



Development Bylaw No. 1040, 2013

List of Amendments:

- Bylaw No. 1048, 2014: Map amendment over parkland in DL 622, Plan 1005 from P-2 to P-1
- Bylaw No. 1070, 2015: Map amendment over Lots 1-2, DL 338, Plan 3817 and Lot 1 Plan PRP44902 from A-2 to R-3
- Bylaw No. 1074, 2016: Map amendment over Lot D, DL 333, Plan PRP43132 from R-4 to P-1
- Bylaw No. 1086, 2016: Replacement of Annex A
- Bylaw No. 1087, 2017: Map amendment over Lot 1, DL 333, Plan EPP72661 from A-1 to R-1
- Bylaw No. 1106, 2018: Replacement of Annex A
- Bylaw No. 1114, 2021: Nuisance Bylaw Repealed Divisions 22, 23, & 24
- Bylaw No. 1153, 2021: Text amendment adding S.14.2(31) Veterinary Clinic and Related Pet Crematorium
- Bylaw No. 1180, 2023: Map amendment over Lot A, DL 619, Plan PRP 13493 from C1 to P1
- Bylaw No. 1184, 2023: Text amendment adding "car wash" as a permitted use for Lots 11, 12 and 13, Block 26, Plan PRP1005, DL 622, R5 CD
- Bylaw No. 1193, 2023: Text amendments to permit secondary suites in all zones (Small-Scale Multi-Unit Housing legislation compliance bylaw)
- Bylaw No. 1199, 2024: Map amendment over Lots 28-32, Block 38, Plan PRP1005, DL 622, R5 CD) from R-1 to P-1

CONSOLIDATED FOR CONVENIENCE ONLY

January 2025



**DISTRICT OF HOUSTON
DEVELOPMENT BYLAW NO. 1040, 2013**

**Being a bylaw to establish
development regulations within the District of Houston**

WHEREAS the Council for the District of Houston desires to enact a Development Bylaw for the District of Houston;

AND WHEREAS the Local Government Act provides that Council may enact a Zoning Bylaw pursuant to Section 903; Parking provisions pursuant to Section 906; Screening provisions pursuant to Section 909; Floodplain provisions pursuant to Section 910; Noise provisions pursuant to Section 724; Sign provisions pursuant to Section 908; and Unsightly Premises and Nuisance provisions pursuant to Section 725;

AND WHEREAS referrals have been made to all of the relevant Provincial Ministries, and the Regional District of Bulkley/Nechako and their relevant comments have been considered and included as necessary;

AND WHEREAS bylaws may be consolidated pursuant to Section 138 of the Community Charter;

AND WHEREAS a Public Hearing has been held pursuant to Section 890 of the Local Government Act;

NOW THEREFORE the Council of the District of Houston in an open meeting assembled hereby enacts the following:

ANNEX A

1.0 Annex A is attached hereto and forms part of this bylaw.

CITATION

2.0 This bylaw may be cited for all purposes as "**Development Bylaw No. 1040, 2013**".

REPEAL

3.0 Upon adoption of this bylaw, the following bylaws and any amendments thereto are hereby repealed:

District of Houston Noise Control Bylaw No. 388, 1983
District of Houston Development Permit Procedures Bylaw No. 927, 2005
District of Houston Nuisance and Property Maintenance Bylaw No. 956, 2007
District of Houston Sign Bylaw, No. 997, 2010
District of Houston Zoning Bylaw No. 951, 2007

READ A FIRST TIME	12 th DAY OF NOVEMBER, 2013
READ A SECOND TIME	12 th DAY OF NOVEMBER, 2013
PUBLIC HEARING HELD	3 rd DAY OF DECEMBER, 2013
READ A THIRD TIME	17 th DAY OF DECEMBER, 2013
ADOPTED THIS	17 th DAY OF DECEMBER, 2013

BILL HOLMBERG
MAYOR

MARNI LAROCQUE
CORPORATE SERVICES OFFICER



DISTRICT OF HOUSTON
DEVELOPMENT BYLAW NO. 1040, 2013
CONSOLIDATED VERSION

ANNEX A

(Replaced by Bylaw No. 1106)

DIVISION 1. TABLE OF CONTENTS

CONTENTS

DIVISION 1.	TABLE OF CONTENTS	3
DIVISION 2.	DEFINITIONS	9
DIVISION 3.	PREAMBLE	27
3.1.	INTRODUCTION	27
3.2.	CLASSIFICATIONS OF ZONES	28
3.3.	NATURAL TO URBAN ZONES	28
3.4.	GUIDING PRINCIPLES OF THE OFFICIAL COMMUNITY PLAN	31
3.5.	INTENT	32
3.6.	PURPOSE OF THE DEVELOPMENT BYLAW	32
3.7.	LAND USE PATTERNS	33
3.8.	SUSTAINABILITY	34
3.9.	NATURAL RESOURCES	35
3.10.	PUBLIC INFRASTRUCTURE	35
3.11.	JUSTIFIABLE EXPECTATIONS AND TAXABLE VALUE	35
3.12.	ADMINISTRATION	35
DIVISION 4.	ADMINISTRATION	36
4.1.	APPLICATION	36
4.2.	PURPOSE	36
4.3.	CONFORMITY	36
4.4.	SEVERABILITY	37
4.5.	AUTHORITY	37
4.6.	RESPONSIBILITY FOR ADMINISTRATION	37
4.7.	NOTICE OF APPLICATION	37
4.8.	LANGUAGE	38
4.9.	TIME LIMITS	38
4.10.	CONFLICT	39

