

**VILLAGE OF CANAL FLATS**

**BYLAW NO. 215, 2019**

**Being a Bylaw to adopt a new Zoning Bylaw**

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**WHEREAS** the Council of the Village of Canal Flats has determined that a new Zoning Bylaw for the Village is required;

**NOW THEREFORE** the Council of the Village of Canal Flats, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "**Village of Canal Flats Zoning Bylaw No. 215, 2019**".
2. That "RDEK Upper Columbia Valley Zoning Bylaw No. 900, 1992" and all amendments thereto are hereby repealed.
3. Appendix "A" attached to and forming part of this bylaw is the Zoning Bylaw for the Village of Canal Flats.

**READ a first time** this 23<sup>rd</sup> day of April, 2019

**READ a second time** this 13<sup>th</sup> day of May, 2019

**Public Hearing** held 4<sup>th</sup> day of June, 2019

**READ a third time** this 10<sup>th</sup> day of June, 2019

**APPROVED by the Ministry of Transportation** this 14 day of 06, 2019



**RECONSIDERED AND FINALLY ADOPTED** this 24<sup>th</sup> day of June, 2019



MAYOR KARL STERZER



CORPORATE OFFICER

CERTIFIED a true and correct copy of  
"Village of Canal Flats Zoning Bylaw 215, 2019"

\_\_\_\_\_  
Corporate Officer



# Zoning Bylaw

Village of Canal Flats  
Zoning Bylaw No. 215, 2019



## **Notes & Acknowledgements**

**Notes:**

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Village of Canal Flats Zoning Bylaw No. 215, 2019 was adopted by Canal Flats Village Council on June 24, 2019 and became effective on that date. It replaced Zoning Bylaw No. 900 which was simultaneously rescinded on that date. This Bylaw is subject to change by Council. A current listing of any and all amendments can be obtained from the Village Office.

This document has been consolidated for convenience only. The official Bylaw and amendments thereto, available from the Village Office and Village Website, should be consulted for all purposes of interpretation and application.

Questions concerning the interpretation and application of this Bylaw should be directed to the Village of Canal Flats Administration.

<b>Bylaws for Amendments:</b>
Bylaw No. 220, 2019 Adopted August 12, 2019 – Text Amendment
Bylaw No. 222, 2019 Adopted November 12, 2019 – 1) Zoning Amendment R-MP to R-1 at 4763 Burns Avenue 2) Text Amendment
Bylaw No. 87, 2025 Adopted July 14, 2025 – (I-T Industrial Technology Zone)

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# User Guide

The “User Guide” is intended for information and clarity purposes only and is not a section of the Village of Canal Flats Zoning Bylaw.

The Zoning Bylaw establishes rules and regulations for the use of land and buildings in the Village of Canal Flats. It regulates location, intensity, type of land use, buildings, and also details the process for rezonings and the application process for permits to develop property. Alignment with existing Village policies is a key component of the rules and regulations outlined in the Zoning Bylaw. This Bylaw reflects the Official Community Plan (OCP) of the Village and other relevant bylaws and regulations.

This Bylaw is organized into six (6) parts with related information as follows:

<b>PART</b>	<b>DESCRIPTION</b>
Part 1	Administration
Part 2	Use Regulations (e.g. home businesses, accessory dwelling units)
Part 3	Off-Street Parking and Loading
Part 4	Signs
Part 5	Establishment of Zones
Part 6	Definitions

# 1

## Part 1 | Administration

### 1 Administration

#### 1.1 ADMINISTRATION

- 1.1.1 This Bylaw may be cited as “Village of Canal Flats Zoning Bylaw No. 215, 2019”.
- 1.1.2 Bylaw No. 900, being cited as “Regional District of East Kootenay – Upper Columbia Valley Zoning Bylaw No. 900, 1992”, and all amendments thereto are hereby repealed.
- 1.1.3 This Bylaw is applicable to all land, Buildings, and other Structures including the surface of water within the boundaries of the Village of Canal Flats.
- 1.1.4 The Building Inspector, the Bylaw Enforcement Officer, the Chief Administrative Officer, and any other person appointed by Council are empowered to administer this Bylaw and are authorized to enter any Land, Building or Structure for the purpose of administering this Bylaw.
- 1.1.5 All dimensions and other measurements in this Bylaw are expressed in the metric system.
- 1.1.6 If any part, section, subsection, clause, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decisions must not affect the validity of the remaining portions of this Bylaw.

#### 1.2 PENALTY FOR VIOLATION OF BYLAW

- 1.2.1 Any person who violates any of the provisions of this Bylaw or prevents, obstructs, or attempts to prevent or obstruct the authorized entry of the Building Inspector, the Bylaw Enforcement Officer, the Chief Administrative Officer, or any official authorized to administer this Bylaw, must be deemed to have violated the provisions of this Bylaw.
- 1.2.2 Every person who violates a provision of this Bylaw, or who consents, allows, or permits an action to be done in violation of this Bylaw, or who neglects or refrains from doing anything required by a provision of this Bylaw, is guilty of an offence and is liable, upon summary conviction, to a fine as per the Village of Canal Flats “Municipal Ticket Information Bylaw”.
- 1.2.3 Each day during which a violation of this Bylaw is continued constitutes a new and separate offence.

### **1.3 GENERAL COMPLIANCE**

- 1.3.1 No person will use, occupy, or permit any person to use or occupy any land, Building, or Structure in contravention of this Bylaw.
- 1.3.2 Nothing contained in this Bylaw will relieve any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this Bylaw.
- 1.3.3 Every use of land, Building, or Structure permitted in each Zone must conform to all the regulations of the applicable Zone and all other regulations in this Bylaw.

### **1.4 GENERAL PROHIBITIONS**

- 1.4.1 Any land, Building, or Structure must not be constructed, altered, located, used or left with no use, except in conformity with this Bylaw.
- 1.4.2 No Building or Structure may be placed, constructed or sunk into, erected, moved, sited, altered, or enlarged:
  - (a) Except in conformity with this Bylaw; or
  - (b) So as to cause any existing Building or Structure on the same Lot to violate the provisions of this Bylaw.
- 1.4.3 No subdivision may be approved:
  - (a) Except in conformity with this Bylaw; or
  - (b) So as to cause any existing Building or Structure on the same Lot to violate the provisions of this Bylaw.
- 1.4.4 The use of a tent, trailer, motor home, or other recreational vehicle as a permanent residence is prohibited in all zones.

### **1.5 PERMITTED AND PROHIBITED USES**

- 1.5.1 No land, Building, or Structure may be used for any Use other than those specifically listed under the headings “Principal Uses”, “Accessory Uses” or “Conditional Uses” in the Zone in which the land, Building, or Structure is located, and no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than uses specifically permitted in that Zone.
- 1.5.2 A use listed under “Accessory Uses” is only permitted if a use listed under the “Principal Uses” is lawfully established and ongoing in accordance with the general regulations applicable to the use, as identified in this Bylaw.
- 1.5.3 Where a Zone includes a “Minimum Lot Area”, “Minimum Lot Frontage”, “Minimum Lot Width”, “Minimum Front, Rear or Side Setback”, then a Lot that does not satisfy all minimum requirements for the regulated use may not be used for that use, unless the Lot was created

prior to the adoption of this Bylaw and no other permitted use is available for the Lot.

- 1.5.4 A use not specifically permitted in a Zone is prohibited from that Zone.
- 1.5.5 A use not specifically permitted in this Bylaw is prohibited from the Village.
- 1.5.6 Notwithstanding the other regulations of this section, the following uses are permitted in all Zones:
  - (a) Parks, playgrounds, public recreation facilities, and open space conservation areas;
  - (b) Public service uses;
  - (c) Community garden; and
  - (d) Roads, lanes and pathways.
- 1.5.7 Additional provisions regarding permitted and prohibited uses are found in Part 6 of this Bylaw.

## **1.6 DENSITY REGULATIONS**

- 1.6.1 Where a Zone includes a regulation entitled “Maximum Floor Area Ratio”, the gross floor area of all Buildings, including Accessory Buildings, on the Lot divided by the total area of the Lot must not exceed the ratio identified for the Zone in which the Lot is located.
- 1.6.2 Where a zone includes a maximum density regulation, no subdivision or development will be approved if the calculated density is greater than the value specified.
- 1.6.3 Where a zone includes a minimum area regulation, no subdivision or development will be approved if the area of any lot is less than the value specified.
- 1.6.4 For certainty, where more than one of the above density regulations apply to any particular Lot, the most restrictive governs but all remain applicable.

## **1.7 FENCING & SCREENING**

- 1.7.1 Within all residential and mixed-use zones, inclusive of the R-1, R-1A, R-MH, C-1, and MU zones, fencing and screening shall be restricted as follows:
  - (a) no screening or fencing shall be higher than 1.2 m (3.9 ft.) from ground level in a front yard;
  - (b) no screening or fencing shall be higher than 1.8 m (6.0 ft.) from ground level in a required side yard or rear yard;
  - (c) no screening or fencing shall be higher than 1.2 m (3.9 ft.) from ground level in a required side yard where adjacent to a highway right-of-way other than a lane; and
  - (d) where a rear parcel line of a parcel abuts the front parcel line or side parcel line of an adjoining parcel, screening or fencing along the rear parcel line shall be no higher than that permitted on the front parcel line or side parcel line.

- 1.7.2 Within all zones not listed above in 1.7.1 fencing and screening shall be restricted as follows:
- (a) no screening or fencing shall be higher than 1.8 m (6.0 ft.) from ground level in a front yard; and
  - (b) no screening or fencing shall be higher than 1.8 m (6.0 ft.) from ground level in a required side yard or rear yard.

## **1.8 SETBACKS, SITING, AND LOCATION OF USES, BUILDINGS AND OTHER STRUCTURES**

- 1.8.1 Where a Zone includes a regulation entitled “Minimum Setbacks”, no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the Lot line than the distance specified for the Zone in which the Building or Structure is located, and for certainty:
- (a) Setbacks may vary according to any combination of use, Building, Structure or location within a Zone or adjacent Zone or by Lot dimensions, or to specific Highway or Public Street, and the provisions of this Bylaw must be interpreted accordingly;
  - (b) Any portion of a Building or Structure located below grade is subject to all Setbacks for the Zone in which the Building or Structure is located.
- 1.8.2 In addition to minimum Setback requirements of other parts of this Bylaw:
- (a) No Fence, wall, Building, or Structure will be erected to a height greater than 1.2 metres (3.9 ft.) in the area bounded by the intersecting Lot lines at the corner of any Public Street and a line extending 4.0 metres (13.1 ft.) along the Lot line from their point of intersection (see Figure 1: Visibility Corner Triangle).

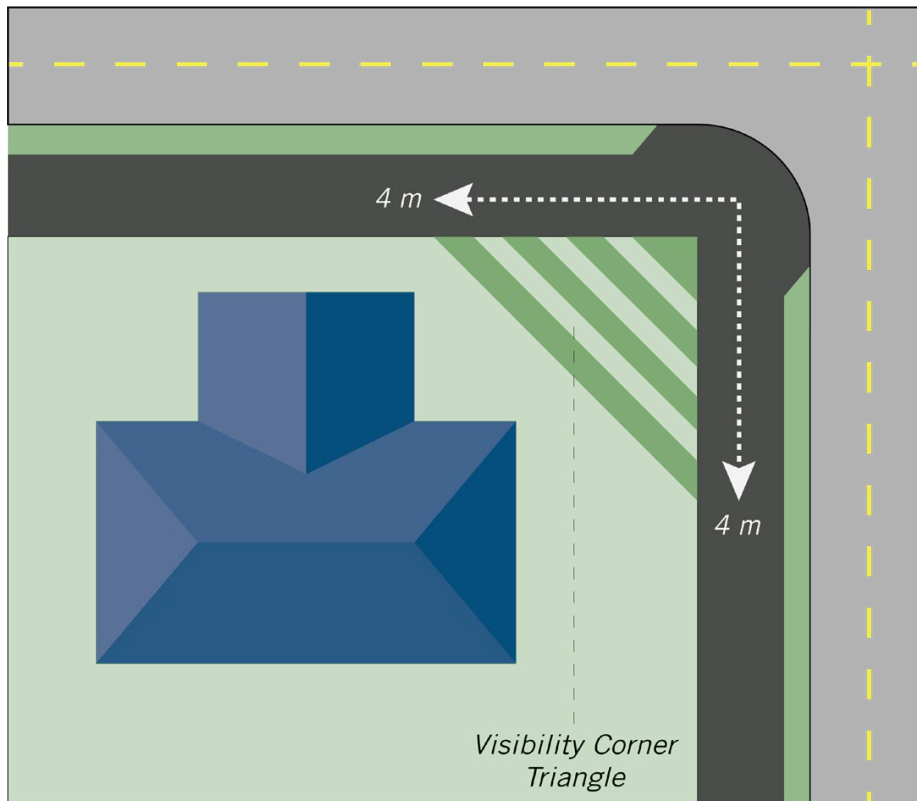


Figure 1: Visibility Corner Triangle

- 1.8.3 Notwithstanding Subsection 1.8.1 and 1.8.2, the following projections into the Setback are permitted despite minimum Setback requirements:
- (a) The Interior Side Setback requirements of this Bylaw do not apply where there is a party wall shared by two or more Dwelling Units.
  - (b) Any Accessory Building or Structure on a Lot having an area of less than 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) is exempt from the Interior Side and Rear Setback requirements as established by this Bylaw.
  - (c) Roof overhang, sills, cornices and eaves are permitted to project into the Setback to a maximum of 1.0 metre (3.28 ft.).
  - (d) Balconies, patios, awnings, uncovered steps, or wheelchair ramps are permitted to project into the Setback to a maximum of 1.5 metres (4.92 ft.) provided the Setback is greater than 1.0 metre (3.28 ft.).
  - (e) Uncovered residential decks are permitted to project into the front Setback to a maximum projection of 2.0 metres (6.56 ft.).

**Please note:** All buildings and structures must also comply with BC Codes (Building Code, Fire Code & Plumbing Code). Greater setbacks in addition to those specified in this Zoning Bylaw may be required under BC Codes. For further information see [www.bccodes.ca](http://www.bccodes.ca)

## 1.9 DIMENSIONS OF USES, BUILDINGS AND OTHER STRUCTURES

- 1.9.1 A maximum of one (1) Principal Building may be sited on one Lot, except as otherwise expressly specified in a definition or Zone.
- 1.9.2 Where a Zone includes a regulation entitled “Maximum Lot Coverage” the total area of the Lot covered by all Buildings and Structures on the Lot must not exceed the percentage specified for the Lot.
- 1.9.3 Where a Zone includes a regulation entitled “Maximum Number” in relation to a Building or Structure, no Lot may contain more Buildings and Structures, combined, than the number specified for the Zone in which the Lot is located.
- 1.9.4 Where a Zone includes a regulation entitled “Maximum Height”, no Building or Structure may be placed, constructed, sunk into, erected on, moved, sited, altered or enlarged in a manner that exceeds the height specified for the Zone in which the Building or Structure is located.
- 1.9.5 Maximum Height in a Zone may vary according to the use of the Building or Structure, as specified in the Zone.
- 1.9.6 Notwithstanding Subsection 1.9.5, the following Structures are not subject to Maximum Height requirements:
- (a) Television or radio antennas, or cellular towers;
  - (b) Chimneys, towers, spires, or other non-occupied architectural features occupying less than 3% of the Lot area.
- 1.9.7 No horizontal dimension of a Dwelling, Single-Detached, not included dimensions of an addition or a non-rectangular building, shall be less than 6.7 m (22.0) ft.

