feet of floor space, whichever is greater, and 1 customer space per office
8. Offices and studios – Multi Tenant	1 parking space for each office or for each 500 square feet of floor space, whichever is greater, and 1 customer space per tenant
9. Business establishments without roof or building	1 parking space for each 2,000 square feet of site area being used for retail

10. Industrial manufacturing, wholesale distribution, servicing and repair	1 parking space for each 2 employees on the largest shift and 1 parking space for each 2,000 square feet of gross leasable space
11. Secondary schools and colleges, public or private	1 parking space for each classroom and 1 visitor space for every 2 classrooms, plus 1 space for each 750 square feet of office space plus 1 space for every 20 students of driving
12. Elementary schools, public or private	1 parking space for each classroom and 1 visitor space for every 2 classrooms, plus 1 space for each 750 square feet of office space
13. Clubs, theaters, halls and similar places of assembly	1 parking space for each 6 seats or for each 300 square feet of assembly floor area, whichever is greater.
14. Yacht clubs and marinas	1 parking space for every 4 boat spaces, 1 parking space for each 750 square feet of office space, plus 1 parking space for each 1,000 square feet of moorage area, with provisions that boat trailers are to be parked in an area separate from the vehicle parking lot
15. Public houses, lounges, cabarets and restaurants, neighbourhood pub	1 parking space for each 6 seats plus 1 parking space for each 1,000 square feet of floor area
16. Golf courses	2 parking spaces per hole
17. Gerry Morgan Memorial Centre and the Anne Fiddick Aquatic Centre Recreation Complex	120 parking spaces total

18. Health clinics	1 employee parking space for each 750 square feet of floor space and 1 visitor parking space for each 750 square feet of floor space
19. Library	1 employee parking space plus 1 visitor parking space for each 750 square feet of floor space

2. Mixed Use Parking Requirements.

   a. When any land or building is used for two or more purposes, the number of parking spaces required shall be the sum of the requirements for the various individual uses, computed separately in accordance with Section 4.13.2 (1). Parking facilities for one use shall not be considered as providing the required parking facilities for any other use.

3. The standards of Section 4.13.2 (1) and 4.13.2. (2) shall not apply to buildings, structures or uses existing on the effective date of this bylaw unless they are deemed to be more favourable except that:

   a. Off-street parking shall be provided in accordance with subsection 4.13.2 (1) and 4.13.2. (2) for any addition to such building or structure, or any change or addition to such existing use

   b. the parking requirements of Section 4.13.2. (1) and 4.13.2 (2) may be reduced if the peak parking requirements of the mixed uses will not overlap, in which case the requirements may be reduced by "development variance permit" to the peak level of demonstrated need.

4.13.3 Calculation of Parking Requirements.

1. When the number of required parking spaces results in a fractional space, any fraction equal or greater than 0.5 shall require an additional parking space. Gross floor area used to calculate the number of required parking spaces shall include all rooms and areas except those used for parking within the basement or ground floors of the building.

4.13.4 Vehicle Parking Standards

1. Except as noted below, each vehicle parking space shall have a minimum width of 2.6 meters and a minimum length of 5.5 meters exclusive of access driveways or aisles. For parallel parking, the length of the parking space shall be increased to 7.0 meters, except that an obstructed end space shall be a minimum length of 5.5 meters.

2. All access driveways and aisles shall be a minimum of 7.2 meters wide for 90-degree parking, 5.5. meters wide for 60-degree parking, 4.1 meters wide for 45-degree parking and 3.5 meters wide for 30-degree parking. Where the parking angle is less than 90 degrees, the access driveways or aisles shall be delineated as one-way.

3. Parking areas containing four (4) or more vehicle parking spaces may designate up to 25% of the total vehicle parking spaces as small car parking. The small car spaces shall have a minimum width of 2.5 meters and a minimum clear length of 4.9 meters and be clearly designated as "Small Car Parking".

4.13.5 Surfacing

1. All required parking spaces in Multiple Family, Central Commercial and Service Commercial Zones shall be surfaced with asphalt, concrete or other stable surface treated to prevent the raising of dust, loose particles and with provisions for drainage facilities.

4.13.6 Siting

1. All parking shall be located on the site for which it is required, or within 50 meters from the building served in all zones. All parking required in residential zones shall be provided on site.

4.13.7 Screening of Parking Surfaces.

1. Where any commercial land within or adjoining a residential district is used for parking purposes, any such land shall be screened from adjoining or adjacent properties and roads, except for access driveway, by evergreen hedges or by view obstructing fences or walls of not less than 1.2 meters and not more than 1.8 meters in height.

2. No parking areas shall be closer than 1.2 m to any property line.

4.13.8 Loading

1. Off-street loading shall be provided for all uses except for the following: personal service establishments, exercise studios, bed and breakfast accommodation, churches and chapels, golf courses and driving ranges, laundromats and motor vehicle fuel sales.

2. Every owner of land which is the site of a structure or yard involved in the receipt of delivery of goods or materials by motor vehicle shall, on the property in question, provide for and maintain off-street loading and storage spaces which shall conform to the following minimum standards:

   a. For every 1,870.0 m^2 of gross floor area or portion thereof, one loading space;

   b. Each off- street loading area shall have vehicular access to a public thoroughfare.

   c. Loading area, garbage containers and recycling bins shall be screened from view by a landscaping screen, a solid decorative fence, or a combination of both to a minimum height of 2.5 meters.

   d. Each off-street loading space shall be of adequate size to accommodate the types of vehicles which will be loading and unloading, but in no case shall it be insufficient to accommodate a vehicle. The minimum dimension of an off-street loading space shall be 8.0 meters in length, 4.0 meters in width and 4.6 meters in height.

   e. Within Commercial Zones off street loading areas shall be screened from adjoining residential properties and/or streets by fencing or a landscape screen not less than 1.8 meters in height.