4.11.	TERMS AND DEFINITIONS	39
4.12.	APPLICATION OF METRICS	39
4.13.	CALCULATION OF FRACTIONS	39
4.14.	PROVINCIAL LAW REQUIREMENTS	39
4.15.	ZONE BOUNDARIES	39
4.16.	CLASS DEFINITIONS	40
4.17.	PERMITS, FORMS AND FEES	40
4.18.	APPLICATION PROCESSING	41
4.19.	PUBLIC INFORMATION MEETINGS	41
4.20.	AGENCY REFERRAL PROCESS	41
4.21.	SECURITY	42
4.22.	INSPECTION AND RIGHT OF ENTRY	43
4.23.	VIOLATION	43
4.24.	UNSIGHTLY PREMISES ENFORCEMENT	43
4.25.	OFFENCE	44
4.26.	PENALTY	44
4.27.	ADMINISTRATION OF SIGN PERMITS	44
4.28.	SIGN LIABILITY	45
4.29.	SIGN REMOVAL	45
4.30.	DEVELOPMENT PERMIT	46
DIVISION 5.	GENERAL REGULATIONS	48
5.1.	APPLICATION	48
5.2.	ACCESSORY USE	48
5.3.	ACCESSORY BUILDINGS	48
5.4.	APPLICATION OF SITING REQUIREMENTS TO STRATA AND BARE LAND STRATA PARCELS	49
5.5.	AGRICULTURAL LAND RESERVE	49
5.6.	PUBLIC UTILITY USE	49
5.7.	NON-CONFORMING PARCELS	49
5.8.	TEMPORARY COMMERCIAL OR INDUSTRIAL USE PERMITS	50
5.9.	USE PROHIBITIONS	51
5.10.	PROJECTIONS	51
5.11.	HEIGHT EXCEPTIONS	51
5.12.	HOME OCCUPATIONS	52
5.13.	HOME INDUSTRY	52
5.14.	AMENITY AREA	53
5.15.	SECONDARY SUITES	54
5.16.	STORAGE OF VEHICLES IN RESIDENTIAL ZONES	54
5.17.	VISUAL CLEARANCE AT INTERSECTIONS	55
5.18.	SCREENING AND LANDSCAPING	55

5.19.	FENCES	56
5.20.	FLOODPLAIN SPECIFICATIONS	57
5.21.	OFFSTREET PARKING, LOADING AND HIGHWAY #16 ACCESS	60
5.22.	MANUFACTURED HOMES	67
5.23.	STORAGE OF MANUFACTURED HOMES	67
5.24.	MANUFACTURED HOME PARK PERMIT	68
5.25.	KEEPING OF FARM ANIMALS	68
5.26.	SHIPPING CONTAINERS	70
DIVISION 6.	ESTABLISHMENT OF ZONES	71
6.1.	ESTABLISHMENT OF ZONES	71
6.2.	ZONE TITLE	71
6.3.	LOCATION OF ZONES	71
6.4.	ZONE BOUNDARIES – SEE ADMINISTRATION S. 4.15	71
6.5.	STATEMENTS OF PURPOSE	72
DIVISION 7.	R1 – ONE FAMILY RESIDENTIAL ZONE	73
7.1.	PURPOSE	73
7.2.	PERMITTED USES	73
7.3.	REGULATIONS	73
DIVISION 8.	R2 – TWO FAMILY RESIDENTIAL ZONE	75
8.1.	PURPOSE	75
8.2.	PERMITTED USES	75
8.3.	REGULATIONS	75
8.4.	SPECIAL REGULATION	76
DIVISION 9.	R3 – MANUFACTURED HOME PARK ZONE	77
9.1.	PURPOSE	77
9.2.	PERMITTED USES	77
9.3.	REGULATIONS	77
DIVISION 10.	R4 – MULTI-FAMILY RESIDENTIAL ZONE	78
10.1.	PURPOSE	78
10.2.	PERMITTED USES	78
10.3.	REGULATIONS	78
10.4.	SPECIAL REGULATIONS	79
DIVISION 11.	A1 – RURAL AGRICULTURAL ZONE	81
11.1.	PURPOSE	81
11.2.	PERMITTED USES**	81
DIVISION 12.	A2 – RURAL RESIDENTIAL ZONE	83
12.1.	PURPOSE	83
12.2.	PERMITTED USES**	83
12.3.	REGULATIONS	83
DIVISION 13.	C1 – CORE COMMERCIAL ZONE	85