BL 220 Aug 2019
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## 1.10 MINIMUM DWELLING UNIT FOOTPRINT

1.10.1 No principal dwelling unit, inclusive of either a single detached dwelling or a single unit of a two-unit dwelling shall be constructed which has a building footprint less than 70m<sup>2</sup> (753 ft<sup>2</sup>) excluding interior garage areas.

	<i>Minimum Dwelling Unit Footprint</i>
(a) <b>Single Detached Dwelling Unit</b>	70m <sup>2</sup> (753 ft <sup>2</sup> )
(b) <b>One unit of a Two-Unit Dwelling</b>	70m <sup>2</sup> (753 ft <sup>2</sup> )

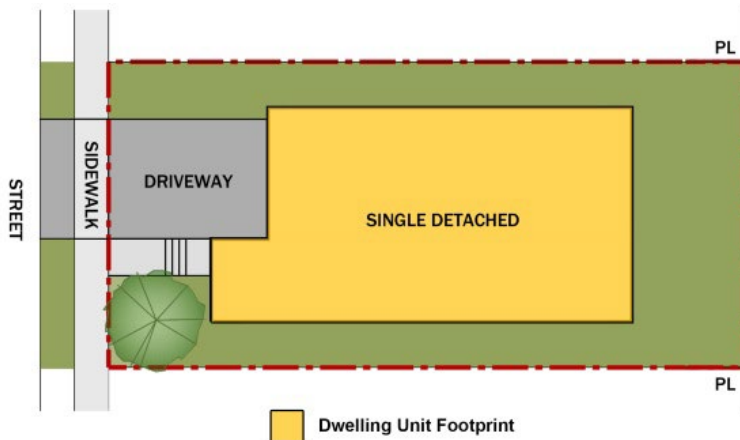


Figure 2: Dwelling Unit Footprint - Single Detached

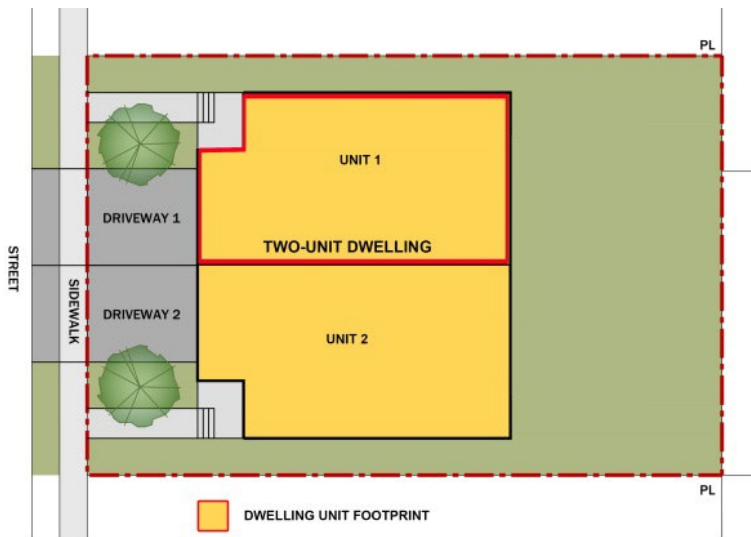


Figure 3: Dwelling Unit Footprint - Two-Unit Dwelling

## **1.11 MINIMUM MULTI-UNIT DWELLING SIZE**

1.11.1 Each individual dwelling unit in a multi-unit building shall be a minimum of 46m<sup>2</sup> (500 ft<sup>2</sup>) in total floor area.

## **1.12 SUBDIVISION OF LOTS**

1.12.1 Where a Zone includes a regulation entitled “Minimum Lot Area”, no Lot may be created by subdivision that has an area less than the figure specified for the Zone in which the Lot is located.

1.12.2 Minimum Lot Area in a Zone may vary according to the use of the Building or Structure, as specified in the Zone.

1.12.3 Notwithstanding Subsection 1.12.1, Minimum Lot Area provisions of this Bylaw do not apply when the Lot is used for an uninhabited Building necessary for the operation of:

- (a) a community water system;
- (b) a community sewer system;
- (c) a community gas distribution system;
- (d) a cell, radio, television or broadcasting antenna;
- (e) a telecommunication relay station;
- (f) an air or marine navigational aid;
- (g) an electrical substation or emergency power generating station; or
- (h) a park or playground.

1.12.4 Where a Zone includes a regulation entitled “Minimum Lot Frontage”, no Lot may be created by subdivision that has a frontage less than the figure specified in the Zone.

1.12.5 Minimum Lot Frontage in a Zone may vary according to the use of the Building or Structure, as specified in the Zone.

# 2

# Part 2 | Use Regulations

## 2 Use Regulations

### 2.1 TEMPORARY USE PERMITS

- 2.1.1 Temporary Use Permits will adhere to the following general conditions:
- (a) Uses must be clearly temporary or seasonal in nature;
  - (b) A Temporary Use Permit may be issued for a period of up to three years and may be eligible for renewal once for up to three years;
  - (c) Permit holders must undertake appropriate remedial measures to mitigate any damage to the natural environment as a result of the temporary use and must remove all structures, goods and materials associated with the temporary use upon expiration of the permit;
  - (d) Applications for Temporary Use Permits for a Lot that fronts onto a provincially controlled Highway must be reviewed and approved by the Ministry of Transportation Infrastructure.
- 2.1.2 Applications for Temporary Use Permits will be considered in all zones.
- 2.1.3 Temporary Use Permits may be considered for holding short-term public or private events to a maximum of four(4) days.
- 2.1.4 Any Buildings or Structures related to the permitted temporary uses are required to comply with the zoning regulations for that Zone and the BC Building Code regulations.

## 2.2 HOME BASED BUSINESSES

*Home Based Business* use within the Village is divided into the following two categories –

- (a) Home Based Business – 1 Minor
- (b) Home Based Business – 2 Major

Table 1: Summary of Home-Based Business Zoning Regulations

Regulation	Home Based Business – 1 Minor	Home Based Business – 2 Major
<b>Short Definition</b>	Small home business/office	Moderately sized home business or shop with employees or customers
<b>Typical businesses allowed</b>	Home office, accountant, financial services, registered massage therapist	Artisan workshops & related retail, daycare, hair stylist, home contractor (e.g. electrician)
<b>Zones where it is allowed</b>	All zones	A-1, SH, R-1, C-1, C-2, I-T
<b>Character</b>	Must not change character of dwelling unit	Must not change character of dwelling unit
<b>Indoor Floor Area Maximum</b>	Must not exceed 15% of floor area of principal dwelling	Must not exceed 50% of floor area of principal dwelling
<b>Outdoor Storage</b>	Not permitted	Not permitted
<b>Maximum Non-Resident Employees</b>	1	No restrictions
<b>Minimum Parcel Size</b>	None	Minimum parcel size for some types of home businesses (See Table 3)

## 2.3 HOME-BASED BUSINESS 1 - MINOR

HBB

1

A Home-Based Business 1 – Minor means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident(s) of the dwelling unit, where such occupation or profession is accessory in nature to the residential use of the dwelling unit and subject to Section 2.3 Home Business Minor. Typical HBB 1 businesses may include, but not limited to: accountants, financial advisors, computer consultants, registered massage therapists, and music teachers.

- 2.3.1 A Home Based Business 1 – Minor use, where permitted in a Zone of this Bylaw, must:
- (a) not change the character of the Dwelling Unit or the neighbourhood in which it is located;
  - (b) not give any exterior indication of its existence except by one (1) non-illuminated / non-electronic sign not exceeding 0.56m<sup>2</sup> (6 ft<sup>2</sup>) in total area shall be permitted;
  - (c) be enclosed either within the Principal Building or Structure, or within an Accessory Building, or both, including the storage or display of materials or finished goods;
  - (d) be accessory in nature to the Principal Residential Use of the property;
  - (e) not involve frequent or regular delivery of materials by a commercial vehicle;
  - (f) not discharge or emit odorous, noxious, or toxic matter or vapours, heat, glare, noise, radiation, or ground vibrations; and
  - (g) not result in traffic congestion, electrical interference, fire hazard, or other hazards.
- 2.3.2 The maximum number of non-resident employees shall be one (1).
- 2.3.3 A Home Based Business 1 – Minor maximum floor area of Buildings and Structures in which the Home Based Business 1 – Minor must be contained shall not exceed 15% of the primary dwelling unit.

The following are limited as HBB – Minor:

Use	Conditions of Use
Adult or child supervision / preschool / before-after school care	<ul style="list-style-type: none"> <li>• Limited to no more than three (3) children or adults under supervision at a time.</li> <li>• Must obtain all required provincial approvals.</li> </ul>
Bed & Breakfast	<ul style="list-style-type: none"> <li>• No more than two (2) bedrooms for rent</li> <li>• No cooking facilities shall be provided within the bedrooms intended for the Bed and Breakfast Operation;</li> </ul>

## 2.4 HOME-BASED BUSINESS 2 – MAJOR

HBB

2

A Home-Based Business 2 – Major means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident of the dwelling unit, where such occupation or profession is complementary to the residential use of the dwelling unit and subject to Section 2.4 Home Business 2 - Major. Typical HBB 2 - Major businesses may include, but not limited to: daycare/dayhome, hair stylist, bed & breakfast.

- 2.4.1 A Home Based Business 2 – Major use, where permitted in a Zone of this Bylaw, shall be in compliance with the following:
- It shall not interfere with the enjoyment or use of neighbouring properties;
  - It shall be complementary in nature to the Principal Use of the property as indicated by its Zoning designation;
  - The use shall not discharge or emit noxious or toxic matter or vapours, heat, glare, noise, radiation, or ground vibrations such that they interfere with the use of neighbouring properties;
  - The owner shall ensure sufficient parking is available either on-street or off-street to meet the combined demand of residents, employees, customers and deliveries;
  - The maximum indoor floor area of Buildings and Structures used for the purpose of the Home Based Business 2 – Major shall be 50% of the total floor area used for the principal residential use on the parcel. See *Table 2 below*.

Table 2: Home Based Business 2 Floor Area Calculation Example

Example Floor Area Calculation Table	
Use	Total Area
A Principal Residential Use	<b>(A) 92.9 m<sup>2</sup> (1,000 ft<sup>2</sup>) of residential floor area in house</b>
B Accessory Use – HBB –Major	18.58 m <sup>2</sup> (200 ft <sup>2</sup> ) of shop space + 27.87 m <sup>2</sup> (300 ft <sup>2</sup> ) used for HBB in house <b>= (B) 46.45 m<sup>2</sup> (500 ft<sup>2</sup>) total HBB – Major space</b>
<b>(B) Must be 50% or less of (A)</b>	

- Outdoor storage is not permitted;
- A maximum of one (1) non-illuminated / non-electronic sign that does not exceed 0.74m<sup>2</sup> (8 ft<sup>2</sup>) in total area shall be permitted; and

(c) The use shall not result in electrical interference, fire hazard, or other hazards.

2.4.2 *Home Based Business 2 – Major* may include the following uses where the required condition(s) outlined in the Table 3 are met:

Table 3: Home-Based Business Major Conditions of Use

Use	Conditions of Use
Artisan workshops & related retail (e.g. small scale carpentry, sewing, pottery, or related assembly of handmade crafts & materials)	
Daycare / preschool / before-after school care	<ul style="list-style-type: none"> <li>• Limited to no more than seven (7) children at a time.</li> <li>• Must obtain all required provincial approvals.</li> </ul>
Home contractor office only (carpenter, plumber, electrician, etc.)	<ul style="list-style-type: none"> <li>• Work must take place off-site. No outdoor storage.</li> <li>• Must obtain all required provincial approvals.</li> </ul>
Personal Services (hair stylist, registered massage therapy, aesthetician, music lessons, etc.)	<ul style="list-style-type: none"> <li>• No additional conditions</li> <li>• Must obtain all required provincial approvals.</li> </ul>
Business Services (accountant, financial services, business consultant, etc.)	<ul style="list-style-type: none"> <li>• No additional conditions</li> <li>• Must obtain all required provincial approvals.</li> </ul>
Bed & Breakfast	<ul style="list-style-type: none"> <li>• No more than four (4) bedrooms shall be accommodated within the Bed and Breakfast Operation;</li> <li>• No cooking facilities shall be provided within the bedrooms intended for the Bed and Breakfast Operation;</li> </ul>

# ADU ACCESSORY DWELLING UNITS

## 2.5 ACCESSORY DWELLING UNITS



**Purpose:** Accessory dwelling units (ADUs) are encouraged in Canal Flats to assist with creating a variety of housing types for the Village's existing and future residents. ADUs are an affordable housing form that encourages infill and redevelopment on existing lots as well as promoting tourism and additional short-term overnight accommodations through local business.

## 2.6 DETACHED ACCESSORY DWELLING UNITS

2.6.1 The following regulations apply to Detached Accessory Dwelling Units where permitted as a use in the Bylaw:

- (a) The minimum **floor area** of a Detached Accessory Dwelling Units shall be 37.0 m<sup>2</sup> (400 ft<sup>2</sup>).
- (b) The maximum **floor area** of a Detached Accessory Dwelling Units shall not exceed 70.0 m<sup>2</sup> (753 ft<sup>2</sup>).
- (c) When a Detached Accessory Dwelling Units is located on a second storey of an Accessory Building the maximum height shall be 6.0 m (19.68 ft.).
- (d) The minimum separation between a principal Dwelling Unit and a Detached Accessory Dwelling Units shall be 3.0 m (9.84 ft.).
- (e) All Detached Accessory Dwelling Units shall be connected to the municipal sanitary sewer and water distribution system.
- (f) The density of Detached Accessory Dwelling Units is as per the Official Community Plan.
- (g) One (1) additional off-street parking space per Detached Accessory Dwelling Unit is required in addition to those required for the principal Dwelling Unit.
- (h) The principal dwelling on a property with one or more detached accessory dwelling unit(s) shall be owner occupied.

## **2.7 ATTACHED ACCESSORY DWELLING UNITS**

- 2.7.1 The following regulations apply to Attached Accessory Dwelling Units (ADU) where permitted as a use in the Bylaw:
- (a) An Attached Accessory Dwelling Unit shall be located in one (1) Principal Single Detached Dwelling Unit.
  - (b) No more than one (1) Attached Accessory Dwelling Unit is permitted in a principal Single Detached Dwelling Unit.
  - (c) The maximum floor area of an Attached Accessory Dwelling Unit shall not exceed the lesser of 75.0 m<sup>2</sup> (807 ft<sup>2</sup>) or 40% of the Gross Floor Area of the main floor of the principal dwelling unit.
  - (d) Attached Accessory Dwelling Units shall be connected to the municipal sanitary sewer and water distribution system.
  - (e) One (1) additional off-street parking space per Attached Accessory Dwelling Unit is required in addition to those required for the principal Dwelling Unit.

## **2.8 FABRIC COVERED STRUCTURES**

- 2.8.1 A Fabric Covered Structure is considered to be an Accessory Building and shall comply with the following regulations:
- (a) The maximum number of Fabric Covered Structures on a Lot shall not exceed one (1).