4.13.9 Disabled Parking Requirements

1. Parking areas having more than ten (10) vehicle parking spaces shall designate one (1) of the spaces as handicapped parking. Additional handicapped parking spaces shall be provided at a rate of 1% of the total

parking requirements. The handicapped parking spaces shall have a minimum width of 3.7 meters and a minimum clear length of 5.5 meters and be clearly designated by signage incorporating the universal handicapped logo as "Handicapped Parking".

4.14 SETBACK EXCEPTIONS

4.14.1 Except as otherwise provided in particular zones, the setback requirements of this bylaw do not apply with respect to:

1. gutters, chimneys, roof over-hangs and eaves if the projections do not exceed 0.6 meters, measured horizontally and exterior finishes up to 0.05 meters;

2. notwithstanding any other provision of this bylaw, the consent of the Ministry of Transportation and Highways is required to place any building or structure within 4.5 meters from the property line adjacent to a provincial highway right-of-way;

3. signs;

4. fences, but no other features may project into a required setback area.

4.15 LANDSCAPING, SCREENING AND EXTERIOR STORAGE

4.15.1 Landscaping and screening in the form of grass, shrubs, trees, flowers and the like shall be provided and maintained in all required yards and setback areas.

4.15.2 Boulevard areas of highways abutting the site shall be landscaped.

4.15.3 Screening, through landscaping or fencing of not less than 1.8 meters in height shall be provided and maintained along any boundary of a commercial, industrial, medium or high-density multiple family residential use which abuts a residential or public use zone.

4.15.4 All loading refuse and service areas shall be screened with landscaping or fencing of not less than 1.8 meters in height.

4.15.5 Exterior storage of bulk materials or equipment shall not be permitted in the front yard in any zone.

4.15.6 Open air sales areas of new and used cars, trailers and boats shall be screened from view of adjacent residential properties and from abutting roadways by buildings or fences and landscaping.

4.16 CARETAKER SUITES

4.16.1. The issuance of a building permit for a caretaker suite, as defined in this Bylaw, shall be in accordance with the following criteria and regulations:

1. A building permit for a caretaker suite will only be issued if a caretaker suite, as defined in this Bylaw, is provided for as permitted use in the land use zone in which the subject lot is located.

2. Only one (1) such caretaker suite shall be permitted on any one (1) lot and each caretaker suite is limited to two (2) occupants and the occupants must be registered with the Village Office.

3. Where a caretaker suite is attached to the principal building on a lot by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building, and must:

    a. be fully separated from the industrial or commercial use by walls, partitions and/or floors,

    b. have an entrance from the outside, which is separate from the industrial or commercial use,

    c. not exceed 25% of the total gross floor area of buildings on the parcel, and

    d. not exceed 55.6 m^2 in floor area.

4. Detached caretaker suites shall be situated in accordance with setback regulations specified in the zone within which the subject lot is located or in accordance with the following requirements, whichever are more stringent:

a. a minimum of 3.0 m from any building; and

b. a minimum of 3.0 m from the rear and side lot lines; and

c. no closer than the front line of the principal building.

5. Where a caretaker suite is a manufactured home (trailer) unit, the following shall apply:

a. the unit shall have C.S.A. certification or equivalent and meet the standards contained in this Bylaw. Proof of this shall accompany the building permit application; and

b. the unit shall be secured and properly set on a skirted foundation.

6. The maximum floor area of any caretaker suite, as defined in this Bylaw, shall not exceed 55.6 m^2 in area.

7. A building permit for a detached caretaker suite shall not be issued until the principal building/development with which the caretaker suite is to be associated has been built.

4.17 PERMITTED USES IN ANY ZONE

4.17.1 The following uses are permitted in any zone:

1. Public utilities.

2. Municipal parks and playgrounds.

3. Public uses and institutional uses as defined in this Bylaw.

4.18 BUILDINGS PER LOT

4.18.1 Not more than one (1) principal building per lot shall be permitted unless specifically permitted in this Bylaw.

4.19 PERMITTED USES

4.19.1 No person shall use land or buildings for any use except for those specifically permitted in the zone in which the land or building is located

either in that zone or in the General Provisions of this Bylaw or amendments to this Bylaw. A use not specifically permitted in a zone is an unlawful use.

4.20 MEASUREMENTS

4.20.1 Metric units and Imperial units are used within this Bylaw. Where both units are used for any application, the imperial units are included for convenience only and do not form part of this Bylaw.

4.21 MANUFACTURED HOMES

4.21.1 A pre-fabricated, modular, or factory-made dwelling unit is permitted as the principal residence if it is:

1. certified under Canadian Standards Association (CSA) standard Z-240 MH or CSA standard A-277; and

2. at least 6.5 metres wide, exclusive of carport, porches, stairways, or any other extension to the original dwelling unit.

4.21.2 Individual, single–wide dwelling units, including those certified under CSA Z– 240 MH, are not permitted except in a M.H.P. or M.H.S. zone.