13.1.	PURPOSE	85
13.2.	PERMITTED USES	85
13.3.	PROHIBITED USES	86
13.4.	REGULATIONS	86
13.5.	SPECIAL REGULATIONS	87
DIVISION 14.	C2 – SERVICE COMMERCIAL ZONE	88
14.1.	PURPOSE	88
14.2.	PERMITTED USES	88
14.3.	PROHIBITED USES	89
14.4.	REGULATIONS	89
DIVISION 15.	C3 – CAMPGROUND ZONE	91
15.1.	PURPOSE	91
15.2.	PERMITTED USES	91
15.3.	PROHIBITED USES	91
15.4.	REGULATIONS	91
DIVISION 16.	M1 – LIGHT INDUSTRIAL ZONE	93
16.1.	PURPOSE	93
16.2.	PERMITTED USES	93
16.3.	REGULATIONS	94
DIVISION 17.	M2 – HEAVY INDUSTRIAL ZONE	95
17.1.	PURPOSE	95
17.2.	PERMITTED USES	95
17.3.	REGULATIONS	95
DIVISION 18.	P1 – PUBLIC AND INSTITUTIONAL ZONE	97
18.1.	PURPOSE	97
18.2.	PERMITTED USES	97
18.3.	PROHIBITED USES	97
18.4.	REGULATIONS	98
18.5.	SPECIAL REGULATIONS	98
DIVISION 19.	P2 – PARK AND RECREATION ZONE	99
19.1.	PURPOSE	99
19.2.	PERMITTED USES	99
19.3.	REGULATIONS	99
DIVISION 20.	MANUFACTURED HOME PARK REGULATIONS	100
20.1.	MANUFACTURED HOME PARK SITES	100
20.2.	MANUFACTURED HOME SPACES	100
20.3.	MANUFACTURED HOME PLACEMENT	101
20.4.	BUFFER AREAS	103
20.5.	RECREATION	104
20.6.	MANAGER’S RESIDENCE	105

20.7.	SERVICE BUILDINGS	105
20.8.	WATER	106
20.9.	SEWAGE DISPOSAL	106
20.10.	INTERNAL ROADS AND PARKING AREAS	107
20.11.	SAFETY	108
20.12.	PUBLIC INFORMATION	109
DIVISION 21.	DEVELOPMENT PERMIT GUIDELINES	110
21.1.	APPLICATION	110
21.2.	AREA A1 – HIGHWAY CORRIDOR DEVELOPMENT PERMIT AREA	110
21.3.	AREA A2 – DOWNTOWN DEVELOPMENT PERMIT AREA	112
21.4.	AREA A3 – MULTIFAMILY DWELLINGS DEVELOPMENT PERMIT AREA	115
21.5.	AREA A4 – WILDFIRE DEVELOPMENT PERMIT AREA	116
DIVISION 22.	NOISE REGULATIONS (REPEALED BY BYLAW NO.1114)	124
DIVISION 23.	NUISANCE REGULATIONS (REPEALED BY BYLAW NO.1114)	124
DIVISION 24.	UNSIGHTLY PREMISE (REPEALED BY BYLAW NO.1114)	124
DIVISION 25.	SIGN REGULATIONS	125
25.1.	GENERAL PROVISIONS	125
25.2.	PROHIBITIONS	126
25.3.	EXEMPTIONS TO SIGN PERMIT REQUIRMENTS	127
25.4.	ISSUANCE OF A DEVELOPMENT PERMIT	128
25.5.	ISSUANCE OF A DEVELOPMENT VARIANCE PERMIT	129
25.6.	OWNER RESPONSIBILITIES	129
25.7.	PERMITTED SIGNS	129
25.8.	BUILDING DIRECTORY SIGNS	129
25.9.	CANOPY/AWNING SIGNS	130
25.10.	UNDER CANOPY/AWNING SIGNS	130
25.11.	FASCIA SIGNS	130
25.12.	FREESTANDING SIGNS	130
25.13.	PROJECTING SIGNS	130
25.14.	SUBDIVISION IDENTIFICATION SIGNS	131
APPENDIX 1	SUSTAINABILITY CHECK LIST	132
APPENDIX 2	SIGN GUIDELINES	145
APPENDIX 3	GUIDELINES FOR KEEPING OF CHICKENS	164
APPENDIX 4	ILLUSTRATIVE PLANS	175
SCHEDULE A	LAND USE MAPS	
SCHEDULE B	FLOOD PLAN MAP	
SCHEDULE C	[NOT IN USE]	
SCHEDULE D	SPECIFIC FLOOD PLAIN AREAS	

DIVISION 2. DEFINITIONS

For parcels within the Agricultural Land Reserve (ALR) refer to the Agricultural Land Commission Act for definitions to guide building locations, heights and number. Refer to the Guide for Bylaw Development in Farming Areas as an acceptable policy for ALR development.

ABANDONED SIGN means a sign which for a period of at least one hundred and eighty (180) consecutive days or longer no longer advertises or identifies a legal business establishment, product or activity.

ACCESSORY BUILDING means a building which is subordinate to the principal building situated on the same parcel and which is incidental and exclusively devoted to the better use of the principal building such as a garage, carport or storage shed. See section 5.3 for general regulations.

ACCESSORY BUILDING within a manufactured home park means any structure on a manufactured home space detached from the manufactured home or an addition by a minimum of 2.0 m and intended for storage; but not a garage or carport. See section 5.3 for general regulations.

ACCESSORY USE means a use other than the principal use, which is incidental and exclusively related to a principal use on the same parcel. See section 5.2 for general regulations.

ACT means the Local Government Act, as amended.

ADDITION within a manufactured home park means only the following structures attached to, or less than three (3) m from, a manufactured home: carport, garage, enclosed habitable room(s), porch, or unenclosed shelter from the weather.

ADVERTISED BUSINESS means the business to which a sign refers.

AGRICULTURE means the use of lands, buildings or structures for the propagation of crops or livestock, including field crops, animal husbandry, tree nurseries and any other uses customarily carried out in the field of agriculture. An Agriculture use does not include Cannabis Production.