## **2.9 SHIPPING CONTAINERS**

- 2.9.1 A Shipping Container is considered an Accessory Building which must:
- (a) Only be used for temporary or permanent storage;
  - (b) Adhere to the BC Building Code and to all enactments applicable to electrical and fire safety;
  - (c) Not be used for the housing of animals, storage of refuse, contaminated or hazardous material;
  - (d) Not be used as housing or a dwelling, fencing, screening, or for advertising;
  - (e) Not be stacked;
  - (f) Not occupy required Off-Street Parking and Loading Spaces or interfere with the circulation of vehicle or pedestrians; and
  - (g) Not exceed 2.5 m (8.2 ft.) in width, 2.6 m (8.5 ft.) in height, and 6.1 m (20.0 ft.) in length.

2.9.2 The maximum number of shipping containers per lot shall be in accordance with the following table:

Zone		Maximum # of Shipping Containers Per Lot*
A-1	Rural Agriculture	Unrestricted
SH	Small Holdings	2
R-1	Residential – Community	0
R-1A	Residential – Planned Development	0 (Prohibited)
R-MH	Residential – Home Park	N/A
C-1	Mixed Use	0 (Prohibited)
C-2	Commercial Gateway	0 (Prohibited)
MU	Master Planned Mixed Use	1
I-T	Industrial – Technology	Unrestricted
P	Public Institutional	Unrestricted
WR	All Water Zones (i.e. WR-1, WR-2, WR-3, WR-4(EN), WR-4(PR))	0 (Prohibited)

*\*Additional bylaw regulations (e.g. site coverage maximum) may further restrict the maximum number of shipping containers.*

2.9.3 The placement of Shipping Containers is subject to all zoning regulations; in development permit areas, development permit guidelines apply.

2.9.4 Notwithstanding Subsection 2.9.3, Shipping Containers used as temporary storage for building materials or construction equipment are exempt from zoning regulations during the construction period provided all required Building and Development permits have been obtained and the permits are active.

# 3

## Part 3 | Parking

### 3 Parking

Space for Off-Street parking and loading in respect to a Building, Structure, or use under this Bylaw will be provided and maintained in accordance with the regulations of this Part.

#### 3.1 GENERAL PROVISIONS - PARKING SPACES

- 3.1.1 In respect of a use permitted under this Bylaw but that is not specifically referred to in the specifications section of this section, the number of Off-Street Parking and Loading Spaces must be calculated based on the specifications for a similar Building, Structure, or use that is listed.
- 3.1.2 Where the calculation of the required Off- Street Parking and Loading Spaces results in a fraction, the required number of Parking Spaces shall be equal to the nearest whole number.
- 3.1.3 Where more than one Building, Structure, or use is located on the same Lot, the total number of required Off-Street Parking or Loading Spaces must be the sum of the requirements for each Building, Structure, or use.
- 3.1.4 Each Off-Street Parking and Loading Space must have access to a Public Street. Off-Street Parking Spaces must not be utilized as Off-Street Loading Spaces.
- 3.1.5 Accessible Parking Spaces shall be provided in accordance with the following table:

Total Parking Spaces Required	# of stalls Accessible Parking Spaces Required
1-20	1
21-40	2
41-60	3
>60	1 per 25 spaces - rounding up to the nearest whole number

#### 3.2 GENERAL PROVISIONS - LOADING SPACES

- 3.2.1 All loading areas must be hard surfaced and drained such that all water is contained on the Lot or is directed to a municipal drainage system or to a natural drainage course.

### 3.3 DESIGN STANDARDS

- 3.3.1 Off-Street Parking Areas should provide signage for pedestrians indicating the safest and most efficient route through the Parking Area.
- 3.3.2 Off-Street parking and loading areas should be illuminated.
- 3.3.3 Light fixtures shall be designed to minimize the amount of light falling onto abutting properties.
- 3.3.4 Light fixtures shall be located along primary pedestrian corridors to promote the safety of those utilizing parking facilities.
- 3.3.5 All Parking Areas comprised of five (5) or more Parking Spaces, and every access road to the required Parking Area, must be hard surfaced and drained such that all water is managed on the Lot or is directed to a municipal drainage system or to a natural drainage course.

### 3.4 VOLUNTARY ESTABLISHMENT OF PARKING AREAS

- 3.4.1 Where Off-Street Parking and Loading Areas are provided when not required, the location, design and operation of such facilities must comply with the regulations and standards of this section.

### 3.5 PARKING SPECIFICATIONS

- 3.5.1 Off-Street Parking and Loading Spaces for each Building, Structure, or use must be provided in accordance to the following tables:

**Table 2: Off-Street Parking**

Use	Minimum Parking Space Requirements
<b>Residential (R) Uses</b>	
<ul style="list-style-type: none"> <li>• Dwelling, Single-Detached;</li> <li>• Dwelling, Two-Unit</li> <li>• Dwelling, Multi-Unit</li> <li>• Dwelling, Accessory Unit</li> <li>• Dwelling, Accessory Use in Commercial or Industrial zone</li> </ul>	<ul style="list-style-type: none"> <li>• 1 per Dwelling Unit</li> </ul>
<ul style="list-style-type: none"> <li>• Senior Citizen Housing Facility</li> </ul>	<ul style="list-style-type: none"> <li>• 1 per 3 Dwelling Units</li> </ul>
<b>Commercial (C) Uses</b>	
<ul style="list-style-type: none"> <li>• <b>Commercial Uses</b></li> </ul>	<ul style="list-style-type: none"> <li>• An amount which is necessary to meet the demands of the business as determined by the owner / operator.</li> </ul>
<b>Exceptions to the general regulation:</b>	

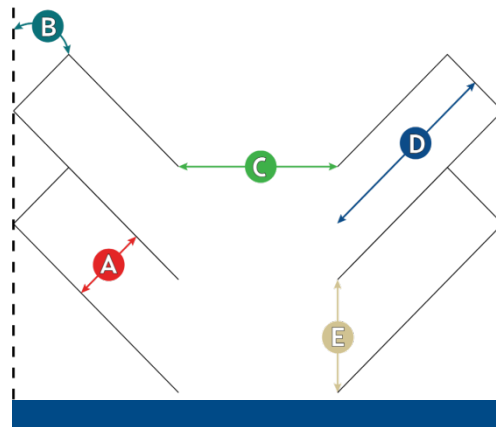
• Tourist Accommodation	• 1 per guestroom
• Service Station	• 1 per service bay
<b>Industrial (I) Uses</b>	
• General Parking Regulation:	• 1 per each 90 m <sup>2</sup> (968 ft <sup>2</sup> ) of gross floor area + 1 per each 90 m <sup>2</sup> (968 ft <sup>2</sup> ) of display, rental, or retail floor area
<b>Exceptions to the general regulation:</b>	
• Warehousing and storage buildings	• 1 per each 190 m <sup>2</sup> (2,045 ft <sup>2</sup> ) of gross floor area + 1 per each 90 m <sup>2</sup> (968 ft <sup>2</sup> ) of retail sale floor area
• Horticulture / greenhouse buildings	• 1 per full-time employee

**Table 3: Off-Street Loading**

Use	Loading Space Requirements (minimums)
<b>All Commercial and Community uses</b>	
• less than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	• 0 spaces required <i>(1 space recommended)</i>
• Greater than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> ) and less than 2700 m <sup>2</sup> (29,062 ft <sup>2</sup> )	• 1 space
• more than 2700 m <sup>2</sup> (29,062 ft <sup>2</sup> )	• 2 spaces
<b>All industrial warehousing, manufacturing, and storage with a gross floor area of:</b>	
• less than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	• 1 space
• more than 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	• 2 spaces

### 3.5.2 Parking Area Standards & Diagram

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
Width of Stall (metres)	Angle of Parking (degrees)	Width of Aisle (metres)	Depth of Stall (metres)	Width of Stall Parallel to Aisle (metres)
2.4 (7.9 ft.)	30	3.2 (10.5 ft.)	4.8 (15.7 ft.)	4.9 (16.1 ft.)
2.4 (7.9 ft.)	45	3.5 (11.5 ft.)	5.6 (18.4 ft.)	3.4 (11.2 ft.)
2.4 (7.9 ft.)	60	5.9 (19.4 ft.)	5.9 (19.4 ft.)	2.8 (9.2 ft.)
2.4 (7.9 ft.)	90	7.8 (25.6 ft.)	5.7 (18.7 ft.)	3.0 (9.8 ft.)
2.5 (8.2 ft.)	30	3.1 (10.2 ft.)	5.0 (16.4 ft.)	5.2 (17.1 ft.)
2.5 (8.2 ft.)	45	3.2 (10.5 ft.)	5.6 (18.4 ft.)	3.6 (11.8 ft.)
2.5 (8.2 ft.)	60	5.7 (18.7 ft.)	6.0 (19.7 ft.)	3.0 (9.8 ft.)
2.5 (8.2 ft.)	90	7.5 (24.6 ft.)	5.7 (18.7 ft.)	2.5 (8.2 ft.)
2.7 (8.9 ft.)	30	3.0 (9.8 ft.)	5.2 (17.1 ft.)	5.5 (18.0 ft.)
2.7 (8.9 ft.)	45	3.0 (9.8 ft.)	5.8 (19.0 ft.)	3.9 (12.8 ft.)
2.7 (8.9 ft.)	60	5.5 (18.0 ft.)	6.0 (19.7 ft.)	3.1 (10.2 ft.)
2.7 (8.9 ft.)	90	7.2 (23.6)	5.7 (18.7 ft.)	2.7 (8.9 ft.)
2.8 (9.2 ft.)	30	2.9 (9.5 ft.)	5.2 (17.1 ft.)	5.7 (18.7 ft.)
2.8 (9.2 ft.)	45	3.1 (10.2 ft.)	5.9 (19.4 ft.)	4.0 (13.1 ft.)
2.8 (9.2 ft.)	60	5.3 (17.4 ft.)	6.0 (19.7 ft.)	3.2 (10.5 ft.)
2.8 (9.2 ft.)	90	6.9 (22.6 ft.)	5.7 (18.7 ft.)	2.8 (9.2 ft.)
3.0 (9.8 ft.)	30	2.9 (9.5 ft.)	5.3 (17.4 ft.)	6.0 (19.7 ft.)
3.0 (9.8 ft.)	45	2.9 (9.5 ft.)	6.0 (19.7 ft.)	4.3 (14.1 ft.)
3.0 (9.8 ft.)	60	5.0 (16.4 ft.)	6.0 (19.7 ft.)	3.4 (11.2 ft.)
3.0 (9.8 ft.)	90	6.6 (21.7 ft.)	5.7 (18.7 ft.)	3.0 (9.8 ft.)
3.0 (9.8 ft.)	PARALLEL	---	7.3 (24 ft.)	---



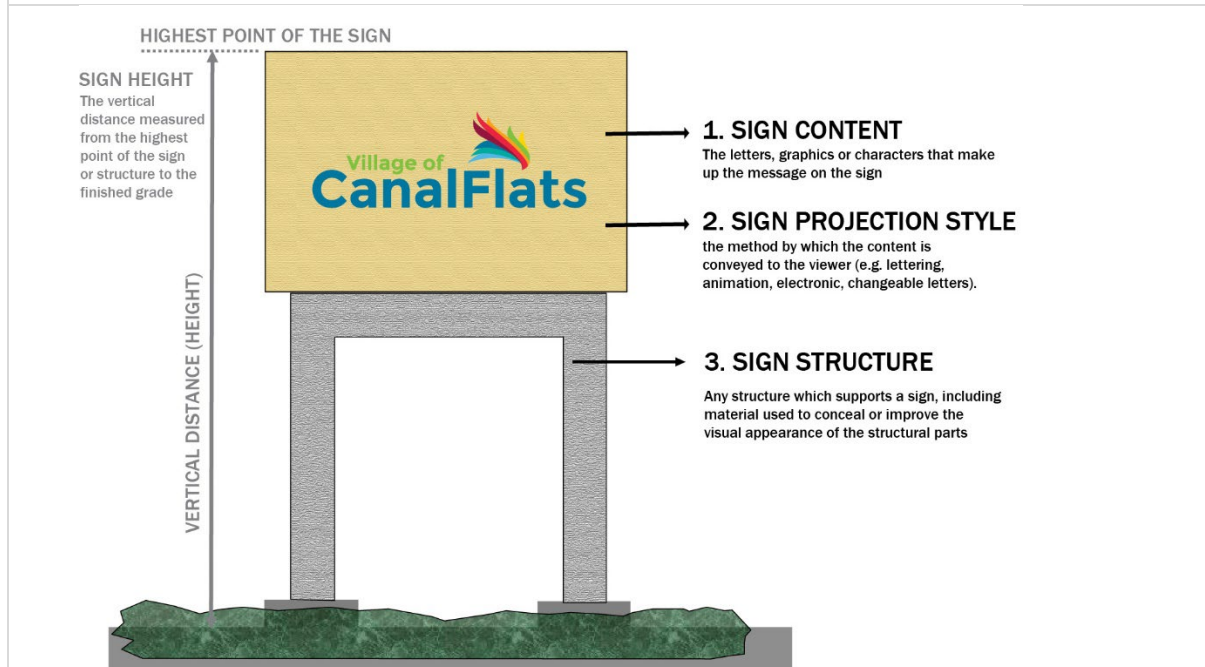
# 4

## Part 4 | Signs

### 4 Signs

#### UNDERSTANDING SIGN REGULATIONS

#### *Easy as 1-2-3*



#### 4.1 GENERAL SIGN REQUIREMENTS

- 4.1.1 No sign shall be constructed, placed or illuminated in a way which is likely to block, obstruct or interfere with a motorist's view of other traffic, pedestrians, or traffic control devices.
- 4.1.2 A sign requiring electrical power shall be installed and maintained in conformance with all applicable statutes and required approvals shall be obtained. Overhead wiring is prohibited – all electrical wiring must be installed underground.
- 4.1.3 All signs in accordance with this Bylaw shall comply with the applicable provisions of the British Columbia Building Code and the British Columbia Electrical Code, and shall be maintained in compliance with these codes at all times.

4.1.4 All signs shall be compliant with the Village of Canal Flats Official Community Plan and any applicable Development Permit Area requirements.

## 4.2 EXEMPT SIGNAGE

4.2.1 Signage for the following uses are exempt from the regulations of this section:

- (a) Public Safety;
- (b) Traffic management;
- (c) Hazardous conditions; and
- (d) Local, regional, provincial, or federal emergency management.

## 4.3 PROHIBITED SIGNS

4.3.1 The following **sign types, sign content** and/or **sign projection styles** are prohibited:

Table 4: Prohibited Signs

Prohibited Sign Types
a) Billboards
b) Balloon Signs
c) Rotating or Moving Signs
d) Rooftop
Prohibited Sign Projection Styles
a) Rotating or moving signs
b) Animated signs
c) Flashing signs
d) Signs emitting sound
e) Internal illumination signs / backlit signage

## 4.4 PERMITTED SIGNS

4.4.1 The following **sign types, sign content** and/or **sign projection styles** are permitted, subject to provisions outlined in this Zoning Bylaw and provided the sign complies with all other applicable regulations contained in this Bylaw:

Table 5: Allowable Signs

Description	Zone					
	C-1, MU	C-2	R-1, R-1A, R-1S, SH, R-MP	I-T	P	A-1
<b>Temporary Signs</b>						
a) Banner	YES	YES	NO	YES	YES	YES
b) Sandwich Board	YES	YES	NO	YES	YES	YES
<b>Permanent Signs</b>						
a) Awning / Canopy / Fascia	YES	YES	NO	YES	YES	NO
b) Freestanding	YES	YES	NO <sup>1</sup>	YES	YES	NO
c) Projecting & Hanging	YES	YES	NO	YES	NO	NO
<b>Sign Content Type</b>						
a) On-Premise	YES	YES	YES <sup>1</sup>	YES	YES	YES <sup>1</sup>
<b>Sign Projection Style</b>						
a) Lettering	YES	YES	YES	YES	YES	YES
b) Changeable Content	YES	YES	YES	YES	YES	YES
c) Electronic message	NO	NO	NO	YES	YES	NO

<sup>1</sup> Freestanding signs are only allowable in residential zones as **Residential Development Entrance Signs** to identify a residential community, multi-unit residential development or other type of residential development area.