5.0 ZONES

5.1 DESIGNATION

5.1.1 For the purpose of this bylaw the area incorporated into the Village of Gold River is classified and divided into the following zones:

Residential Zones

Low Density Residential	R-L
Rural Residential	R.R
Medium Density Residential	R-M
Low Density Multi-Residential	R-M2
Medium Density Multi-Residential	R-M3
High Density Multi-Residential	R-H
Manufactured / Mobile Home Park	M.H.P.
Manufactured / Mobile Home Subdivision	M.H.S.

Commercial Zones

Central Commercial	C-1
Service Commercial	C-2
Recreational Commercial	C-REC

Industrial Zones

Heavy Industrial	I-H
Light Industrial	I-L

Institutional Zones

Civic Use	REC

Comprehensive Development Zones

Residential	CD1

5.1.2 The extent of each zone is shown upon Schedule "A" Zoning Map which is attached to and forms part of this bylaw and which bears the words "Schedule "A".

5.1.3 When the zone boundary is designated as following a road allowance or creek, the centre line of such road allowance or creek shall be the zone boundary.

5.1.4 Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning map(s) referred to in subsection 5.1.1.

6.0 LOW DENSITY RESIDENTIAL ZONE – R-L

6.1 Permitted Uses

6.1.1 – One single family dwelling

6.1.2 – Boarding house

6.1.3 – Bed and breakfast accommodation

6.1.4 – Home occupations

6.1.5 – Childcare and nursery schools accessory to a residential use

6.1.6 – One accessory dwelling unit, which may be a manufactured home

6.2 Conditions of Use

6.2.1 – Lot Area Minimum

a) 557.0 m^2

6.2.2 – Lot Frontage Minimum

a) 15.2 m

b) Except in a cul-de-sac where a minimum of 10% of the lot perimeter is permitted.

6.2.3 – Lot Coverage Maximum

a) Principal & Accessory buildings and structures: 40% of lot area

6.2.4 – Front Yard Setback

a) Minimum Depth: 4.6 m

b) Maximum Depth: 9.1 m

c) Lots over 0.202 ha (2,020 m^2) can have a larger maximum front yard depth exceeding 9.0 m (29.53 ft) as long as the rear yard depth of a minimum of 6.1 m (20.0 ft) is maintained.

6.2.5 – Rear Yard Setback

a) Minimum Depth: 6.1 m

6.2.6 – Interior Side Yard Setback

a) Minimum Width for the Principal Building: 1.5 m

6.2.7 – Exterior Side Yard Setback

a) Minimum Width for the Principal Building: 4.6 m

b) Minimum Width for the Accessory Building: 3.0 m

6.2.8 – Height of Buildings

a) Maximum Height for the Principal Building: 11.0 metres

b) Accessory Building: 6.1 m

6.3 Accessory Buildings

6.3.1 – In accordance with Subsection 6.2 above and Section 4.2.

6.4 Parking

6.4.1 – In accordance with Section 4.13.

6.5 Fences and Hedges

6.5.1 – In accordance with Section 4.10.

7.0 RURAL RESIDENTIAL ZONE – R-R

7.1 Permitted Uses

7.1.1 – one single family dwelling

7.1.2 – boarding house

7.1.3 – bed and breakfast accommodation

7.1.4 – home occupations

7.1.5 – childcare and nursery schools that are accessory to a residential use

7.1.6 – agricultural uses and the keeping of livestock subject to the requirements of Sections 4.4. and 4.5

7.1.7 – veterinary clinics and riding stables

7.1.8 – one accessory dwelling unit, which may be a manufactured home

7.2 Conditions of Use

7.2.1 – Lot Area

a) Minimum: 1.0 ha / 10,000 m^2

7.2.2 – Lot Frontage

a) Minimum: 10% of lot perimeter

7.2.3 – Lot Coverage

a) Maximum for all buildings and structures: 30% of lot area

7.2.4 – All Yard Setbacks

a) Minimum: 7.6 m

7.2.5 – Height of Buildings

a) Maximum Height:

i. Principal Building – 11.0 metres

ii. Accessory Building – 9.1 m

7.3 Accessory Building

7.3.1 – In accordance with Subsection 7.2 above and Section 4.2.

7.4 Parking

7.4.1 – In accordance with Section 4.13

7.5 Fences and Hedges

7.5.1 – In accordance with Section 4.10

8.0 MEDIUM DENSITY RESIDENTIAL ZONE – R-M

8.1 Permitted Uses

8.1.1 – one duplex

8.1.2 – home occupations

8.2 Conditions of Use

8.2.1 – Lot Area

a) Minimum 700.0 m^2

b) Minimum 350.0 m^2 per side

8.2.2 – Lot Frontage

a) Minimum 24.0 m

b) Minimum 12.0 m per side

8.2.3 – Lot Coverage

a) Maximum: All buildings and structures – 50% of lot area

8.2.4 – Front Yard Setback

a) Minimum Depth: 4.6 m

b) Maximum Depth: 9.1 m

8.2.5 – Rear Yard Setback

a) Minimum: 6.1 m

8.2.6 – Interior Side Yard Setback

a) Minimum: Principal Building: 2.4 m

b) Shared interior party wall: 0.0 m

c) Accessory Building: 1.2 m

d) Where multiple family duplex housing is divided into separate parcels for the purpose of creating adjoining dwelling units for individual ownership, the minimum interior side parcel line setback shall not apply where there is a common party wall shared between the dwellings (Principal Building).