AGRICULTURE, INTENSIVE means the use of land, buildings and structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms; but does not apply to land that is designated as Agricultural Land Reserve.

ALTERATION means a structural change to a building and includes but is not limited to:

- (1) an addition to gross floor area or height;
- (2) removal of part of the building;
- (3) construction of, cutting into, or removal of any wall, partition, column, beam, floor joist, or other support;
- (4) a change to, or closing of, any required means of access; and
- (5) a change to the fixtures, equipment, cladding or trim.

AMENITY AREA means indoor or outdoor space on a parcel designed for shared or private recreation or enjoyment. Such uses include, but are not limited to, landscaped open space, child play areas, courtyards, patios, sun decks, balconies, terraces, swimming pools, saunas, exercise areas, craft and games rooms. See section 5.14 for general regulations.

AMENITY AREA, COMMON means an amenity area designed for use on a shared basis by the occupants of more than one dwelling unit in a building and where a common access is provided to the amenity space.

AMENITY AREA, PRIVATE means an amenity area designed for the exclusive use of the occupants of a specific dwelling unit, providing a degree of visual privacy for the occupants and located within, or immediately adjacent to, the dwelling unit.

ANIMATED SIGN means any sign other than a banner sign, flag sign, changeable copy sign or barber pole that includes action, motion or colour changes on all or any part of the sign.

APARTMENT means a type of building containing three (3) or more dwelling units which has its principal access from an entrance common to the dwellings.

ASSISTED LIVING FACILITY means an assisted living facility as defined in the Community Care and Assisted Living Act.

ASSOCIATED OFFICES means an office used for, but subordinate to, the principal use of the business.

AUTHORIZED REPRESENTATIVE means the officer or employee of the municipality appointed to administer parts and sections of this bylaw in their capacity as an officer or employee of the District.

AUTOMOTIVE SALVAGE means the storage, dismantling, recycling or sale of inoperable motor vehicles and recreational vehicles or the parts thereof, but does not include trailers, farm or industrial equipment or the parts thereof.

AVERAGE SPACE WIDTH means the mean of the front and rear widths of the manufactured home space as measured perpendicularly between the side boundaries of the manufactured home space.

AWNING means a retractable or non-retractable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials, except for the supporting framework.

AWNING SIGN means a sign painted or affixed flat to the surface of an awning.

BANNER SIGN means a temporary sign composed of lightweight material, including nylon, vinyl, cloth, canvas or similar fabric, either enclosed or not enclosed in a rigid frame, which may be secured or mounted so as to allow movement of the sign caused by air movement.

BASEMENT means that portion of a building between two floor levels which has more than one-half of its height from finished floor to finished ceiling below the grade of the ground.

BED & BREAKFAST means a use accessory to a residential use of no more than three (3) rooms for the temporary lodging of persons, other than members of a family.

BILLBOARD SIGN means an exterior structure, panel board, or object designed exclusively to support text or advertising material that is posted, fastened, painted or otherwise affixed thereto, with a height that exceeds 2m and including any sign which does not directly apply to the premises or uses where it is displayed.

BUILDING DIRECTORY SIGN means a sign that identifies business or other premises in a building and guides pedestrians to such premises.

BUILDING FACE means the total area of a wall of a building fronting a street, extending from grade to the eaves or top of any parapet wall.

BUILDING FRONTAGE means the outside wall of a building directly enclosing an advertised business which faces a street right-of-way or interior service road or parking lot within the site on which the building is located.

BUILDING OFFICIAL means the officer, employee or agent appointed as the Building Official for the municipality by Council from time to time.

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy.

BUSINESS SERVICE ESTABLISHMENT means a business where services are provided for gain and where the sale of retail goods may be provided in addition to the provision of such services.

CAMPGROUND means a site providing for the seasonal and temporary accommodation of travellers using tents, trailers, or recreation vehicles, but specifically

excludes a manufactured home park, hotel, or motel. See Division 15.0 for general regulations.

CANNABIS CULTIVATION (PERSONAL) means the growing, harvesting and preparation of a cannabis plant by an adult for their personal use only within the dwelling or on the same parcel as the dwelling that adult is a resident of, and in compliance with the federal *Cannabis Act* and provincial *Cannabis Control and Licensing Act*. A Cannabis, Personal Cultivation use does not include a retail cannabis store, cannabis distribution, or cannabis manufacturing/production use as defined in this bylaw.

CANNABIS DISTRIBUTION means a person who holds a cannabis distributor licence issued by the Government of British Columbia and any building or operation designed, intended or used for the purpose of delivering, dispensing or transferring cannabis or cannabis products to a person for either medical or non-medical purposes.

CANNABIS PRODUCTION means a federally licensed entity which may purchase marijuana; grow, harvest, test, manufacture, prepare, and package marijuana products; and sell cannabis or cannabis products to other marijuana manufacturing/production facilities, cannabis distribution entities, or retail cannabis stores, but not to consumers. A Cannabis Manufacturing/Production use does not include Cannabis Cultivation (Personal) as defined in this bylaw.

CANNABIS means cannabis as defined in the *Cannabis Act* and includes any products containing cannabis.

CANNABIS PLANT means cannabis plant as defined in the *Cannabis Act*.