<sup>2</sup> See sign regulations in this Bylaw for Home Based Businesses.

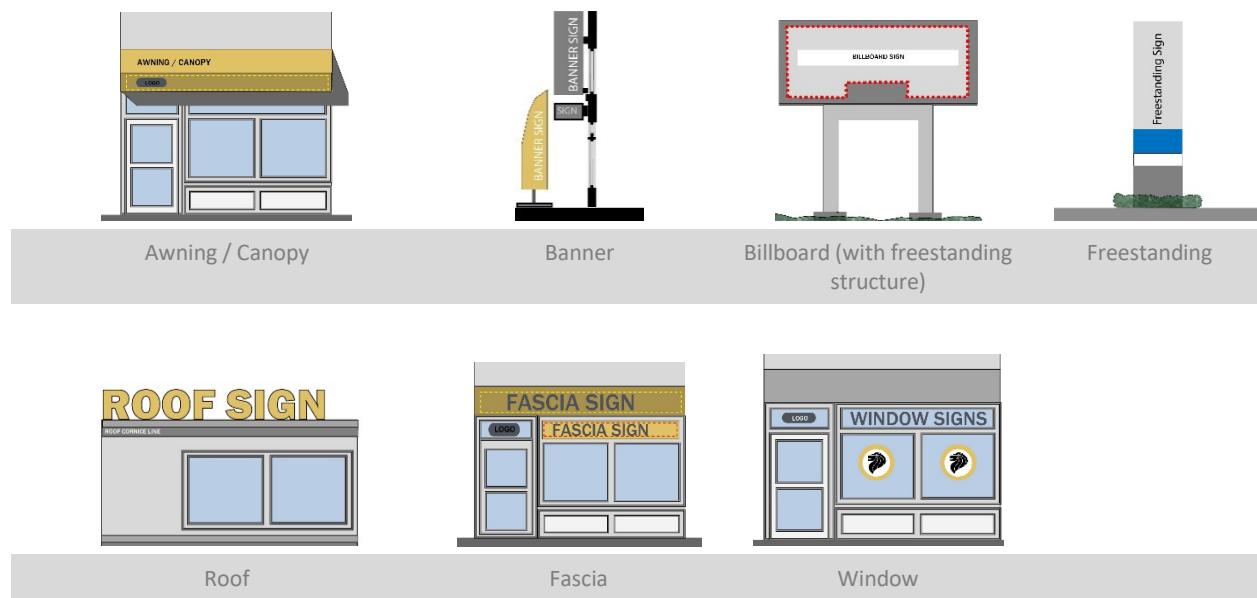
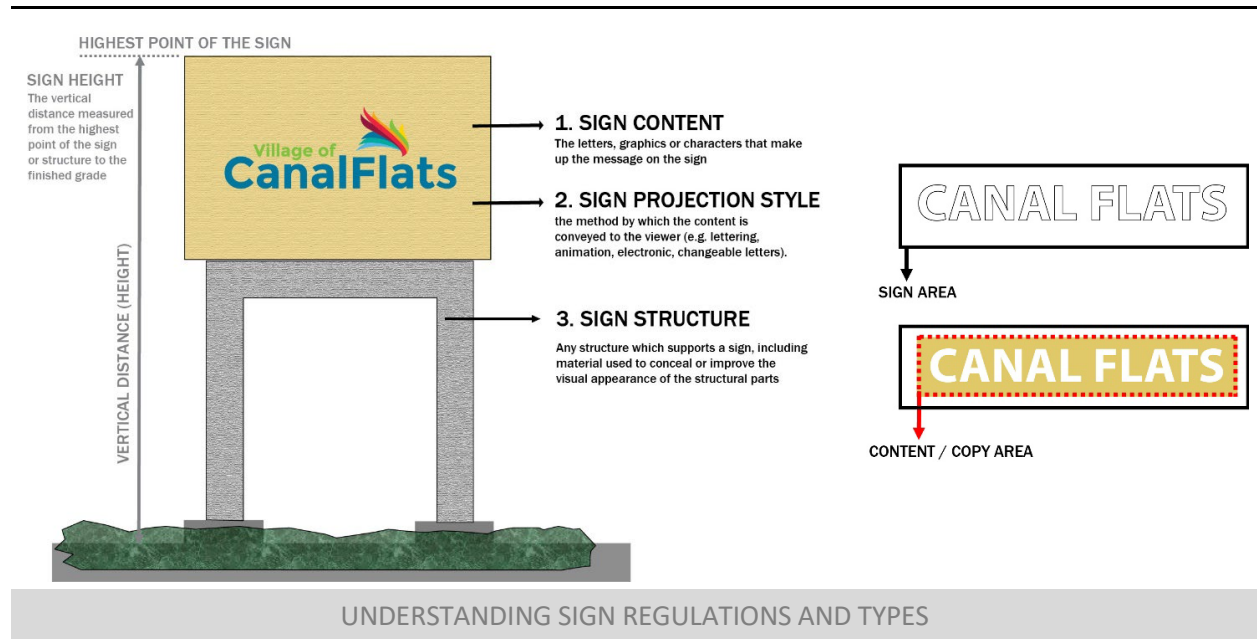
<sup>3</sup> All permitted signs must relate to an operational business or organization and must be removed if the business or organization ceases to operate.

## 4.5 SIGN REGULATIONS

4.5.1 The following *signs are allowable subject to the provisions outlined in this section, and provided the sign complies with all other applicable regulations contained within this Bylaw:*

Description	Max Sign Area	Max Height	Minimum Clearance	Other Regulations
<b>Temporary Signs</b>				
a) <b>Banner</b>	25% of total area of the façade (or business frontage for multi-occupant buildings)	-	-	- Shall be limited to 30 days of display
b) <b>Balloon/Inflatable</b>	25% of total area of the façade			- Cannot be roof-mounted
c) <b>Sandwich Board</b>	Max sign area of 1.5m <sup>2</sup> (16 ft <sup>2</sup> )	1.2m (3.9 ft.)	-	- Shall be removed daily
<b>Permanent Signs</b>				
a) <b>Awning / Canopy</b>	Max sign area of 1.5m <sup>2</sup> (16 ft <sup>2</sup> )	---	2.5m (8.2 ft.)	- awning shall be no higher than the first storey - sign may not extend beyond the limits of the awning to which it is attached. - may be illuminated - awning sign containing more than one side shall have its total sign area calculated by summing the sign areas on each side.
b) <b>Fascia</b>	15% of the total area of the façade to which it is attached	---	2.5m (8.2 ft.)	- Shall not extend beyond façade or roof line of the building to which it is installed; Shall not be erected within 0.6m of any window, building exit or fire escape; May be illuminated.
c) <b>Freestanding</b>	Max sign area of 8m <sup>2</sup>	Shall conform to max. height of an accessory structure in the zone	2.5m (8.2 ft.)	- shall be situated entirely on the subject property and shall not project over any public right-of-way. - may be illuminated - May include electronic or manual changeable content
d) <b>Projecting</b>	3.0 m <sup>2</sup> (32.2 ft <sup>2</sup> )	6.0m (19.68 ft.)	2.5m (8.2 ft.)	- Shall not extend beyond façade or roof line of the building to which it is installed;
e) <b>Rooftop</b>	<b>Prohibited</b>			
f) <b>Hanging</b>	0.4 m <sup>2</sup> (4.31 ft <sup>2</sup> )	4.5m (14.76 ft.)	2.5m (8.2 ft.)	

## 4.6 SIGN TYPES – EXAMPLE IMAGES



## 4.7 SIGN DEFINITIONS

Note: An asterisk \* beside the term indicates a sample image is shown in Section 4.6 – Sign Types – Sample Images.

TERM	DEFINITION
<b>Abandoned Sign</b>	means a sign or sign support structure that directs attention to an activity, business, product, or service no longer conducted or available on the lot on which the sign is located or at the location stated on the sign.
<b>Animated Sign</b>	means illuminated sign which exhibits changing or moving colour effects maintained at a constant intensity of illumination.
<b>Awning Sign*</b>	See Canopy Sign
<b>Balloon Sign</b>	an air inflated structure in the general form of a hot air balloon or other similar style that is attached to the ground or other structure.
<b>Banner Sign</b>	means a sign composed of lightweight material including cloth, canvas or similar fabric.
<b>Billboard*</b>	means a free-standing or fascia sign of a permanent or semi-permanent nature with an area exceeding 10 m <sup>2</sup> used or intended to be used for the display of material advertising a business, occupation, products or services. The message may be painted, pasted, or otherwise fixed to the face of the sign.
<b>Canopy</b>	means a non-retractable, solid horizontal projection which extends from the wall of a building, but does not include normal architectural features such as eaves, lintels, sills, and mouldings.
<b>Canopy sign*</b>	means a sign attached to or constructed in or on the face of a canopy.
<b>Changeable Content / Copy</b>	means signs that allow for changes to be made to the sign content, either electronically by means of electronic switching of lamps or illuminated tubes or manually through the use of attachable letters, numbers and/or graphics. Switching or display of electronic content shall not be distracting to vehicular traffic.
<b>Clearance</b>	means the vertical distance from the lowest point of the sign to the average elevation of the finished grade immediately below the sign.
<b>Community Information Sign</b>	means a means a permanent sign used to display educational material, community events or notices.
<b>Content</b>	means the graphic content of a sign surface, including letters, pictures, logos, symbols, and other things comprising the visual message. Also referred to as 'copy'.
<b>Content / Copy Area*</b>	means the entire area of the sign which content can be placed within a single square or rectangle or a combination of squares or rectangles which enclose the content / copy.
<b>Copy</b>	See <b>Content</b> .
<b>Development Sign</b>	means a temporary sign advertising a new commercial, industrial, institutional, or multiple unit residential development or a group of lots for sale within a new subdivision. It may include, but will not be limited to, the name, nature, and particulars of a new development project, the names of the owners, the contractors, the sub-contractors, and professional advisors and logos or symbols identifying the project. It may be a free standing, or fascia sign.
<b>Directory Sign</b>	means a sign listing four (4) or more businesses located on the same parcel or at four (4) or more adjoining parcels.
<b>Electronic Message Sign</b>	means a sign where graphic and/ or text display can be changed electronically or digitally by manual or automatic means.
<b>Externally-lit</b>	means a sign illuminated from an external source.
<b>Façade</b>	means the entire outer side of a building that is exposed to public view.

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<b>Fascia Sign*</b>	means a sign mounted or displayed parallel to the face of the building on which it is located and does not extend 40 cm from the surface of the building.
<b>Flashing Sign</b>	means an artificially illuminated sign: <ul style="list-style-type: none"> <li>a) any part of which contains an intermittent or flashing light source;</li> <li>b) any illuminated part of which moves or is intended to move, and/ or</li> <li>c) any illuminated part of which is operated by varying either the intensity or colour of light.</li> </ul>
<b>Freestanding Sign*</b>	means a sign permanently anchored to the ground by a base, pole, or other supports which is not attached to or dependent on support from any building.
<b>Grade</b>	means the average elevation of the nearest surface of sidewalk, roadway or landscaping immediately below the sign.
<b>Hanging Sign</b>	means a sign suspended entirely underneath an awning, canopy or other similar structure.
<b>Height, Maximum*</b>	means the vertical distance measured from the highest point of the sign or sign structure to the average elevation of the finished grade immediately below to the sign.
<b>Highway</b>	means a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property.
<b>Home Based Business Sign</b>	means a sign only indicating the name or address of a home occupation.
<b>Inflatable Sign</b>	see <b>Balloon sign</b> .
<b>Internally-lit</b>	means a sign illuminated from an internal source.
<b>Official Sign</b>	means a sign required by, or erected pursuant to the provisions of federal, provincial, or local government legislation, regulation, or bylaw.
<b>Off-Premise Sign</b>	means a sign that advertises goods, products, services, or facilities on a parcel or premises other than the parcel or premises on which the sign is located. Also commonly referred to as a <b>Third Party Sign</b> .
<b>Permanent Sign</b>	means signs that are entirely constructed out of durable materials and are intended to exist for the duration of time that the use or occupant is located in the premises.
<b>Public Information Sign</b>	means any sign erected for or at the direction of any government authority, agency, board or committee for the purpose of providing information to the public concerning such authority, agency, board or committee, or any proceedings thereof, and shall include signs that advertise applications for official community plan or zoning by-law amendments.
<b>Revolving Sign</b>	means a sign that has the ability to turn up to 360 degrees.
<b>Roof (cornice) Line</b>	means the top edge of the roof or the top of the building face, whichever forms the top line of the building silhouette. In the case of buildings with pitched roofs, the roof line shall be at the eaves level.
<b>Rooftop Sign*</b>	means a sign erected or kept “wholly” or partially above the roof line, in the air space above a roof or mounted on a parapet of a building.
<b>Safety Compliance Officer</b>	means that person so appointed by the Council of the Village of Canal Flats.
<b>Sandwich Board Sign</b>	means a sign that is not permanently affixed to a building or base and stands on the ground without any additional support.

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<b>Sign</b>	means a structure, device or visual display visible from the street which contains information and where the intent is to attract the attention of persons for the express purpose of the communication of that information. It does not include: <ul style="list-style-type: none"> <li>i. Displays of goods placed inside a window;</li> <li>ii. Gravestones or other markers placed for historical or memorial purposes;</li> <li>iii. Private celebratory or seasonal decorations;</li> <li>iv. Murals containing no commercial text or logo;</li> <li>v. Satellite dish; and</li> <li>vi. Traffic control devices.</li> </ul>
<b>Sign Area*</b>	means the total area within which the face, or faces, of a sign could be completely contained. The area of a free-standing sign shall be exclusive of any supporting structure but shall include the sum of all faces visible to the public.
<b>Sign Structure*</b>	means any wall, pole, framework, or other structure method used to provide support for a sign.
<b>Residential Development Entrance Sign</b>	means a permanent sign that contains no advertising message and is limited to the name and logo of a residential development.
<b>Suspended Sign</b>	see <b>Hanging Sign</b> .
<b>Third Party Sign</b>	see <b>Off-Premise Sign</b> .
<b>Traffic Control Device</b>	means a sign, stop sign, signal line, parking space, barrier, traffic control signal, traffic control flashing signal, or device placed or erected for the purpose of regulating and controlling vehicular and pedestrian traffic.
<b>Window Sign*</b>	means a sign that is painted on and/ or a decal attached to a window and is intended to be viewed from the exterior of the building.