8.2.7 – Exterior Side Yard Setback

a) Minimum: Principal Building: 4.6 m

b) Minimum: Accessory Building: 3.0 m

8.2.8 – Height of Buildings

a) Maximum:

i. Principal Buildings – 11.0 m

ii. Accessory Buildings – 6.1 m

8.3 Accessory Buildings

8.3.1 – In accordance with Subsection 8.2 above and Section 4.2.

8.4 Parking

8.4.1 – In accordance with Section 4.13.

8.5 Fences and hedges

8.5.1 – In accordance with Section 4.10.

8.6 Landscaping

8.6.1 – In accordance with Section 4.15.

8.7 Other Conditions

8.7.1 – Refer to Business Licence Bylaw for additional regulations.

9.0 LOW DENSITY MULTI-RESIDENTIAL – R-M2

9.1 Permitted Uses

9.1.1 – single family dwellings with or without an accessory dwelling

9.1.2 – duplex

9.2 Conditions of Use

9.2.1 – Lot Area

a) Minimum 700.0 m^2 or an average of 350.0 m^2 per dwelling unit, if there are four or more dwelling units.

9.2.2 – Lot Coverage

a) Maximum – All Buildings shall not exceed 50% of lot area

9.2.3 – All Yard Setbacks:

a) Front Yard: 4.6 m

b) Rear Yard: 6.1 m

c) Interior Side Yard: 2.4 m

d) Exterior Side Yard adjoining a street: 4.6 m

e) Notwithstanding the above, a zero-side yard is permitted for attached dwelling units in a bare land strata subdivision.

9.2.4 – Height of Buildings

a) Maximum

i. Principal buildings – 11.0 m

ii. Accessory buildings – 6.1 m

9.2.5 – Maximum dwelling units

a) No more than one dwelling unit per 350.0 m^2 of lot area.

9.3 Accessory Buildings

9.3.1 – In accordance with Subsection 9.2 above and Section 4.2.

9.4 Parking

9.4.1 – In accordance with Section 4.13.

9.5 Fences and Hedges

9.5.1 – In accordance with Section 4.10.

9.6 Landscaping & Screening

9.6.1 – There shall be a minimum vegetation buffer of 1.0 m in depth, 1.25 m in height.

9.7 Exterior Lighting

9.7.1 – Any exterior lighting, where necessary as a condition of issuance of a Development Permit shall be directed downward and away from adjacent property.

9.8 Other Conditions

9.8.1 – All single family/patio home strata residential developments are subject to a Development Permit.

10.0 MEDIUM DENSITY MULTI-RESIDENTIAL – R-M3

10.1 Permitted Uses

10.1.1 – a maximum of six rowhouse units per structure

10.1.2 – home occupations

10.1.3 – service buildings

10.2 Conditions of Use

10.2.1 – Lot Area

a) Minimum: 4,000 m^2

10.2.2 – Lot Frontage

a) Minimum: 6.4 m

10.2.3 – Lot Coverage

a) Maximum – All buildings shall not exceed 55% of lot area

10.2.4 – Front Yard Setbacks

a) Minimum Depth: 4.6 m

b) Maximum Depth: 9.1 m

10.2.5 – Rear Yard Setback

a) Minimum Depth: 6.1 m

10.2.6 – Interior Side Yard Setback

a) Minimum:

i. Principal Building with shared interior party walls: 0.0 m

ii. Accessory Building: 1.2 m

iii. Where multiple family row housing is divided into separate parcels for the purpose of creating adjoining dwelling units for individual ownership, the minimum interior side parcel line setback shall not apply where there is a common party wall shared between the dwellings (principal building).

10.2.7 – Exterior Side Yard Setback

a) Minimum: Principal Building: 4.5 m

b) Minimum: Accessory Building: 3.0 m

10.2.8 – Height of Buildings

a) Maximum Height

i. Principal Buildings: 11.0 m

ii. Accessory Buildings: 6.1 m

10.2.9 – Maximum Unit Density

a) Maximum – 24 units per ha (10 units per acre) 2.4 units per 1,000 m^2.

10.3 Accessory Buildings

10.3.1 – In accordance with Subsection 10.2 above and Section 4.2.

10.4 Parking

10.4.1 – In accordance with Section 4.13.

10.5 Fences and hedges

10.5.1 – In accordance with Section 4.10.

10.6 Landscaping

10.6.1 – In accordance with Section 4.15.

11.0 HIGH DENSITY RESIDENTIAL ZONE – R-H

11.1 Permitted Uses

11.1.1 – apartment buildings, single or grouped

11.1.2 – home occupations

11.1.3 – service buildings

11.2 Conditions of Use

11.2.1 – Lot Area

a) Minimum 0.4 ha / 4,000 m^2

11.2.2 – Lot Coverage

a) Maximum – All buildings shall not exceed 50% of lot area

11.2.3 – All Yard Setbacks

a) Minimum – Principal building: 12.2 m

b) Minimum – Accessory buildings: 6.1 m

11.2.4 – Height of Buildings

a) Maximum Height

i. Principal Buildings: 15.0 m

ii. Accessory Buildings: 6.1 m

11.2.5 – Maximum Unit Density

a) Maximum – 37 units per ha (3.7 units per 1,000 m^2)

11.3 Accessory Buildings

11.3.1 – In accordance with Subsection 11.2 above and Section 4.2.

11.4 Parking

11.4.1 – In accordance with Section 4.13.

11.5 Fences & Hedges

11.5.1 – In accordance with Section 4.10.

11.6 Landscaping

11.6.1 – In accordance with Section 4.15.