CANOPY means a non-retractable roofed structure without walls that projects from the side of a building or is self-supporting, and is composed entirely of rigid materials.

CANOPY SIGN means a sign painted or affixed flat to the vertical face of a canopy.

CANOPY/AWNING SIGN means a sign placed on, attached to or constructed on the face of an awning, canopy or marquee.

CAR WASH means an automated or manual facility for the washing or cleaning of motor vehicles that is the principal use of the property it occupies, and employs the use of automated brushes, blowers or conveyor systems or washing wands and brushes.

CHANGEABLE COPY SIGN means a sign on which copy is changed either automatically or manually through the use of attachable letters, numerals and graphic panels or electronic switching of lamps or illuminated tubes.

CHIEF ADMINISTRATIVE OFFICER means the officer or employee appointed by Council from time to time to oversee and manage the operations of the municipality and advise Council on such matters.

CHURCH means a building wherein persons regularly assemble for religious worship or related religious activities and which is maintained and controlled by a religious body organized to sustain public worship.

CLEARANCE for sign dimensions, means the vertical distance between the underside of a sign and the average finished grade below, exclusive of any berm or embankment.

COMMERCIAL MESSAGE means any public communication that advertises or calls attention to a business, business or professional person, product, service, sale, sales event, or any other business solicitation.

COMMERCIAL RECREATION means facilities for sports and active recreation activities conducted outdoors including golf courses, downhill skiing facilities, equestrian centres, guest ranches, outfitters and other similar outdoor facilities.

COMMUNITY CARE FACILITY means any facility licensed under the Community Care and Assisted Living Act.

COMMUNITY CHILD CARE FACILITY means a child care facility as defined in the Child Care Regulation and licensed under the Community Care and Assisted Living Act.

COMPREHENSIVE SIGN PLAN means a plan combining drawings and text showing the number, design, colour, size, copy, appearance, location and elevation of all existing and proposed signs on one or more lots that are designed as a single site.

CONSTRUCTION means build, erect, install, repair, relocate, demolish, remove, excavate and fill, cutting into, or removal of any wall, partition, column, beam, floor joist, or other support; or removal of part of the building.

CONSTRUCTION NOISE means any noise created by or resulting from the construction, erection, reconstruction, alteration, repair or demolition of any building or structure or the excavation or filling of land in any manner.

CONSTRUCTION SIGN means a sign used to identify the owner, general contractor, sub-trades, architect, engineers and others associated with the design, planning and construction of a building under construction.

CONVENIENCE STORE at a manufactured home park, means a retail outlet providing groceries, sundries and household items primarily for tenants of the manufactured home park.

CONVENIENCE STORE means a retail sales outlet which offers for sale foodstuffs and convenience goods, located in a building having a maximum gross floor area of 200 m².

COPY means the letters, characters, numbers or graphics that make up the messages on a sign.

COPY AREA means the area within a single, continuous perimeter composed of the smallest circle, semicircle, rectangle, square or triangle, or combination thereof which encloses the extreme limits of a commercial message.

COUNCIL means the Council of the District of Houston.

DELUGE SYSTEM means an open nozzle attached to a piping system that is connected to a water supply through a valve. The valve can be opened manually or by means of a detection system installed in the same area as the nozzle. Water flow from the nozzle must be no less than 2270 LPM (500 gpm) or as specified by a certified fire protection engineer.

DENSITY means, for commercial uses, the floor area ratio; and for residential uses, the number of dwelling units per hectare.

DERELICT VEHICLE means any vehicle or part thereof, propelled otherwise than by muscle power which does not meet the regulations of the Motor Vehicle Act of the Province of British Columbia.

DEVELOPMENT means a change to the fixtures, equipment, cladding or trim; a change to, or closing of, any required means of access; and the carrying on of any construction or excavation or their operation, in, on, over, or under land or water; or the making of any change in or intensity of use of any land, water, building or premises.

DEVELOPMENT REVIEW COMMITTEE means the committee established by Council to administer Development Permits.

DIRECTIONAL SIGN means any sign that serves solely to designate the location of or indicate directions to any place or area.

DISCARDED MATERIAL means all manner of garbage, junk, unused or dismantled trailers, boats, vessels, machinery, mechanical or metal parts, bottles, glass, brush piles, pipes, unused wood or wood products excluding seasoned untreated wood or manufactured products cut in lengths for use as a fuel in a solid fuel burning appliance, dilapidated furniture, inoperative appliances, derelict vehicles and other similar things.

DISTRICT means the Corporation of the District of Houston.

DOWNTOWN means the Core Commercial (C1) zone.

DWELLING UNIT means a self-contained set of rooms for the residential accommodation of a family living together as a single household and containing only one set of cooking facilities. (Bylaw 1193)

DWELLING, SINGLE DETACHED means a detached building used exclusively for residential purposes containing one dwelling unit. (*Bylaw 1193*)

DWELLING, TWO-FAMILY means a detached building used exclusively for residential purposes containing two dwelling units only, which building is not readily convertible into additional dwelling units.

DWELLING, MULTIFAMILY means any building consisting of three (3) or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family.

ENTERTAINMENT FACILITY means an enterprise where fees are charged for the provision of entertainment to the public and includes but is not necessarily limited to such uses as auditoriums, movie theatres, bingo halls, and pool and billiard facilities.