**\* = SEE EXAMPLE IMAGE SHOWN IN SECTION 4.6**

**5**

## **Part 5 | Zones**

## 5 Zones

### 5.1 ESTABLISHMENT OF ZONES

- 5.1.1 The location of the Zones established by this Bylaw are as shown on the signed and dated copy of the Zoning Map of the Village of Canal Flats, which is attached to and forms part of this Bylaw.
- 5.1.2 Where a Lot is divided by a Zone boundary, the areas created by such divisions are deemed to be separate Lots for the purpose of determining the regulations and requirements of this Bylaw, except that Setbacks between Zones are not required unless the Lot is capable of being subdivided along that Zone boundary.
- 5.1.3 Except as shown on the Zoning Map:
- (a) Where a Zone boundary is designated as following a Highway or watercourse, the centerline of the Highway or watercourse is the Zone boundary; and
  - (b) Where a Zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary is determined by the Zoning Map to the centre of each zoning line.
- 5.1.4 For the purposes of this Bylaw the Village of Canal Flats is hereby divided into the following zones:

Short Title	Zone Title	Category
A-1	Rural Agriculture	Rural
SH	Small Holding	Small Holding
R-1	Residential – Community	Residential
R-1A	Residential – Planned Development	Residential
R-MH	Residential – Home Park	Residential
C-1	Mixed Use	Commercial & Residential
C-2	Commercial Gateway	Commercial
MU	Master Planned Mixed Use	Commercial & Residential
I-T	Industrial-Technology	Industrial
P	Public – Institutional	Public
WR-1	Water Resource	Water
WR-2	Water Resource Community	Water
WR-3	Water Resource Residential	Water
WR-4(EN)	Water Resource Community – Eagles Nest	Water
WR-4(PR)	Water Resource Community – Painted Ridge	Water





# A-1 Rural - Agriculture

## 5.2 A-1 – RURAL - AGRICULTURE

### 5.2.1 Purpose:

The Purpose of the A-1 Rural – Agriculture Zone is to accommodate and preserve rural, natural, wilderness and agricultural landscapes.

### 5.2.2 Permitted Uses:

Within the A-1 Rural-Agriculture Zone, the following uses\* only shall be permitted:

- (a) Agricultural Use
- (b) Dwelling, Single Detached
- (c) Equestrian Centre
- (d) Farmers Market
- (e) Guest Ranch
- (f) Lodge, Guiding or Tourism
- (g) Market Garden
- (h) Outdoor Recreation Facility
- (i) Plant Nursery and Greenhouse
- (j) Riding Stable
- (k) Veterinary Clinic

\*For lands designated provincially as Agriculture Land Reserve (ALR) all uses as permitted under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation 171/2002.

### 5.2.3 Accessory uses

- (a) Dwelling, Accessory to a permitted use
- (b) Home Based Business 1 - Minor
- (c) Home Based Business 2 – Major
- (d) Education Facility to a permitted use
- (e) Other uses, buildings and structures accessory to a permitted use

#### 5.2.4 Conditional uses

- (a) Kennel
- Minimum parcel size of 2 ha (5 acres)

#### 5.2.5 Density

- (a) No person shall site more than one (1) single-detached dwelling on a parcel in the A-1 zone.

#### 5.2.6 Parcel Area

No parcel shall be created in the A-1 zone which is less than the following minimum parcel area:

	<b>Minimum Parcel Area</b>
(a) All parcels	16.0 ha (40 acres)

#### 5.2.7 Setbacks

The following minimum setbacks apply to buildings in the A-1 zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
(a) All lot lines	20.0m minimum	20.0m minimum

#### 5.2.8 Maximum Height

The following maximum height shall apply to buildings in the A-1 zone:

	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	10.0m (32.8 ft.)	10.0m (32.8 ft.)

#### 5.2.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the A-1 zone:

<b>Use</b>	<b>Maximum Lot Coverage</b>
(a) All buildings combined (including principal and accessory buildings)	10%



## SH Small Holding

### 5.3 SH – SMALL HOLDING

#### 5.3.1 Purpose:

To accommodate rural residential living with no (or partial) municipal water or sewer services.

#### 5.3.2 Permitted Uses:

Within the SH – Small Holding Zone, the following uses\* only shall be permitted:

- (a) Dwelling, Single detached
- (b) Horticulture
- (c) Farmers Market
- (d) Market Garden
- (e) Outdoor Recreation Facility
- (f) Plant Nursery and Greenhouse
- (g) Veterinary Clinic

\*For lands designated provincially as Agriculture Land Reserve (ALR) all uses as permitted under the Agricultural Land Reserve Use, Subdivision and Procedure Regulation 171/2002.

#### 5.3.3 Accessory Uses

- a) Dwelling Unit, Accessory\*
- b) Home Based Business 1 – Minor
- c) Home Based Business 2 – Major
- d) Other uses, buildings and structures accessory to a permitted use

\*See Section 2.5 and 2.6 for Regulations on Accessory Dwelling Units.

#### 5.3.4 Conditional Uses

- (a) Kennel  
Max of 12 animals  
Minimum parcel size 2.0 ha (5 ac)

- (b) Equestrian Centre / Riding Stable Parcel must be greater than 2.0 ha (5 ac)
- (c) Lodge / Guiding Lodge / Guest Ranch / Hostel
  - Parcel must be greater than 2.0 ha (5 ac).
  - Must have municipal water servicing

### 5.3.5 Density

No person shall site more than one (1) single-detached dwelling on a parcel in the SH zone.

### 5.3.6 Parcel Area

No parcel shall be created in the SH zone which is less than the following minimum parcel area:

	<b>Level of Servicing</b>	<b>Minimum Parcel Area</b>
(a)	Full municipal water and sewer services	0.4 ha (1.0 acres)
(b)	Partial services (municipal water or sewer services)	1 ha (2.5 acres)
(c)	No services (no municipal water or sewer)	2 ha (5 acres)

### 5.3.7 Setbacks

The following minimum setbacks apply to buildings in the SH zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Front lot line	7.5m (24.6 ft.) minimum	Equal to or greater than principal building
(b) Rear lot line	7.5m (24.6 ft.) minimum	3.0m (9.8 ft.) minimum
(c) Interior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum
(d) Exterior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum

### 5.3.8 Maximum Height

The following maximum height shall apply to buildings in the SH zone:

		<b>Principal Building</b>	<b>Accessory Building</b>
(a)	Maximum Height	10.0m (32.8 ft.)	8.0m (26.2 ft.)

### 5.3.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the SH zone:

	<b>Use</b>	<b>Maximum Lot Coverage</b>
(a)	All buildings combined (including principal and accessory buildings)	10%



# R-1 Residential – Community

## 5.4 R-1 – RESIDENTIAL - COMMUNITY

### 5.4.1 Purpose

To accommodate residential development on fully serviced parcels of land that contribute towards building a healthy permanent community within Canal Flats.

### 5.4.2 Permitted Uses

Within the R-1 Residential-Community Zone, the following uses only shall be permitted:

- (a) Dwelling, Single detached
- (b) Dwelling, Two-unit

### 5.4.3 Accessory Uses

- (a) Dwelling Unit, Accessory
- (b) Home Based Business 1– Minor
- (c) Home Based Business 2 – Major
- (d) Other uses, buildings and structures accessory to a permitted use

### 5.4.4 Conditional Uses

- (a) Senior Citizen Housing Facility
  - The minimum parcel size shall be 929m<sup>2</sup> (10,000 ft<sup>2</sup>)
  - A maximum of 10 bedrooms/living quarters shall be permitted.
  - The legal parcel must be a single title and no strata ownership is permitted.
- (b) Dwelling, Multi-Unit
  - The minimum parcel size shall be 929m<sup>2</sup> (10,000 ft<sup>2</sup>)
  - The legal parcel must be a single title and no strata ownership is permitted.
  - A maximum of four (4) units per building shall be permitted.

### 5.4.5 Density

- (a) A maximum of 10 dwelling units per acre (UPA) shall be permitted for all developments within the R-1 zone. For purposes of calculating density two (2) bedrooms in a senior’s facility constitutes one (1) dwelling unit.

**5.4.6 Parcel Servicing Requirements**

- (a) No parcel shall be created in the R-1 zone which is not fully serviced with municipal water and sewer servicing.

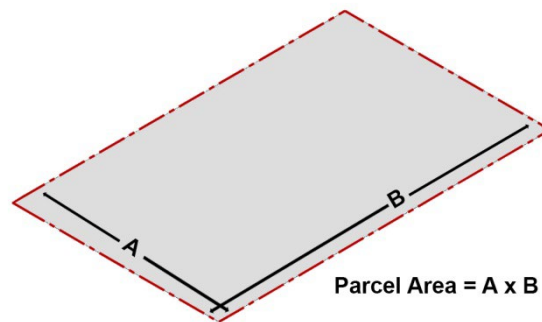
**5.4.7 Lot Dimensions**

The following minimum lot dimensions shall apply in the R-1 zone:

<b>Lot Dimension</b>	<b>Minimum Dimension</b>
(a) Minimum Lot Width (Frontage)	10m (32.8 ft.)
(b) Minimum Lot Length	30m (98.4 ft.)

**5.4.8 Minimum Parcel Area Requirements**

- (a) No parcel shall be created in the R-1 zone which is less than 325 m<sup>2</sup> (3,500 ft<sup>2</sup>).



**5.4.9 Lot Dimensions**

The following minimum lot dimensions shall apply in the R-1 zone:

<b>Lot Dimension</b>	<b>Minimum Dimension</b>
(c) Minimum Lot Width (Frontage)	10m (32.8 ft.)
(d) Minimum Lot Length	30m (98.4 ft.)

**5.4.10 Setbacks**

The following minimum setbacks apply to buildings in the R-1 zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Front lot line	4.0m (13.1 ft.) minimum	Equal to or greater than principal building
(b) Rear lot line	6.0m (19.7 ft.) minimum	2.0m (6.6 ft.) minimum
(c) Interior side lot line	1.5m (4.9 ft.) minimum	1.5m (4.9 ft.) minimum
(d) Exterior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum

#### 5.4.11 Maximum Height

The following maximum height shall apply to buildings in the R-1 zone:

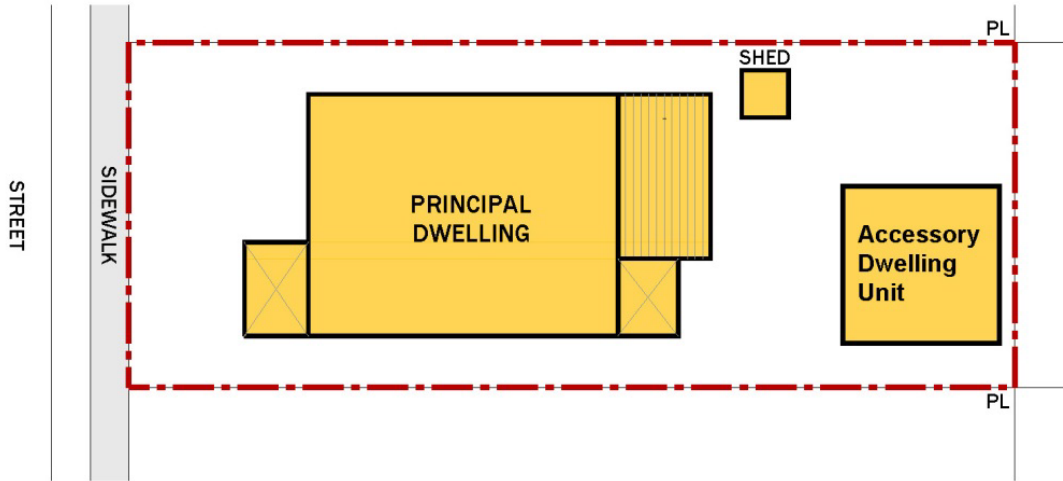
	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	10.0m (32.8 ft.)	6.0m (19.7 ft.)


#### 5.4.12 Maximum Site Coverage

The following maximum site coverage shall apply in the R-1 zone:

<b>Lot Coverage</b>	<b>Maximum Site Coverage</b>
(a) Total site coverage of all dwellings, buildings and structures on a lot	60%

**Site Coverage**



 Included in Site Coverage

$\frac{\text{Building and Structure Footprint}}{\text{Lot Area}} = \text{Site Coverage \%}$

## 5.5 R-1A – RESIDENTIAL – PLANNED DEVELOPMENT



# R-1A Residential – Planned Development

### 5.5.1 Purpose:

To accommodate comprehensively planned residential development on fully serviced parcels within Canal Flats.

### 5.5.2 Permitted Uses

Within the R-1A Residential-Planned Development Zone, the following uses only shall be permitted:

- (a) Dwelling, Single detached

### 5.5.3 Accessory Uses

- (a) Dwelling Unit, Accessory
- (b) Home Based Business 1 - Minor
- (c) Other uses, buildings and structures accessory to a permitted use

### 5.5.4 Density

No person shall site more than one (1) single-detached dwelling on a parcel in the R-1A zone except where permitted under this Bylaw.

### 5.5.5 Parcel Area

No parcel shall be created in the R-1A zone which is not fully serviced.

Services	Minimum Parcel Area
(a) <b>Full Services:</b> Serviced by municipal water and municipal sewer system.	555 m <sup>2</sup> (5,974.2 ft <sup>2</sup> )

### 5.5.6 Lot Dimensions

The following minimum lot dimensions shall apply in the R-1A zone:

<b>Lot Dimension</b>	<b>Minimum Dimension</b>
(a) Minimum Lot Width (Frontage)	15m (49.21 ft.)
(b) Minimum Lot Length	30m (98.425 ft.)

### 5.5.7 Setbacks

The following minimum setbacks apply to buildings in the R-1A zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Front lot line	4.0m (13.1 ft.) minimum and consistent with adjacent existing structures	Equal to or greater than principal building
(b) Rear lot line	6.0m (19.9 ft.) minimum	2.0m (6.7 ft.) minimum
(c) Interior side lot line	1.5m (4.9 ft.) minimum	1.5m (4.9 ft.) minimum
(d) Exterior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum

### 5.5.8 Maximum Height

The following maximum height shall apply to buildings in the R-1A zone:

	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	10.0m (32.8 ft.)	6.0m (19.68 ft.)

### 5.5.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the R-1A zone:

<b>Lot Coverage</b>	<b>Maximum Lot Coverage</b>
(a) Maximum coverage of all buildings and structures	60%

## 5.6 R-MP – MOBILE HOME PARK



# R-MP Mobile Home Park

### 5.6.1 Purpose:

To accommodate residential mobile home parks on large parcels of land through comprehensive site planning and the provision of full municipal utilities.

Within the R-MP Residential-Mobile Home Park Zone, the following uses only shall be permitted:

### 5.6.2 Permitted Uses

To accommodate rural residential living with no (or partial) municipal water or sewer services.

- (a) Mobile Home Park
- (b) Dwelling, Mobile Home

### 5.6.3 Accessory Uses

- (a) Dwelling, Single detached (limited to home park owner or operator suite) accessory the permitted use of a Mobile Home Park
- (b) Home Based Business 1 - Minor
- (c) Common Storage Area
- (d) Other uses, buildings and structures accessory to a permitted use

### 5.6.4 Density

- (a) Maximum density shall not exceed eighteen (18) Mobile Home Dwelling Units per hectare.

### 5.6.5 Parcel Area

No parcel shall be created in the R-MP zone which is less than the following minimum parcel area:

	<b>Minimum Parcel Area</b>
(a) Mobile Home Park	2.02 hectares (5.0 acres)

### 5.6.6 Setbacks

The following minimum setbacks apply to all buildings in the R-MP zone:

<b>Setback</b>	<b>All structures</b>
(a) Minimum setbacks from all boundaries of the mobile home park to any structure:	4.6m (15.1 ft.)

The following additional setbacks apply to all mobile homes in the R-MP zone:

<b>Setback</b>	<b>Minimum Setback</b>
(b) Distance to any other mobile home, addition, or accessory building	3.0m (9.8 ft.)
(c) Distance to an internal access road, right-of-way, or common area (parking area, playground, etc.).	6.0m (19.7 ft.)