12.0 MANUFACTURED / MOBILE HOME PARK ZONE – M.H.P.

12.1 Permitted Uses

12.1.1 – accessory storage for the use of trailer owners

12.1.2 – home occupations

12.1.3 – manufactured home

12.1.4 – office building or area for mobile home park administration use

12.1.5 – parks and playgrounds for the use of trailer owners

12.1.6 – recreation buildings to house indoor recreation facilities

12.1.7 – service buildings

12.2 Conditions of Use

12.2.1 – In accordance with the current Village of Gold River Mobile Home Park Bylaw.

12.3 Accessory Buildings

12.3.1 – In accordance with Section 4.2 and the current Village of Gold River Mobile Home Park Bylaw.

12.4 Parking

12.4.1 – In accordance with Section 4.13.

12.5 Fences & Hedges

12.5.1 – In accordance with Section 4.10.

12.6 Landscaping

12.6.1 – In accordance with Section 4.15.

13.0 MANUFACTURED / MOBILE HOME SUBDIVISION ZONE - M.H.S.

13.1 Permitted Uses

13.1.1 – one manufactured home for use as a single-family dwelling per site

13.1.2 – bed and breakfast accommodation

13.1.3 – day care or nursery school

13.1.4 – home occupations

13.2 Conditions of Use

13.2.1 Lot Area

a) Minimum 500.0 m^2.

13.2.2 Lot Coverage

a) Maximum Principal buildings and structures 30% of lot area

b) Maximum Accessory buildings and structures 10% of lot area

13.2.3 Front Yard Setback

a) Minimum Depth 4.6 m

13.2.4 Rear Yard Setback

a) Minimum Depth 1.5 m

13.2.5 Side Yard Setback

a) Minimum Depth 1.5 m

13.2.6 Height of Buildings

a) Maximum Height

i. Principal buildings 5.5 m

ii. Accessory buildings 4.6 m

13.3 Accessory Buildings

13.3.1 – In accordance with Subsection 13.2 above and Section 4.2.

13.4 Parking

13.4.1 – In accordance with Section 4.13.

13.5 Fences and Hedges

13.5.1 – In accordance with Section 4.10.

14.0 CENTRAL COMMERCIAL – C-1

14.1 Permitted Uses

14.1.1 – accessory dwelling units – commercial

14.1.2 – banks and financial institutions

14.1.3 – business or commercial public or private school, community colleges, libraries and childcare centres in accordance with the Community Care Facilities Act

14.1.4 – club rooms, meeting rooms, social institutions

14.1.5 – commercial, business and professional offices

14.1.6 – community cable rebroadcast use

14.1.7 – licenced premises that are liquor or food primary

14.1.8 – police stations and jail cells

14.1.9 – printing and publishing shops

14.1.10 – restaurants, snack bars and food service outlets

14.1.11 – retail cannabis and cannabis products

14.1.12 – retail uses and markets

14.1.13 – service establishments

14.1.4 – small animal veterinarian clinic

14.1.15 – theaters and entertainment centres including arcades, games rooms, billiard halls and bowling alleys

14.1.16 – retail cannabis or cannabis products

14.1.17 – small animal veterinarian clinic

14.2 Conditions of Use

14.2.1 – Lot Area

a) Minimum: 900.0 m^2

14.2.2 – Front Yard Setback

a) Minimum: 4.6 m

14.2.3 – Rear Yard Setback

a) Minimum: 1.5 m

14.2.4 – Side Yard Setback

a) Minimum: 1.5 m

14.2.5 – Height of Buildings

a) Maximum Height

i. Principal building: 11.0 m

ii. Accessory building: 4.6 m

14.2.6 – That the portion of the property being 3,200 f2 (units 2, 3, 4 and 5) of the portion of the property legally described as Lot 2, Block H, plan 20172, District Lot 637, Nootka Land District, Except Plan 42088, 51006 and VIP57223, PID 001-121- 570 and located at 375 Nimpkish Drive, also known as the Village Square Plaza – former hardware store space, as outlined in red on the attached map marked Schedule "A" and made part of this Bylaw, be rezoned from Central Commercial Zone – C.1 to Civic Use Zone – P.2. The Civic Use P.2 spot zone will remain in effect for the duration of occupation of this space by the Foursquare Church. This space will return to the Central Commercial Zone C.1 upon the Foursquare Church vacating the space.

14.3 Accessory Buildings

14.3.1 – In accordance with Subsection 14.2 and Section 4.2.

14.4 Parking and Loading

14.4.1 – In accordance with Section 4.13.

14.5 Landscaping and Screening

14.5.1 – In accordance with Section 4.15.

15.0 SERVICE COMMERCIAL – C-2

15.1 Permitted Uses

15.1.1 – automobile service stations, including gas sales, car wash, service and emergency repair but excluding heavy repair, body work and painting

15.1.2 – new and used car sales, which are limited to show room and screened open air sales areas

15.1.3 – trailer and boat sales, which are limited to showroom and screened open air sales areas

15.1.4 – tourist accommodations

15.1.5 – drive-in restaurants

15.1.6 – bus depot

15.1.7 – service establishments

15.1.8 – restaurants, snack bars and food service outlets

15.1.9 – licenced premises that are liquor or food primary

15.1.10 – retail stores and markets

15.1.11 – public services/Government Offices such as Ambulance Station, DFO Offices, Libraries.