EXPANSION with regard to a manufactured home park, means adding manufactured home spaces to an existing manufactured home park through construction.

FAMILY DAY CARE means a child care use as defined under Part 7 of Child Care Regulation and licensed under the Community Care and Assisted Living Act.

FAMILY means not more than five (5) unrelated persons sharing one dwelling, or two or more persons related by blood, marriage, adoption or foster parenthood sharing one dwelling.

FARMERS' MARKET means the direct retail sale of locally produced food or artisan goods by farmers, food processors, and/or artisans from a mobile vending unit or temporary structure such as tent.

FASCIA SIGN means a flat sign parallel to the building face of the wall to which it is attached and which does not extend beyond the building face and / or above the roof line, and does not include a mural.

FEES AND CHARGES BYLAW means the District of Houston bylaw adopted for the purposes of establishing user fees and charges for services provided by the District.

FILLING PLANT AND/OR BULK STORAGE TANK means a Liquefied Petroleum Gas (L.P.G.) storage facility set up to supply markets off site. Generally the capacity of L.P.G. tanks will be greater than 2000 gallons.

FILTH means foul or putrid matter.

FINANCIAL INSTITUTION means a bank, trust company, mortgage company, credit union or similar establishment.

FLAG SIGN means a sign displayed on a piece of fabric but does not include a flag or emblem of a political, civic, philanthropic, educational or religious organization.

FLASHING SIGN means an illuminated sign other than a changeable copy sign which contains flashing lights or exhibits noticeable changes in light intensity.

FLEA MARKET means a building or other structure from which vending spaces are rented on a temporary basis to other vendors who may sell new and used merchandise to customers.

FLOOD LEVEL means the required minimum elevation associated with a design flood or where a design flood has not been determined, a specified height above a natural boundary.

FLOOR AREA means the area of the floor on any storey of a building between exterior walls, including the area of the floor occupied by interior walls and partitions.

FLOOR AREA, GROSS means the sum of the total floor area of each storey in each building including exterior walls but excluding area used for parking purposes.

FLOOR AREA RATIO means the figure obtained when the gross floor area of all the buildings on a site is divided by the total parcel area.

FOUNDATION for manufactured homes means the method of supporting the manufactured home when placing it on a manufactured home space. Foundations typically consist of concrete piers or wood cribbing.

FREE-STANDING SIGN means any sign wholly supported by and permanently fixed to the ground by its own structure, which may comprise one or more uprights, poles or braces, and which may be covered by metal or fiberglass cladding to give a solid appearance.

FRONTAGE means the width of a parcel measure along a line 6 m back from the front parcel line and parallel thereto.

GARDEN CENTRE means a facility for the sale, growing, and storage of ornamental plants and trees, and includes the supplementary retail sale of fertilizers, garden chemicals, garden implements and associated products except for the sale of cannabis or cannabis plants.

GRADE for signs, means the average level of the floor, stair, pavement, or the ground adjacent to a sign or sign area.

GRADE means the lowest of the average levels of finished ground adjoining each exterior wall of a building.

GRAFFITI includes any unauthorized inscription, drawing, writing, pictorial representation, message or slogan made on any surface by means of paint, chalk, ink or other substances, or by chisel, hammer, stone or other device.

GROUND COVER means any plant used for the purpose of growing over an area of ground to hide it or protect it from erosion or drought.

HEIGHT means the vertical distance from the grade to the highest point of any roof structure/design.

HEIGHT, SIGN means the vertical distance measured from grade to the highest point of a sign in the case of maximum height, and to the lower limit of the sign in the case of minimum height.

HIGHWAY includes every road, street, lane, alley and right-of-way designed or intended for or used by the general public for the passage of vehicles, and every place or passage way to which the public, for the purpose of parking or servicing of vehicles, has access or is invited; and every place or passage way owned or operated by the municipality for the purpose of providing off-street parking.

HOME INDUSTRY means an occupation or profession of a more industrial nature and a larger scale carried out in a dwelling unit or an accessory building by the family which is permanently resident in the dwelling unit, where such occupation or profession is clearly incidental or secondary to the use of the dwelling unit for residential purposes. Such uses include, but are not limited to, enclosed repair and storage of home industry related vehicles and machinery, stables and premises for contractors. See section 5.13 for general regulations.

HOME OCCUPATION means an occupation or profession carried out in a dwelling unit or an accessory building by the family which is permanently resident in the dwelling unit, where such occupation or profession is clearly incidental or secondary to the use of the dwelling unit for residential purposes. Such uses include, but are not limited to, hairdresser, home office or dressmaking service. See section 5.12 for general regulations.

HOME OCCUPATION SIGN means a sign that identifies a business being carried out on the premises.

HOTEL means a building which contains sleeping units which has its principal access from an entrance common to the units. It may contain assembly, commerce, entertainment, indoor recreation, or restaurant uses and premises licensed for on-site consumption of alcoholic beverages.

ILLUMINATED means with direct illumination through any transparent or translucent material from a source of light within the sign, or with indirect illumination from focusing outside light onto the sign, but which is not a changeable copy sign.

INDUSTRIAL RECREATION means club or lodge facilities provided specifically to service industry.

JUNK means old metal, glass, paper, wood or other material which may be usable again in some fashion.

L.P.G. means liquefied petroleum gas. See also definition for Filling Plant/Bulk Storage Facility.