### 5.6.7 Maximum Height

The following maximum height shall apply to buildings in the R-MP zone:

	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	7.6m (24.6 ft.)	5.0m (16.4 ft.)

### 5.6.8 Maximum Lot Coverage

The following maximum lot coverage shall apply in the R-MP zone:

	<b>Maximum Lot Coverage</b>
(a) Mobile Home Park	35%

### 5.6.9 Landscaping and Screening

- (a) In accordance with any applicable regulations within this Zoning Bylaw and/or any applicable Development Permit Area guidelines or policies within the Village's Official Community Plan (OCP).



**I-T**

# Industrial- Technology

## 5.7 I-T – INDUSTRIAL - TECHNOLOGY

### 5.7.1 Purpose

To accommodate large industrial parcels that provide employment and economic activity in locations that are safe and contribute to the viability and life of the Village.

### 5.7.2 Permitted Uses

Within the I-T Industrial – Technology zone, the following uses only shall be permitted:

- |   |                                  |
|---|----------------------------------|
| (a) Breweries and Distillers – Minor                              | (j) Horticulture                 |
| (b) Breweries and Distillers – Major                              | (k) Industrial Service Industry  |
| (c) Business and Professional Office                              | (l) Light Manufacturing          |
| (d) Bottling Plant  | (m) Outdoor Recreation Facility  |
| (e) Data Centre   | (n) Plant Nursery and Greenhouse |
| (f) Food processing, storage and sales                            | (o) Recycling Depot              |
| (g) Food and Beverage Service – Liquor Primary                    | (p) Self-Storage Facility        |
| (h) Food and Beverage Service – Food Primary (including catering) | (q) Service Station              |
| (i) Heavy Manufacturing   | (r) Towing Service               |
|   | (s) Vehicle Sales and Service    |

### 5.7.3 Accessory Uses

- (a) Retail Store accessory to a permitted use
- (b) Education Facility
- (c) Other uses, buildings and structures accessory to a permitted use

#### 5.7.4 Conditional Uses

- (a) Heavy Manufacturing Developer must prepare a Risk Assessment & Emergency Management Plan to ensure the proposed facility presents little to no health or environmental risk to Village residents/ occupants or that the level of risk is acceptable to the Village.

#### 5.7.5 Parcel Area

No parcel shall be created in the I-T zone which is less than the following minimum parcel area:

Services	Minimum Parcel Area
----------	---------------------

- |   |                  |
|---|------------------|
| (a) Serviced, unserviced or partially serviced: | 0.4 ha (1 acres) |
|---|------------------|

BL 287  
July 2025

#### 5.7.6 Setbacks

The following minimum setbacks apply to buildings in the I-T zone:

BL 287  
July 2025

Setback	Principal Building	Accessory Building
(a) Front lot line	4.5m (14.8 yds.) minimum	Equal to or greater than principal building
(b) Rear lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum
(c) Interior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum
(d) Exterior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum

#### 5.7.7 Maximum Height

The following maximum height shall apply to buildings in the I-T zone:

**All Buildings or structures**

- |                    |                  |
|--------------------|------------------|
| (a) Maximum Height | 10.0m (32.8 ft.) |
|--------------------|------------------|



# C-1 Village Centre Mixed Use Zone

## 5.8 C-1 - VILLAGE CENTRE MIXED USE

### 5.8.1 Purpose:

To create a vibrant Village Centre by supporting a unique blend of complementary land uses include a mix of commercial, residential and institutional uses.

### 5.8.2 Permitted Uses

Within the C-1 Village Centre Mixed Use Zone, the following uses only shall be permitted:

- |   |  |
|---|--|
| (a) Art Gallery including Studio                                  | (q) Government Office                          |
| (b) Assembly Facility   | (r) Hardware Store                             |
| (c) Breweries and Distillers – Minor                              | (s) Health and Medical Service                 |
| (d) Boarding, Rooming, or Lodging Home                            | (t) Indoor Recreation and Entertainment        |
| (e) Business and Professional Office                              | (u) Mixed Use Development                      |
| (f) Daycare Centre  | (v) Museum                                     |
| (g) Dwelling, Apartment   | (w) Personal Service Establishments            |
| (h) Dwelling, Single detached                                     | (x) Plant Nursery and Greenhouse               |
| (i) Dwelling, Two-unit  | (y) Retail Liquor Sales Establishment          |
| (j) Dwelling, Multi-unit  | (z) Retail Store                               |
| (k) Education Facility  | (aa) Service Station                           |
| (l) Farmers Market  | (bb) Senior Citizen Housing Facility           |
| (m) Financial Institution   | (cc) Thrift Store                              |
| (n) Food and Beverage Service – Liquor Primary                    | (dd) Tourist Services                          |
| (o) Food and Beverage Service – Food Primary (including catering) | (ee) Tourist Accommodation – Minor (<12 units) |
| (p) Funeral Home  | (ff) Tourist Accommodation – Major (>12 units) |

### 5.8.3 Accessory Uses

- (a) Dwelling, Accessory to a permitted use
- (b) Home Based Business 1 - Minor
- (c) Home Based Business 2 - Major
- (d) Other uses, buildings and structures accessory to a permitted use

### 5.8.4 Conditional Uses

#### **Retail Cannabis Sales Establishment:**

Federally licensed Retail Cannabis Sales Establishments are conditionally permitted in accordance with provincial and federal requirements and Village approval, including the following conditions:

1. The maximum retail floor area is 40 m<sup>2</sup> (430.6 ft<sup>2</sup>).
2. The location of Retail Cannabis Sales Establishments is restricted to Grainger Road between Baillie Grohman Avenue and Stevens Avenue.

#### **(a) Exceptions: Uses**

- (a) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (b) Uses which are an offensive trade within the meaning of the *Health Act* of British Columbia shall not be permitted.

### 5.8.5 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-1 zone which is less than:

#### **Services**

- (a) **Unserviced:** No communal or municipal water or sewer system.
- (b) **Single service only:** Serviced by either municipal water or sewer system.
- (c) **Full Services:** Serviced by municipal water and municipal sewer system.

#### **Minimum Parcel Area**

- All new lots in the C-1 zone must be fully serviced.
- All new lots in the C-1 zone must be fully serviced.
- 300 m<sup>2</sup> (3,229.2 ft<sup>2</sup>)

### 5.8.6 Lot Dimensions

The following minimum lot dimensions shall apply in the C-1 zone:

<b>Use</b>	<b>Minimum Dimension</b>
(a) Minimum Lot Width (Frontage)	10m (32.8 ft.)
(b) Minimum Lot Length	30m (98.4 ft.)

### 5.8.7 Setbacks

The following minimum setbacks apply to buildings in the C-1 zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Front lot line	1.0m (3.3 ft.) minimum	Equal to or greater than principal building
(b) Rear lot line	1.5m (4.9 ft.) minimum	1.5m (4.9 ft.) minimum
(c) Interior side lot line	1.5m (4.9 ft.) minimum	1.5m (4.9 ft.) minimum
(d) Exterior side lot line	1.5m (4.9 ft.) minimum	1.5m (4.9 ft.) minimum

### 5.8.8 Maximum Height

The following maximum height shall apply to buildings in the C-1 zone:

	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	10.0m (32.8 ft.)	Must be less than the principal building

### 5.8.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-1 zone:

<b>Use</b>	<b>Maximum Lot Coverage</b>
(a) All buildings and structures combined	65%

### 5.8.10 Landscaping and Screening

In accordance with any applicable regulations within this Zoning Bylaw and/or any applicable Development Permit Area guidelines or policies within the Village's Official Community Plan (OCP).



## C-2 Gateway Commercial

### 5.9 C-2 – GATEWAY COMMERCIAL

#### 5.9.1 Purpose:

To create an attractive gateway to the Village through the support of appropriately scaled commercial land uses.

#### 5.9.2 Permitted Uses

Within the C-2 Gateway – Commercial, the following uses only shall be permitted:

- |   |                                   |
|---|-----------------------------------|
| (a) Art Gallery including Studio                                  | (g) Museum                        |
| (b) Breweries and Distillers – Minor                              | (h) Retail Store                  |
| (c) Education Facility  | (i) Service Station               |
| (d) Farmers Market  | (j) Tourist Service               |
| (e) Food and Beverage Service – Liquor Primary                    | (k) Tourist Accommodation - Minor |
| (f) Food and Beverage Service – Food Primary (including catering) | (l) Tourist Accommodation - Major |

#### 5.9.3 Accessory Uses

- (a) Other uses, buildings and structures accessory to a permitted use

#### 5.9.4 Conditional Uses

- (a) No conditional uses at this time.
- (b) Dwelling, Accessory to a permitted use

Bylaw 222  
Nov 12, 2019



### 5.9.5 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-2 zone which is less than:

<b>Services</b>	<b>Minimum Parcel Area</b>
<b>(a) <i>Unserviced:</i></b> No communal or municipal water or sewer system.	0.4 ha (1 acre)
<b>(b) <i>Single service only:</i></b> Serviced by either municipal water or sewer system.	2020 m <sup>2</sup> (0.5 acres)
<b>(c) <i>Full Services:</i></b> Serviced by municipal water and municipal sewer system.	464 m <sup>2</sup> (4,994.45 ft <sup>2</sup> )

### 5.9.6 Setbacks

The following minimum setbacks shall apply to buildings in the C-2 zone:

<b>Setback</b>	<b>Principal Building</b>	<b>Accessory Building</b>
<b>(a)</b> Front lot line	6.0m (19.7 ft.) minimum	Equal to or greater than principal building
<b>(b)</b> Rear lot line	4.5m (14.8 ft.) minimum	4.5m (14.8 ft.) minimum
<b>(c)</b> Interior side lot line	4.5m (14.8 ft.) minimum	4.5m (14.8 ft.) minimum
<b>(d)</b> Exterior side lot line	6.0m (19.7 m) minimum	6.0m (19.7 m) minimum

### 5.9.7 Maximum Height

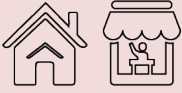
The following maximum height shall apply to buildings in the C-2 zone:

(a) All Buildings or structures	10.0m (32.8 ft.)
---------------------------------	------------------

### 5.9.8 Maximum Lot Coverage

The following maximum lot coverage shall apply to the C-2 zone:

(a) All buildings and structures combined	60%
---	-----



# MU Master Planned Mixed Use Zone

## 5.10 MU – MASTER PLANNED MIXED USE

### 5.10.1 Permitted Uses

Within the MU – Master Planned Mixed Use Zone, the following uses only shall be permitted:

- |   |   |
|---|---|
| (a) Art Gallery including Studio                                  | (n) Indoor Recreation and Entertainment       |
| (b) Breweries and Distillers – Minor                              | (o) Market Garden                             |
| (c) Business and Professional Office                              | (p) Mixed Use Development                     |
| (d) Daycare Centre  | (q) Museum                                    |
| (e) Dwelling, Single detached                                     | (r) Outdoor Recreation Facility               |
| (f) Dwelling, Two-unit  | (s) Personal Service Establishments           |
| (g) Dwelling, Multi-unit  | (t) Retail Liquor Sales Establishment         |
| (h) Education Facility  | (u) Retail Store                              |
| (i) Farmers Market  | (v) Senior Citizen Housing Facility           |
| (j) Food and Beverage Service – Liquor Primary                    | (w) Tourist Accommodation – Minor (<12 units) |
| (k) Food and Beverage Service – Food Primary (including catering) | (x) Tourist Accommodation – Major (>12 units) |
| (l) Health and Medical Service                                    | (y) Vehicle Sales & Service                   |
| (m) Horticulture  |   |

### 5.10.2 Accessory Uses

- (a) Home Based Business 1 - Minor
- (b) Home Based Business 2 - Major
- (c) Other uses, buildings and structures accessory to a permitted use

### 5.10.3 Conditional Uses

- (c) No conditional uses at this time.

### 5.10.4 Exceptions: Uses

- (a) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.

### 5.10.5 Density

A maximum of 10 dwelling units per acre (UPA) shall be permitted for all developments within the MU zone. For purposes of calculating density two (2) bedrooms in a senior's facility constitutes one (1) dwelling unit.

### 5.10.6 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the MU zone which is less than:

Services	Minimum Parcel Area
(a) <b>Unserviced:</b> No communal or municipal water or sewer system.	All new lots in the MU zone must be fully serviced.
(b) <b>Single service only:</b> Serviced by either municipal water or sewer system.	All new lots in the MU zone must be fully serviced.
(c) <b>Full Services:</b> Serviced by municipal water and municipal sewer system.	2.0 ha (5 acres)

### 5.10.7 Setbacks

The following minimum setbacks apply to buildings in the MU zone:

Setback	Principal Building	Accessory Building
(a) Front lot line	3.0m (9.8 ft.) minimum	Equal to or greater than principal building
(b) Rear lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum
(c) Interior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum
(d) Exterior side lot line	3.0m (9.8 ft.) minimum	3.0m (9.8 ft.) minimum

### 5.10.8 Maximum Height

The following maximum height shall apply to buildings in the MU zone:

	<b>Principal Building</b>	<b>Accessory Building</b>
(a) Maximum Height	10.0m (32.8 ft.)	Must be less than the principal building

### 5.10.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the MU zone:

<b>Use</b>	<b>Maximum Lot Coverage</b>
(a) All buildings and structures combined	50%



## **P Public & Institutional**

### 5.11 P – PUBLIC & INSTITUTIONAL

#### 5.11.1 Purpose:

To accommodate public and institutional land uses within the appropriate zone in the Village.

#### 5.11.2 Permitted Uses:

Within the P – Public & Institutional, the following uses only shall be permitted:

- |                                     |  |
|-------------------------------------|--|
| (a) Art Gallery including Studio    | (k) Indoor Recreation and Entertainment                      |
| (b) Assembly Facility               | (l) Library  |
| (c) Cemetery and Columbarium        | (m) Museum   |
| (d) Daycare Centre                  | (n) Outdoor Recreation Facility                              |
| (e) Education Facility              | (o) Public Works, vehicle storage and equipment storage yard |
| (f) Farmers Market                  | (p) Public Boat Launch                                       |
| (g) Government Office               | (q) Recycling Depot  |
| (h) Health and Medical Service      | (r) Research Centre  |
| (i) Hospital                        | (s) Senior Citizen Housing Facility                          |
| (j) Horticulture / Community Garden | (t) Tourist Services   |

#### 5.11.3 Accessory Uses

- (a) Other uses, buildings and structures accessory to a permitted use

#### 5.11.4 Conditional Uses

All provincial setbacks pertaining to landfills, sewage lagoons and treatment plants must be met.

- |                                     |  |
|-------------------------------------|--|
| (a) Sanitary Landfill               | Must be in compliance with provincial legislation, regulations and approvals |
| (b) Treatment Plant / Sewage Lagoon | Must be in compliance with provincial legislation, regulations and approvals |

#### 5.11.5 Siting Regulations

- |   |                                  |
|---|----------------------------------|
| (a) Minimum Parcel Area                               | 1011 m <sup>2</sup> (0.25 acres) |
| (b) Front Yard Setback – all buildings and structures | 6.0m (19.68 ft.) minimum         |
| (c) Rear Yard Setback – all buildings and structures  | 6.0m (19.68 ft.) minimum         |
| (d) Side Yard Setbacks – all buildings and structures | 6.0m (19.68 ft.) minimum         |
| (e) Maximum Building Height (Principal Building)      | 10.0m (32.8 ft.)                 |
| (f) Maximum Building Height (Accessory Buildings)     | 6.0m (19.68 ft.)                 |



# WR-1 Water Resource 1

## 5.12 WR-1 – WATER RESOURCE 1

### 5.12.1 Purpose:

To permit limited activities around water resources in and around the Village.