15.2 Conditions of Use

15.2.1 – Lot Area

a) Minimum – 900 m2

15.2.2 – All Yards Setback

a) 4.6 m

15.2.3 – Height of Building

a) Maximum Height

i. Principal Building – 11.0 m

ii. Accessory Building – 4.6 m

15.3 Accessory Buildings

15.3.1 – In accordance with Subsection 15.2 and Section 4.2.

15.4 Parking and Loading

15.4.1 – In accordance with Section 4.13.

15.5 Landscaping and Screening

15.5.1 - In accordance with Section 4.15.

16.0 RECREATIONAL COMMERCIAL ZONE – C-REC

16.1 Permitted Uses

16.1.1 – accessory buildings

16.1.2 – accessory office

16.1.3 – cabins

16.1.4 – campground/recreational vehicle parks

16.1.5 – caretaker suite for security

16.1.6 – fishing lodge

16.1.7 – fuel sales for pleasure boats

16.1.8 – golf courses including licenced premises that are liquor or food primary

16.1.9 – helicopter pad

16.1.10 – licenced premises that are liquor or food primary

16.1.11 – marinas, docks, wharves and floats for the use of recreational boating pursuits

16.1.12 – marine oriented clubs

16.1.13 – motel

16.1.14 – office accommodation accessory to marina

16.1.15 – office/caretaker's residence

16.1.16 – one accessory dwelling unit

16.1.17 – one single family dwelling or one manufactured home

16.1.18 – pleasure boat rentals

16.1.19 – public washrooms

16.1.20 – recreational areas

16.1.21 – restaurants, snack bars, coffee shops accessory to marina

16.1.22 – retail sales of fishing supplies, marine equipment, live and fresh bait

16.1.23 – riding stables

16.1.24 – RV park

16.1.25 – service buildings

16.2 Standards

16.2.1 – Campground and recreational vehicle parks shall conform to the current Village of Gold River Campground Bylaw.

16.3 Conditions of Use

16.3.1 – Lot Area

a) Minimum: 2,500 m^2

16.3.2 – Lot Coverage

a) Maximum all buildings and structures 20% of lot area.

16.3.3 – All Yard Setbacks

a) Minimum: 4.6 m

16.3.4 – Height of Buildings

a) Maximum Height

i. Principal buildings: 12.2 m

ii. Accessory buildings: 12.2 m

16.4 Accessory buildings

16.4.1 – In accordance with Subsection 16.2 and Section 4.2.

16.5 Parking & Loading

16.5.1 – In accordance with Section 4.13.

16.6 Fences and Hedges

16.6.1 – In accordance with Section 4.10.

16.7 Landscaping

16.7.1 – In accordance with Section 4.15,

17.0 HEAVY INDUSTRIAL ZONE – I-H

17.1 Permitted Uses

17.1.1 – auto wrecking yards and scrap metal dealers

17.1.2 – bitcoin mining

17.1.3 – commercial fishing facilities, including fish hatchery, fish farming, processing and packaging of seafood. Total area for this permitted use not to exceed fifty percent (50%) of the M.1 zone of the applicable parcel of land.

17.1.4 – data center

17.1.5 – dry land log sorting and storage; and forest product processing and storage

17.1.6 – fish product industry including off-loading, processing and packaging

17.1.7 – fuel storage depots and fuel storage and wholesale distribution

17.1.8 – heavy duty vehicle repair and maintenance

17.1.9 – manufacturing, assembly and processing

17.1.10 – offices accessory to a use permitted in this zone

17.1.11 – power plants

17.1.12 – processing and manufacturing plants

17.1.13 – ready-mix concrete batch plants

17.1.14 – rock extraction, mineral or aggregate operations

17.1.15 – sawmills

17.1.16 – storage of material and equipment but excluding hazardous wastes and/or hazardous chemicals, battery manufacturing

17.2 Conditions of Use

17.2.1 – Lot Size

a) Minimum: 5,000 m^2

17.2.2 – All Yard Setbacks

a) 7.6 m

17.2.3 – Setbacks from all other zones

a) 15.0 m

17.2.4 – Lot Coverage

a) Maximum: 65% of lot area

17.2.5 – Height of Buildings

a) Maximum for Principal and Accessory: 15.0 m

17.3 Accessory Buildings

17.3.1 – In accordance with Subsection 17.2 and Subsection 4.2.

17.4 Parking & Loading

17.4.1 – In accordance with Section 4.13.

17.5 Fences & Hedges

17.5.1 – In accordance with Section 4.10.

17.6 Landscaping & Screening

17.6.1 – In accordance with Section 4.15.

18.0 LIGHT INDUSTRIAL ZONE – I-L

18.1 Permitted Uses

18.1.1 – automotive repair, including body repairs, painting, engine rebuilding, tire re-treading or rebuilding and gasoline sales.

18.1.2 – barge loading/off-loading and bulk facilities

18.1.3 – building supply and lumber yard

18.1.4 – bulk materials storage

18.1.5 – caretaker suite

18.1.6 – car wash

18.1.7 – cold storage plant and frozen food lockers

18.1.8 – commercial mooring facilities or marinas

18.1.9 – contractor's offices, shops and yards including related retail sales

18.1.10 – docks, wharves and floats for the use of water taxis, ferries and recreation vessels