LANDSCAPE PLAN means a diagram showing the proposed location, number and size of species of plant material; the type of inorganic materials, and the nature of construction of planters and borders that will retain the plant material.

LANDSCAPING means the planting and maintenance of some combination of trees, shrubs, hedges, ground cover, lawns or other horticultural elements for the enhancement of outdoor areas.

LANE means a highway which provides secondary access to the side or rear of the parcel and is less than 8 m wide.

LOT means the smallest unit in which land is designated as a separate and distinct parcel as shown on the records of the Land Title Office.

MANAGER, in terms of a manufactured home park, means the owner, or a person authorized by the owner as manager of the manufactured home park.

MANAGER'S RESIDENCE, in terms of a manufactured home park, means a building or portion of a service building for the accommodation of the manager of the manufactured home park.

MANUFACTURED HOME for the purposes of this bylaw means a residential structure constructed in a factory and labeled as conforming to or exceeding CSA Z240 Series standard. The structure consists of a single unit or two units attached side by side (double-wide). It is commonly referred to as a "mobile home" because each unit has a steel sub-frame to permit it to be transported on an undercarriage.

MANUFACTURED HOME PARK means a site specifically designed for the serviced installation of two or more manufactured homes on individual manufactured home spaces. The site may be unsubdivided with spaces available for a rental charge, or subdivided under the Condominium Act. The park may also contain service facilities for the park's tenants such as water supply, sewage and garbage disposal, recreational vehicle storage and recreational facilities; a manager's residence, office, convenience store; and a designated area for recreational vehicle accommodation pursuant to the Zoning Bylaw.

MANUFACTURED HOME PARK PERMIT means a permit issued by the Building Inspector allowing the construction or expansion of a manufactured home park in accordance with approved plans.

MANUFACTURED HOME SPACE means a designated area within a manufactured home park intended for one manufactured home and containing a discernable pad with service connections or a modular home which is a form of manufactured housing that is constructed in a factory and labelled as conforming to or exceeding CSA A277-M1981 standard. The structure is comprised of two or more units on a perimeter foundation that are connected together on site. Each unit is not designed to be transportable on its own undercarriage.

MANUFACTURING, GENERAL means a facility for the manufacturing, processing, production, assembly and packaging of materials, goods or products.

MANUFACTURING, LIGHT means a facility for the manufacturing, processing, production, assembly and packaging of materials, goods or products, which is not offensive by reason of smoke, noise, vibration, dirt, glare, odour or electrical interference.

MOBILE VENDOR means any person who from a mobile vehicle or other mobile structure sells or offers for sale goods, wares, merchandise or foodstuffs, but does not include a Restaurant or Retail Cannabis Store as defined herein.

MOTEL means a building or buildings containing sleeping units, not exceeding three (3) storeys in height, primarily designed to provide accommodation for travelling motorists.

MOVEABLE SIGNS means any sign mounted on a frame or a wheeled structure that is designed to be movable, including any such structure where the wheels have been subsequently removed.

MUNICIPALITY means the District of Houston.

MURAL means a rendering or drawing painted on or otherwise applied to a building face, which is intended as a public art display and not to portray a commercial message, and is not a fascia sign.

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

NATURAL GROUND means the undisturbed ground elevation prior to site preparation.

NEIGHBOURHOOD PUB means premises licensed as a neighbourhood public house in accordance with the Liquor Control and Licensing Act.

NIGHTCLUB means a premise where entertainment is provided to patrons and is licensed in accordance with the Liquor Control and Licensing Act.

NOISE means any sound which is liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public by being unreasonably loud or excessive. Sources of noise can include but are not limited to:

- (1) sound amplifiers such as stereos or public address systems,
- (2) musical instruments,
- (3) cries of harboured animals,
- (4) intermittent or reiterated cries,
- (5) landing of a helicopter in a residential zone or on a property abutting more than two properties where the primary use is a dwelling,
- (6) motorized equipment such as lawnmowers, generators, snow blowers, motor boats, jet skis, dirt bikes, snowmobiles or similar devices, and
- (7) operation of any kind of equipment, machinery or engine.

NUISANCE means any act or omission which obstructs or causes inconvenience or damage to a segment of the public in the exercise of rights common to all members of the public.

OCCUPANCY APPROVAL means a written statement from the Authorized Representative indicating the building or structure has been constructed in accordance with the permit plans and respective codes and bylaws.

OCP means the same as “Official Community Plan”.

OFFENSIVE MATTER means physical objects which are objectionable to the public.

OFFICE in terms of a manufactured home park means a business facility within the manufactured home park to operate the manufactured home park.

OFFICIAL COMMUNITY PLAN means a bylaw adopted pursuant to the Local Government Act for the purpose of providing a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government, and to the extent that it deals with these matters, works towards the purpose and goals of a regional growth strategy.

OPERATE – MANUFACTURED HOME means manage the functioning of a manufactured home park pursuant to this bylaw including placing manufactured homes in the park, providing services for the tenants and undertaking the supervision of the manufactured home park.

OWNER means the:

1. registered owner of the estate in fee simple, in respect of real property;
2. occupier of real property; and

3. owner of a sign.

OWNER OF THE MANUFACTURED HOME means the registered owner as recorded in the Manufactured Home Registry of the Province.

PAD means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home; a concrete pad, slab or floor supporting a space or room.