### 5.12.2 Permitted Uses

Within the WR-1 – Water Resource Zone, the following uses only shall be permitted:

- (a) Public Access
- (b) Recreation Water Activities
- (c) Moorage

### 5.12.3 Other Regulations

- (a) Overnight moorage is not permitted



## WR-2 Water Resource Community

### 5.13 WR-2 – WATER RESOURCE COMMUNITY

#### 5.13.1 Purpose:

To permit limited activities around public water access.

#### 5.13.2 Permitted Uses

Within the WR-2 – Water Resource Community Zone, the following uses only shall be permitted:

- (a) Docks, recreational
- (b) Launching ramps
- (c) Swimming raft
- (d) Recreational water activities
- (e) Public access
- (f) Moorage

#### 5.13.3 Dock, Launching Ramps and Swimming Raft Regulations

In the WR-2 zone, no structure may be constructed or placed which contravenes the regulations contained in the table below. Column 1 identifies the matter to be regulated. Column 2 establishes the regulations.

<b>(1) Regulation Matter/Topic</b>	<b>(2) Regulations</b>
Docks and launching ramps shall be constructed to the following specifications:	
(a) Maximum Number of Structures	- 1 dock and 1 launching ramp per tenure agreement - 1 swimming raft per tenure agreement
(b) Maximum dock size	- 80m <sup>2</sup> (861 sq. ft.)

- (c) Maximum dock width - 3.0m (9.8 ft.)
- (d) Maximum dock projection past the natural boundary of water body - Consistent with provincial regulations and no greater than 20m (65.6 ft.) – measured at right angles to the general trend of the shoreline in the immediate vicinity of the subject structure.

#### 5.13.4 Other Regulations

- (a) Docks shall:
  - (i) be consistent with the orientation of neighboring docks;
  - (ii) not restrict access to adjacent docks: and
  - (iii) not rest on the foreshore at low water.
- (b) Construction materials shall be consistent with provincial regulations.
- (c) Docks shall be L or T shaped.
- (d) Floating docks are to be removed annually prior to lake icing. Once removed the dock shall be stored on the private upland property and not on the crown foreshore.
- (e) No dock or launching ramp shall be deemed to be a permitted use in the WR-2 zone unless it is located within an area that has a valid form of tenure or other form of permit from the Province of British Columbia.
- (f) Buildings or structures, other than recreational docks, which exist in the WR-2 zone as of September 24, 2018 shall be deemed to be in conformity with the provisions of this Bylaw and may be reconstructed, added to, maintained and structurally altered. No enlargement to any such building or structure, other than a dock, shall exceed 10% of the original dimensions and/or footprint of the building or structure.
- (g) Overnight moorage is not permitted.
- (h) Roofs or covered structures are not permitted.



## WR-3 Water Resource Residential

### 5.14 WR-3 – WATER RESOURCE RESIDENTIAL

#### 5.14.1 Purpose

To accommodate limited activities around public access.

#### 5.14.2 Permitted Uses

Within the WR-3 – Water Resource Residential Zone, the following uses only shall be permitted:

- (a) Docks
- (b) Recreational water activities
- (c) Public access

#### 5.14.3 Accessory Uses

Within the WR-3 – Water Resource Residential Zone, the following accessory uses shall be permitted:

- (a) Boat Lift
- (b) Moorage, including overnight moorage

#### 5.14.4 Regulations

- (a) Mooring buoys and launch ramps are not permitted.
- (b) There is only one dock fronting the upland property.
- (c) The placement, size, material and use of docks must be in accordance with a licence of occupation or lease issued by the province under the *Land Act* or the applicable Crown land use operations policy.

#### 5.14.5 Other Regulations

- (a) Docks shall:
  - (i) be consistent with the orientation of neighboring docks;
  - (ii) not restrict access to adjacent docks: and
  - (iii) not rest on the foreshore at low water.
- (b) Construction materials shall be:
  - (i) wooden or pipe pilings; and
  - (ii) untreated, non-toxic materials.
- (c) Docks shall be L or T shaped.
- (d) Floating docks are to be removed annually prior to lake icing. Once removed the dock shall be stored on the private upland property and not on the crown foreshore.
- (e) Buildings or structures, other than recreational docks, which exist in the WR- 3 zone as of the September 24, 2018 shall be deemed to be in conformity with the provisions of this Bylaw and may be reconstructed, added to, maintained and structurally altered. No enlargement to any such building or structure, other than a dock, shall exceed 10% of the original dimensions and/or footprint of the building or structure.
- (f) Roofs or covered structures are not permitted.



# **WR-4**      **Water Resource** **(EN)**        **Community – Eagles Nest**

## 5.15 WR-4 (EN) – WATER RESOURCE COMMUNITY – EAGLES NEST

### 5.15.1 Purpose

To accommodate local community access around water resources.

### 5.15.2 Permitted Uses

Within the WR-4 – Water Resource Community – Eagles Nest Zone, the following uses only shall be permitted:

- (a) Group moorage facility
- (b) Recreational water activities
- (c) Public access

### 5.15.3 Accessory Uses

- (a) Boat lift
- (b) Moorage, including overnight moorage
- (c) Public access

### 5.15.4 Regulations

- (a) Mooring buoys and launch ramps are not permitted.
- (b) In the WR-4(EN) zone, no structure may be constructed or placed which contravenes the regulations contained in the table below. Column 1 identifies the matter to be regulated. Column 2 establishes the regulation.

<b>Column 1</b>	<b>Column 2</b>
(a) Maximum number of <u>docks</u> per adjoining parcel (i) <u>Dock</u>	One <u>dock</u>
(b) Maximum number of boats to be moored in the WR-4(EN) zone	3 boats per one <u>dock</u>

#### 5.15.5 Other Regulations

- (a) Docks shall:
  - (i) be consistent with the orientation of neighboring docks;
  - (ii) not restrict access to adjacent docks; and
  - (iii) not rest on the foreshore at low water.
- (b) Construction materials shall be:
  - (i) wooden or pipe pilings; and
  - (ii) untreated, non-toxic materials.
- (c) Docks shall be L or T shaped.
- (d) Floating docks are to be removed annually prior to lake icing. Once removed the dock shall be stored on the private upland property and not on the crown foreshore.
- (e) Buildings or structures, other than recreational docks, which exist in the WR-4(EN) zone as of the September 24, 2018 shall be deemed to be in conformity with the provisions of this Bylaw and may be reconstructed, added to, maintained and structurally altered. No enlargement to any such building or structure, other than a dock, shall exceed 10% of the original dimensions and/or footprint of the building or structure.
- (f) Roofs or covered structures are not permitted.
- (g) The placement, size, material and use of docks must be in accordance with a license of occupation or lease issued by the province under the *Land Act* or the applicable Crown land use operational policy.



## **WR-4 (PR)**

## **Water Resource Community – Painted Ridge**

### **5.16 WR-4 (PR) – WATER RESOURCE COMMUNITY – PAINTED RIDGE**

#### **5.16.1 Purpose**

To accommodate limited activities around public access.

#### **5.16.2 Permitted Uses**

Within the WR-4 (PR) – Water Resource Community – Painted Ridge, the following uses only shall be permitted:

- (a) Group moorage facility
- (b) Recreational water activities
- (c) Public access

#### **5.16.3 Accessory Uses**

- (a) Boat Lift
- (b) *Moorage, including overnight moorage*

#### **5.16.4 Regulations**

- (a) Mooring buoys and launch ramps are not permitted.
- (b) In the WR-4(PR) zone, no structure may be constructed or placed which contravenes the regulations contained in the table below. Column 1 identifies the matter to be regulated. Column 2 establishes the regulation.

Column 1	Column 2
(a) Maximum number of <u>docks</u> per adjoining parcel a. <u>Dock</u>	One <u>dock</u>
(b) Maximum number of boats to be moored in the WR-4(PR) zone	5 boats per one <u>dock</u>

#### 5.16.5 Other Regulations

- (a) Docks shall:
  - (i) be consistent with the orientation of neighboring docks;
  - (ii) not restrict access to adjacent docks; and
  - (iii) not rest on the foreshore at low water.
- (b) Construction materials shall be:
  - (i) wooden or pipe pilings; and
  - (ii) untreated, non-toxic materials.
- (c) Docks shall be L or T shaped.
- (d) Floating docks are to be removed annually prior to lake icing. Once removed the dock shall be stored on the private upland property and not on the crown foreshore.
- (e) Buildings or structures, other than recreational docks, which exist in the WR-4(PR) zone as of September 24, 2018 shall be deemed to be in conformity with the provisions of this Bylaw and may be reconstructed, added to, maintained and structurally altered. No enlargement to any such building or structure, other than a dock, shall exceed 10% of the original dimensions and/or footprint of the building or structure.
- (f) Roofs or covered structures are not permitted.
- (g) The placement, size, material and use of docks must be in accordance with a license of occupation or lease issued by the province under the *Land Act* or the applicable Crown land use operational policy.



## PART 6 | Definitions

### 6 Definitions

TERM	DEFINITION
<b>ACCESSORY BUILDING</b>	means a non-residential building or structure that is secondary to a principal building or structure and whose use is exclusively devoted to the principal use of the lot.
<b>ACCESSORY USE</b>	means a permitted non-principal use that is secondary to the existing permitted principal use.
<b>AGRICULTURAL LAND RESERVE</b>	means a reserve of land established under the <i>Agricultural Land Commission Act</i> .
<b>AGRICULTURAL USE</b>	means the use of a parcel for the growing, rearing, producing or harvesting of agricultural or food products, including: apiculture, horticulture, silviculture, dairying, rearing of livestock, fowl, and fur-bearing animals, intensive agriculture, preliminary grading and processing for shipment of those products which are grown or raised on the parcel or farm and sale of produce grown on the parcel or farm.
<b>ANIMAL SERVICE</b>	means any supervisory, physical, and health care provided to domestic pets and farm animals, including veterinary clinics, animal hospitals, and kennels.
<b>ANIMAL UNIT</b>	<i>See Farm Animal Unit</i>
<b>ANIMAL SHELTER</b>	means a building or structure used for the rearing or accommodation of farm animals, or for mushroom growing, including structures for the storage or handling of manures and structures related to feedlots and swine, poultry or mink farms.
<b>ASSEMBLY FACILITY</b>	means a building or structure use dedicated to the gathering of persons for religious, educational, entertainment, philanthropic, or cultural purposes and includes but is not limited to churches, auditoriums, youth centres, halls, schools, and senior citizen centres.

<b>ATTACHED ACCESSORY DWELLING UNIT</b>	<p>means a room or set of rooms that:</p> <ul style="list-style-type: none"> <li>(i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and</li> <li>(ii) is attached to or located within the lot's principal building; and</li> <li>(iii) is a secondary use to the lot's principal building, structure, and use.</li> </ul>
<b>AUCTION SALES</b>	<p>means land, buildings and structures used for the storage and sale of goods by auction.</p>
<b>BED AND BREAKFAST OPERATION</b>	<p>means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations.</p>
<b>BOARDING, ROOMING OR LODGING HOME</b>	<p>means a residential building, other than a hotel or motel, containing two or more sleeping rooms for the accommodation of boarders with or without meals. The preparation of meals within the rented units is specifically prohibited.</p>
<b>BOAT LIFT</b>	<p>means an uncovered structure which facilitates the removal of a boat from the water and which can allow for a boat to be stored above the surface of the water but not resting on the foreshore.</p>
<b>BREWERIES AND DISTILLERS, MAJOR</b>	<p>means the brewing or distilling of alcoholic beverages or alcohol products with alcoholic content exceeding one (1) percent by volume. This product must be licensed under the <i>Liquor Control and Licensing Act</i>. The public tasting and retail sales of alcohol product is limited to that which is produced on-site. All processes, functions and mechanical equipment associated with the use must be contained indoors, and are limited to the production activities which are deemed not to be noxious or offensive to adjacent properties or the general public.</p>
<b>BREWERIES AND DISTILLERS, MINOR</b>	<p>means the brewing or distilling of alcoholic beverages or alcohol products with alcoholic content exceeding one (1) percent by volume. This product must be licensed under <i>the Liquor Control and Licensing Act</i>. The public tasting and retail sales of alcohol product is limited to that which is produced on-site. All processes, functions and mechanical equipment associated with the use must be contained indoors. The total area for production must be limited to a maximum gross floor area of 5000 m<sup>2</sup>.</p>

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<b>BUILDING</b>	means a roofed structure with solid exterior walls and which is used or intended to be used as shelter for persons, animals, equipment, or goods and services.
<b>BUILDING INSPECTOR</b>	means the person appointed from time to time by Council as the Building Inspector for the Village of Canal Flats or that appointed person's designate.
<b>BUSINESS AND PROFESSIONAL OFFICE</b>	means a professional, management, administrative, clerical, and consulting service, but excludes health and medical services, veterinary services, the sale, rental, servicing, or repair of goods, and the manufacture or processing of a product.
<b>BYLAW ENFORCEMENT OFFICER</b>	means the person appointed by Council as the Bylaw Enforcement Officer for the Village of Canal Flats or that appointed person's designate.
<b>CANNABIS PRODUCTS</b>	means items that may include, but are not limited to, apparel, edibles, topical lotions, and oils that are infused with or designed around cannabis and its derivations.
<b>COMMUNITY FACILITY</b>	means a building, structure, or land intended for assembly use.
<b>DATA CENTRE</b>	means a building or group of buildings housing computer systems that provide processing, storage, or distribution services.
<b>DAYCARE CENTRE</b>	means a centre providing group day care, family daycare, nursing school, child minding, out of school care, or specialized daycare in accordance with the provisions of the <i>Community Care and Assisted Living Act</i> or any subsequent Act or Acts which may be enacted in substitution thereof.
<b>DOCK, RECREATIONAL</b>	means a platform, either floating or fixed, below the natural boundary of the water body, which is designed to accommodate non-commercial parking and temporary water storage of watercraft and pedestrian access to and from watercraft.
<b>DWELLING UNIT</b>	means one or more rooms for or de- signed for residential use by one or more individuals, with cooking, living, sleeping, and sanitary facilities, and specifically excludes accommodation for tourists.
<b>DWELLING, APARTMENT</b>	means a building designed for residential use that is divided into three (3) or more dwelling units with a shared or common entrance, each of which is occupied or intended to be occupied as a permanent residence of one family.
<b>DWELLING, DETACHED ACCESSORY</b>	means a residential building or structure that:

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<b>UNIT</b>	<ul style="list-style-type: none"> <li>(i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and</li> <li>(ii) is unattached to the lot’s principal building; and</li> <li>(iii) is a secondary use to the lot’s principal building, structure, and use</li> </ul>
<b>DWELLING, SINGLE-DETACHED</b>	means a detached building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent residence of one or more persons. This includes Dwelling, Modular Home.
<b>DWELLING, TWO-UNIT</b>	means a detached building divided into two dwelling units, each of which is occupied or intended to be occupied as the permanent residence of one family.
<b>DWELLING, MOBILE HOME</b>	means a single-wide or double-wide single unit dwelling, constructed in a factory to CSA Z240MH standards, transported on its own chassis and placed on a permanent foundation complying with the BC Building Code, or on a temporary foundation complying with “CSA Z240.10.1 Site Preparation, Foundation, and Anchoring of Manufactured Homes”, and does not include a Recreation Vehicle.
<b>DWELLING, MODULAR HOME</b>	means a Dwelling, Single-Detached constructed in a factory to CSA A277 standards, transported to a building site on a flat-deck trailer and placed on a permanent foundation complying with the BC Building Code, and does not include a Mobile Home Dwelling or Recreational Vehicle.
<b>DWELLING, MULTI-UNIT</b>	means a building consisting of three (3) or more dwelling units, each of which has an individual entrance to the outdoors and each of which is occupied or intended to be occupied as the permanent residence of one family. This includes townhouses, rowhouses, triplexes and four-plexes.
<b>EQUESTRIAN CENTRE</b>	means a facility or group of facilities intended for the accommodation, showing and competitive use of horses and may include a stable, gymkhana course, race track, and other related facilities.
<b>EXTERIOR SIDE LOT LINE</b>	means a lot line that marks the boundary between a highway or public street.
<b>EXTERIOR SIDE SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the boundary between a highway or public street.
<b>FARM USE</b>	means an occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation

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as defined in the *Farm Practices Protection (Right to Farm) Act*.