18.1.11 – fin fish aquaculture

18.1.12 – fish hatchery

18.1.13 – fish product industry including offloading, processing and packaging

18.1.14 – forest product processing including milling, packaging and storage

18.1.15 – fuel storage depots and fuel storage and wholesale distribution

18.1.16 – heavy duty and automotive vehicle repair and maintenance

18.1.17 – helicopter landing pad operations

18.1.18 – industrial wharves and docks

18.1.19 – laundries, dry cleaning and dyeing establishments

18.1.20 – light manufacturing and packaging

18.1.21 – marine and bulk fuelling operations

18.1.22 – new and used automobile and truck sales

18.1.23 – offices accessory to a permitted use in this zone

18.1.24 – offices and facilities for tour, charter and freight boats or barges

18.1.25 – offshore anchorage and mooring

18.1.26 – processing, packaging, loading and offloading of land based farmed fish and/or seafood product

18.1.27 – radio and television broadcasting, repairs and sales

18.1.28 – retail sale of fishing supplies, live or fresh bait and other marine equipment

18.1.29 – seafood processing

18.1.30 – sea plane bases

18.1.31 – shellfish aquaculture

18.1.32 – shipyards and related marine industries

18.1.33 – storage, warehousing and wholesale establishments

18.1.34 – trailer and boat sales

18.1.35 – uses of accessory buildings ancillary to the helicopter landing pad operation

18.1.36 – uses of buildings ancillary to the helicopter

18.1.37 – veterinary clinics and kennels

18.1.38 – warehouses, works yards, storage and loading facilities ancillary to industrial use.

18.1.39 – woodworking, welding and machine shops, excluding forging, casting, punch presses or drop forges

18.2 Standards

18.2.1 – Every use of land, buildings and structures permitted within the Light Industrial Zone (I-L) shall be in conformance with all Federal, Provincial, Municipal and Ministry of Transportation statutes and regulations regarding helicopter flight operations.

18.3 Conditions of Use

18.3.1 – Lot Size

b) Minimum 700.0 m^2

18.3.2 – Lot Coverage

a) Maximum 75% of lot area

18.3.3 – Front Yard Setback

a) Minimum depth 6.1 m

18.3.4 – Rear Yard Setback

a) Minimum depth 3.0 m

18.3.5 – Interior Side Yard Setback

a) Minimum width 3.0 m

18.3.6 – Exterior Side Yard Setback

a) Minimum width 4.6 m

18.3.7 – Setbacks from other Zones

a) 10.0 m

b) Water lease area 0.0 m

18.3.8 – Gasoline Pump Islands

a) No gasoline pump islands, or accessory buildings or structures shall be located closer than 4.6 m to property lines.

18.3.9 – Height of Buildings

a) Maximum 11.0 m

18.5 Helicopter Land Pad Area

18.5.1 – Helicopter landing pad must be located so the rotor sweep area is a minimum of 15.0 meters from any area where the public has uncontrolled access or from any building.

18.5.2 – The helicopter land pad area must be hard surfaces with either asphalt or concrete for a minimum of twice the nominal dimensions of the landing gear area. The remainder of the helicopter landing pad area must be kept clear of debris, gravel and loose foreign objects and be surfaced in either asphalt, concrete or grass.

18.5.3 – Areas where the public has uncontrolled access adjacent to the helicopter landing pad must be barricaded from the helicopter landing pad with fences, concrete barricades or other effective means to separate the helicopter landing pad area from the public.

18.5.4 – Buildings

a) Minimum from any property line: 4.6 m

18.5.5 – Height of Buildings

a) Maximum Height

i. Principal building: 6.1 m

ii. Accessory Buildings: 3.0 m

18.7 Accessory Buildings

18.7.1 – In accordance with Section 18.3 above and Section 4.2.

18.8 Parking & Loading

18.8.1 – In accordance with Section 4.13.

18.9 Fencing and Hedges

18.9.1 – In accordance with Section 4.10.

18.10 Landscaping and Screening

18.10.1 – In accordance with Section 4.15.

19.0 CIVIC USE – REC

19.1 Permitted uses

19.1.1 – accessory student dormitory facility

19.1.2 – ambulance station

19.1.3 – camping by permit issued by Council

19.1.4 – churches

19.1.5 – community care facilities and stand-alone day-care centres exceeding 5-person capacity offices

19.1.6 – hostel

19.1.7 – library

19.1.8 – municipal halls, public safety buildings, police stations, fire halls, hospitals

19.1.9 – museums and galleries

19.1.10 – park lands for public use

19.1.11 – recreation and community centres for public use, including licenced premises that are liquor primary and concessions

19.1.12 – school Board Offices

19.1.13 – schools public and private, and colleges

19.2 Conditions of Use

19.2.1 – Lot Area

a) Minimum for all uses except park land for public use where no minimum area is established 1,000 m^2

19.2.2 – Lot Coverage

a) Maximum for all buildings – 50% of lot area

19.2.3 – All Yard Setbacks

a) Minimum: 4.6 m

19.2.4 – Height of Buildings

a) Maximum Height

i. Principal buildings: 11.0 m

ii. Accessory buildings: 4.6 m

19.3 Limited Residential Use

19.3.1 – Dormitories and/or dwellings, limited to a maximum of two (2) units will be permitted in police, church and fire hall buildings.

19.3.2 – Student/chaperone accommodation under section 19.1.1 above:

a) is limited to a maximum total of twenty-six (26) bed spaces in one or more sleeping units with ancillary common living/kitchen/study facilities; and

b) is limited to temporary student/guest accommodation ancillary to education use; and shall not be used for tourist, commercial or any other temporary residential accommodation.

19.4 Accessory Buildings

19.4.1 – In accordance with Subsection 19.2 and Section 4.2.

19.5 Parking & Loading

19.5.1 – In accordance with Section 4.13.