**FENCE**

means a physical or visual barrier formed by a trellis, louver, solid hedge of trees or shrubs, a wooden or masonry structure, or a combination thereof.

**FINISHED GRADE**

means the grade on a lot after construction, taking into account any proposed changes to natural grade including any addition of fill or removal of soil, but excluding localized depressions.

**FINISHED GRADE –  
AVERAGE**

means the average elevation of the finished grade around the perimeter of a building or structure, measured at each of the four outermost exterior corners of the building, or projections thereof. In the case of an apartment dwelling, the average finished grade shall be the average of the four elevations measured where either of the outermost face of the side wall or party wall separations, or projections thereof, intersect with the front- most and rearmost walls of the building or structure, or projections thereof.

**FLOOR AREA RATIO  
(FAR)**

means the ratio between the gross floor area of all the buildings or structures on the lot and the total area of the lot upon which all the buildings or structures are situated.

**FOOD AND BEVERAGE  
SERVICE – FOOD  
PRIMARY**

means establishments chiefly engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises.

**FOOD AND BEVERAGE  
SERVICE – LIQUOR  
PRIMARY**

means licensed establishments chiefly engaged in selling alcoholic beverages, to customer order, for immediate consumption on the premises, with a secondary focus of preparing meals and snacks, to customer order, for immediate consumption on and off the premises, including a neighbourhood pub, tavern, cocktail bar, and wine bar.

**FOOD PROCESSING,  
STORAGE, AND SALES**

means a facility in which raw farm products combined with other consumable ingredients to produce marketable products for consumption that can be easily prepared and served by the consumer, and where raw farm products may be warehoused prior to being sold either directly to consumers or for wholesale, and the selling of raw farm products either directly to consumers or for wholesale.

**FORESHORE**

means the Crown land between the high and low water levels of a lake.

**FRONT LOT LINE**

means a lot line marking the boundary between a lot and a public street or highway which it abuts. Where a lot has lot lines abutting two or more public streets or highways, the shorter lot line is deemed to be the front lot line.

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<b>FRONT SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the front lot line.
<b>FRONTAGE</b>	is the distance along the property line adjacent to a highway or public street.
<b>GUEST RANCH</b>	<p>means a working farm or ranch that includes a principal residence, agricultural structures and temporary guest accommodation where such use is:</p> <ul style="list-style-type: none"> <li>(a) conducted on a parcel not less than 16ha in size,</li> <li>(b) conducted on a parcel assessed as farm under the <i>Assessment Act</i>, and</li> <li>(c) limited in density to 12.0m<sup>2</sup> of gross floor area of guest ranch accommodation per hectare to a maximum of 720m<sup>2</sup>.</li> </ul>
<b>GROSS FLOOR AREA</b>	means total floor area contained within the building measured to the external face of the external walls and excluding the roof.
<b>GROUP MOORAGE FACILITY</b>	means one or more docks providing communal overnight moorage and/or day use moorage facilities.
<b>HEALTH AND MEDICAL SERVICES</b>	means physical or mental health care provided on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature.
<b>HEAVY MANUFACTURING</b>	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which may generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundary of the lot, and may include supplementary ware- house and staging facilities.
<b>HEIGHT</b>	means the vertical distance between the average finished grade and the highest point of a building or structure having a flat or sloping roof.
<b>HIGHWAY</b>	means a numbered roadway or thorough- fare intended for vehicular use and governed by the rules of the Province of British Columbia.
<b>HOME OCCUPATION –</b>	means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident of the dwelling unit, where such occupation or profession is accessory to the residential use of the dwelling unit.
<b>IMPERVIOUS SURFACE</b>	Means ground, covered ground, buildings, or structures which water cannot infiltrate.

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<b>INDOOR RECREATION AND ENTERTAINMENT</b>	means the use of buildings or structures for recreation, amusement, or entertainment, and includes billiard halls, bowling alleys, arcades, fitness centres, sport facilities, theatres, cinemas, auditoria, concert halls, and galleries.
<b>INTERIOR SIDE LOT LINE</b>	means a lot line that marks the boundary between two lots.
<b>INTERIOR SIDE SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the boundary between two lots.
<b>KENNEL</b>	means the use of a lot on which four or more dogs are trained, bred, or boarded, either for remuneration or for the purpose of sale.
<b>LAUNCHING RAMP</b>	means an inclined, hardened surface designed and constructed for non-commercial launching and retrieving of trailered boats and other watercraft to and from a water body.
<b>LIGHT MANUFACTURING</b>	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which does not generate any detrimental impact, potential health or safety hazard or nuisance factors beyond the boundary of the lot.
<b>LODGE, GUIDING OR TOURISM</b>	means a building associated with guide-outfitting, guest ranch tourism or other tourism activities that provides temporary accommodation for paying guests of the guide or tourism outfitter and may include sleeping facilities, communal dining facilities, sanitary facilities, assembly and recreation facilities for the exclusive use of guests of the guide or tourism outfitter.
<b>LOT</b>	means a measured parcel of land having fixed boundaries and designated on a plot or survey.
<b>LOT COVERAGE</b>	means the ground floor area covered by all buildings and structures on a lot, and is expressed as a percentage of the lot area.
<b>LOT LINE</b>	means the boundary of a lot of land.
<b>MARKET GARDEN</b>	means a garden grown in any lot where the produce will be sold at a farmer's market or other venue, including a seasonal front yard stand not exceeding 5 m <sup>2</sup> .
<b>MIXED USE DEVELOPMENT</b>	Means a development which integrates a mixture of residential and commercial land uses either on one site or within one building.
<b>MOBILE HOME</b>	<i>See Dwelling, Mobile Home</i>
<b>MODULAR HOME</b>	<i>See Dwelling, Modular Home</i>

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<b>MOORAGE</b>	means the tying, fastening or securing of a boat to a buoy or dock.
<b>MOORING BUOY</b>	means a private buoy under the Private Buoy Regulation of the <i>Canada Shipping Act</i> that is used to secure watercraft in a fixed location.
<b>NATURAL BOUNDARY</b>	means the visible high water mark where the presence and action of water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of a 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.
<b>OFF-STREET LOADING AREA</b>	means an area designed for the loading and unloading of goods from motor vehicles located on the same lot as the building, structure, or use that requires an off-street loading area.
<b>OFF-STREET LOADING SPACE</b>	means a space within an off-street parking area for the loading and unloading of goods from motor vehicles, excluding driveways, ramps, columns, offices and work areas.
<b>OFF-STREET PARKING AREA</b>	means an area designed for the parking of motor vehicles within, beneath, adjacent to, or separate from a building located on the same lot as the building, structure, or use that requires an off-street parking area and may include, but is not limited to, garages, driveways, parking pads, surface parking lots.
<b>OFF-STREET PARKING SPACE</b>	means a space within an off-street parking area for the parking of one vehicle, excluding driveways, ramps, columns, offices and work areas.
<b>OUTDOOR RECREATION FACILITY</b>	means buildings, structures, or land that are available to the public for sports and active recreation conducted outdoors. Typical uses include sports fields, outdoor tennis courts, athletic fields, bowling greens, horseshoe pits, skateboard parks, playgrounds, volleyball courts, and includes accessory uses such as park maintenance and service facilities.
<b>OVERNIGHT MOORAGE</b>	means the tying, fastening and securing of watercraft to a dock during the dark period between one hour after sunset to one hour before sunrise.
<b>PARTY WALL</b>	means a wall common to two dwelling units joining the abutting units across a common interior lot line.
<b>PERSONAL PROPERTY</b>	means material goods owned, used, and maintained by an individual, or individuals, and does not include merchandise which was obtained on consignment.

<b>PERSONAL SERVICE ESTABLISHMENT</b>	means barbershop, beauty parlour, dry cleaning establishment, optical or watch repair shop, shoe repair shop, tailor shop, dressmaking shop, electrical appliance repair shop, laundromat (automatic self-service only), massage studio, physiotherapy establishment, or any combination of these.
<b>PRINCIPAL BUILDING</b>	means the building(s) or structure(s) that host(s) the main use(s) on the lot.
<b>PRINCIPAL USE</b>	means the main permitted purpose for which land, buildings and structures on a lot are intended for.
<b>PUBLIC STREET</b>	means a street, lane, alley, or, other thoroughfare intended for vehicular use and governed by the rules of the Village of Canal Flats
<b>PUBLIC ACCESS</b>	means the privilege or bare license to use the foreshore and other aquatic land held by the crown, and includes the right to land boats and to disembark.
<b>PUBLIC SERVICE USE</b>	means a system, work, building, plant or equipment owned or operated by a government, a government agency or by a company regulated by a government commission for the essential provision of water, sewer, drainage, gas, electricity, traffic control, fire and emergency services, or communication services.
<b>REAR LOT LINE</b>	means a lot line opposite to the front lot line.
<b>REAR SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and the rear lot line.
<b>RECREATIONAL VEHICLE</b>	means only a motor vehicle or trailer equipped with living space and amenities found in a home but not a mobile home.
<b>RECREATIONAL WATER ACTIVITY</b>	means activities that are conducted on or beneath the surface of a water body and includes, but are not limited to, activities such as boating, swimming, fishing and wind surfing. Recreational water activities do not include facilities.
<b>RETAIL CANNABIS SALES ESTABLISHMENT</b>	means the offer for purchase of items that may include, but are not limited to, apparel, edibles, topical lotions, and oils, that are made with or designed around cannabis and its derivations.
<b>RETAIL LIQUOR SALES ESTABLISHMENT</b>	means the offer for purchase of wine, beer, spirits, and other alcoholic beverages. Typical uses include provincially operated or licensee liquor stores and winery or brewery store- fronts.
<b>RIDING STABLE</b>	means a facility for the boarding and rental of horses.
<b>SENIOR CITIZEN</b>	means a building providing the short or long-term care of elderly

<b>HOUSING FACILITY</b>	people which may include the provision of meals or nursing care and supervision, and includes rest homes, assisted living, activity centres, and congregate care facility.
<b>SERVICE STATION</b>	means the commercial selling of fuel for vehicles including petroleum products, propane, and electricity; and minor vehicle maintenance and repair services, including vehicle washing.
<b>SETBACK</b>	means the minimum distance between a building, structure, or permitted use, and a specified lot line.
<b>SHIPPING CONTAINER</b>	means a prefabricated container designed, constructed and used for the transportation of goods by rail, ship, or truck, whether or not it is intended to continue to be used for this purpose.
<b>SITE</b>	means one or more lots or a portion thereof on which a building, structure, or use is constructed or located.
<b>STOREY</b>	means any horizontal level part of a building with a floor comprising all the rooms that could be used by people (for living, work, storage, recreation, etc.).
<b>STRUCTURE</b>	means any construction fixed to, supported by or sunk into land or water other than a fence or retaining wall.
<b>SWIMMING RAFT</b>	means a floating platform, not greater than 16m <sup>2</sup> in size, which is anchored to the bed of the water body.
<b>TEMPORARY BUILDINGS</b>	a building with limited foundation works designed to enable removal at limited expense, but does not include: simple buildings such as small garden storage sheds; children's play equipment; and temporary storage of licensed travel homes and trailers.
<b>THRIFT STORE</b>	means a retail store operated by a non-profit society which primarily sells donated used merchandise.
<b>TOURIST ACCOMMODATION - Major</b>	means temporary (maximum stay of 14 consecutive days) lodging for the travelling public and includes hotels, motels, and hostels with greater than 12 units.
<b>TOURIST ACCOMMODATION - Minor</b>	means temporary (maximum stay of 14 consecutive days) lodging for the travelling public and includes hotels, motels, and hostels with 12 or less units.
<b>TOURIST SERVICES</b>	means the provision of land for accommodating the travelling public who provide their own shelter, including campgrounds and travel trailer courts.

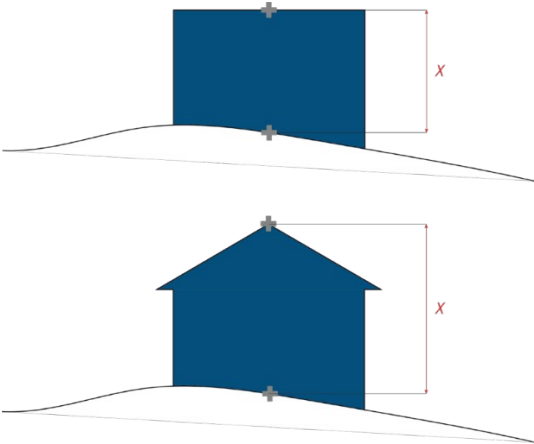
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<b>TOWING SERVICE</b>	means an establishment that provides for the removal and temporary storage of disabled vehicles.
<b>USEABLE OPEN SPACE</b>	means any part of a lot which is not occupied or obstructed by any hard-surfaced off-street parking or buildings or any structures except underground structures.
<b>VEHICLE, DERELICT</b>	means any vehicle no longer in road worthy condition, in a state of disrepair, wrecked or being dismantled but does not include vehicles stored in buildings, commercial or farm vehicles or vehicles used for commercial or industrial purposes on land zoned for commercial or industrial use in this Bylaw.
<b>VEHICLE SALES AND SERVICE</b>	means an establishment where a person may purchase a new or used automobile, truck, motorcycle, or RV (recreational vehicle) and/or vehicle maintenance and servicing.
<b>YARD SALE</b>	means any general retailing to the public of personal property from a residential premise and includes, but is not limited to, all sales entitled garage, lawn, attic, porch, driveway, backyard, patio, flea, market, or rummage sale.
<b>WATERCOURSE</b>	means any natural or human-made depression with well-defined banks and a bed 0.6 m (2.0 ft) or more below the surrounding land, serving to give direction to a current of water at least six months of the year, or having a drainage area of 2 km <sup>2</sup> (494.2 acres) or more, or as designated by the Minister responsible for Environment, or his designated official.
<b>WILDLAND USE</b>	means outdoor activities such as trapping by holders of registered trap lines, guide-outfitting, heli-skiing, cat skiing and cross-country ski trails and other commercial/public recreational use where such use is conducted on a parcel not less 16ha in size.

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6.1 BYLAW GRAPHICS



*X = greatest vertical distance from the highest point of a building or structure and the average finished grade*

**Building height**

## PARCEL TYPES AND SETBACK LOCATIONS