19.6 Fences and hedges

19.6.1 – In accordance with Section 4.10.

19.7 Landscaping & Screening

19.7.1 – In accordance with Section 4.15.

20.0 RESIDENTIAL ZONE – COMPREHENSIVE DEVELOPMENT ZONE – CD1

20.1 Permitted uses

20.1.1 – bed and breakfast accommodation

20.1.2 – dwelling – duplex

20.1.3 – dwelling – multiple family

20.1.4 – dwelling – semi-detached

20.1.5 – dwelling – single family

20.1.6 – home occupations

20.1.7 – manufactured home

20.1.8 – secondary suites

20.1.9 – service buildings

20.2 Conditions of Use

20.2.1 – Lot Area

a) Minimum is 600 square metres

20.2.2 – Lot Coverage

a) Maximum for all buildings – 70% of lot area

20.2.3 – All Yard Setbacks

a) Minimum: Principal building

i. Front & Rear lot line setbacks: 4.6 metres

ii. Side lot line: 1.2 metres

b) Minimum: Accessory Buildings

i. 4.6 metres

20.2.4 – Height of Buildings

a) Maximum Height

i. Principal buildings: 15.0 metres

ii. Accessory buildings: 8.0 m

20.2.5 – Maximum Unit Density

a) 37 units per ha (15 units per acre)

20.2.6 – Accessory Buildings

a) In accordance with subsection 20.2 above and section 4.2

20.2.7 – Parking

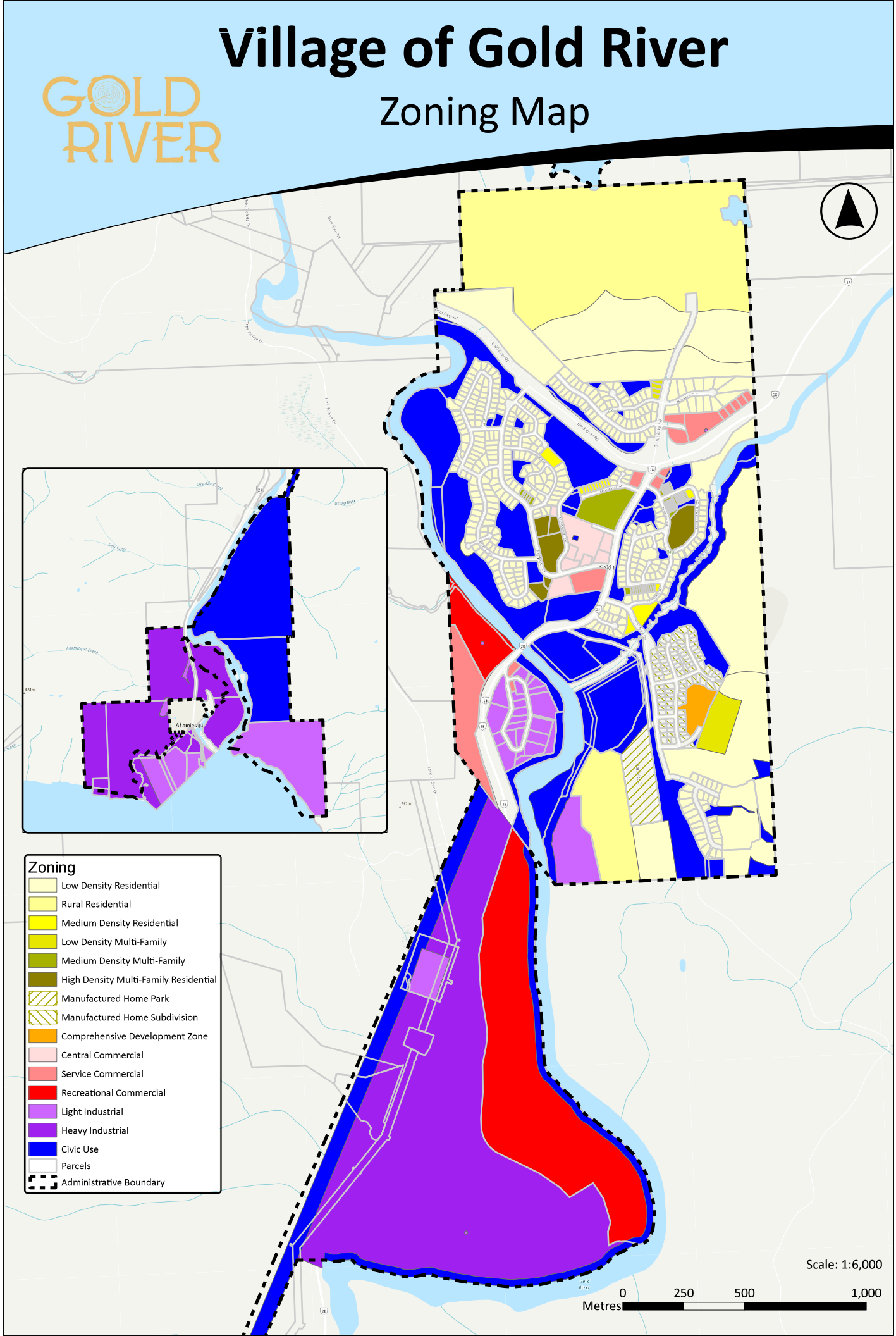
a) In accordance with section 4.13

20.2.8 – Fences and Hedges

a) In accordance with section 4.10

20.2.9 – Landscaping

a) In accordance with section 4.15

Village of Gold River

Zoning Map