PARAPET/PARAPET WALL means that portion of a perimeter building wall that rises above the roof level.

PARCEL means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

PARCEL AREA means the total area of the parcel expressed in square metres or hectares.

PARCEL COVERAGE means the percentage of a parcel's gross area covered by buildings and structures.

PARCEL LINE, EXTERIOR SIDE means a parcel boundary other than a front or rear parcel line which is common to a highway other than a lane or a walkway.

PARCEL LINE, FRONT means the lot line common to the lot and the right-of-way of an abutting street, and where there is more than one lot line common to the rights-of-way of abutting streets, the shortest of these lines will be considered as the front lot line.

PARCEL LINE, INTERIOR SIDE means an parcel boundary between two (2) or more parcels other than a front or rear parcel line.

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

PARCEL WIDTH means the horizontal distance between opposite side parcel lines measured at the minimum setback from the front parcel line along a line perpendicular to the centre line of the parcel.

PARKING FACILITY means an area of a lot, parcel, structure or building developed solely for the parking of one or more motor vehicles, and may include access aisles, landscaping and pedestrian access to the parking spaces within the facility.

PARKING SPACE means an area identified for the parking of one motor vehicle, and does not include aisle space and other areas providing access to the parking space.

PENTHOUSE SIGN means any sign on a structure projecting above a building roof or parapet, or on a structure forming a wall or screen around equipment mounted on a roof.

PERSON means, in addition to its ordinary meaning, an association, corporation, firm, individual, organization, partnership, party or society.

PERSONAL SERVICE ESTABLISHMENT means a business that provides a specific service to individual customers at the business location or premises. Personal service establishments may include, but are not limited to, barber shops, spas, beauty shops, laundromats and shoe repair shops and where the sale of retail goods is only accessory to the provision of such services.

PRINCIPAL BUILDING means the building or structure which is the primary building among all buildings on the parcel.

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used.

PROJECTING SIGN means a vertical, self-supporting sign which projects perpendicularly from the building wall to which it is attached, but is not a canopy sign.

PORTABLE SIGN means any sign other than a sandwich board sign that is not permanently attached to the ground or to a building.

PROPANE TANK, PROPANE STORAGE CONTAINER, PROPANE CONTAINER all refer to an approved vessel designed to hold, store and/or transport L.P.G.

PROPANE FILLING STATION means a retail facility using a tank of less than 2000 gallons in order to fill small domestic use propane tanks (i.e. campers, barbeques, etc.).

PUBLIC ASSEMBLY means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational, professional occupation or other similar event or activity.

PUBLIC PLACE includes every sidewalk, park, courtyard, square, walkway, parkade and any other area open to public use.

PUBLIC USE means land, buildings or facilities provided by a government, agency of government or company regulated by the Utilities Commission Act for public parking, recreation, education, health, safety, communications or public works.

PUBLIC UTILITY means a system, works, building, plant, equipment or resource owned by a municipality, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services, public works yards or similar service.

REAL ESTATE SIGN means a sign that displays information indicating that real property or a business enterprise is offered for sale, lease, development or exchange.

RECREATIONAL AREA means facilities for the joint recreational use of tenants including but not limited to, indoor games room, meeting room, hobby shop, swimming pool, playing fields, and waterfront park.

RECREATIONAL BUILDING means any building or defined portion of a service building intended for the recreational use of tenants.

RECREATIONAL FACILITY, INDOOR means a facility for the provision of recreation and sports facilities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasias, dance studios, swimming pools and bowling alleys.

RECREATIONAL FACILITY, OUTDOOR means a facility for the provision of recreation and sports facilities primarily conducted outdoors such as a stadium, golf course, driving range, waterslide, mini golf, theme park and go-cart track.

RECREATIONAL VEHICLE means a vehicle or portable structure intended as temporary accommodation for travel, vacation or recreational use; or recreational equipment such as boats, snowmobiles, all-terrain vehicles and trailers.

REFILL CENTRE means a retail L.P.G. storage facility set up to supply L.P.G. on site or through deliveries. Capacity of L.P.G. tanks may vary.

RESTAURANT means an eating establishment where food is sold to the public primarily for immediate consumption upon the premises.

RETAIL STORE means a commercial building where products or services are offered or kept for sale at retail; and stored in limited quantities, but does not include a retail cannabis store or any other cannabis related business. A retail store includes but is not necessarily limited to appliance sales and service, bakery, beer and wine store, book store, butcher shop, clothing store, delicatessen, department store, gift shop, grocery store, hardware store, liquor store, market pharmacy, souvenir shop, sports shop, travel agency, variety store and video store.

RETAIL CANNABIS STORE means the business of selling cannabis and cannabis accessory products such as rolling papers, wraps, holders, pipes, water pipes, bongs, and vaporizers to consumers, and includes the use of any building where cannabis products are sold or otherwise provided to a person in or from the building.

REVOLVING SIGN means any sign, all or a part of which revolves or rotates about its vertical axis.

ROOF LINE means the horizontal line made by the intersection of the wall of a building with the roof of the building or the top edge of a parapet, or in the case of a building with a pitched roof will mean the eaves level.

ROOF SIGN means a sign erected upon the roof or parapet of a building, the entire face of which is situated above the roof line of the building to which it is attached.

RUBBISH means useless waste.

SANDWICH BOARD SIGN means a moveable sign consisting of two flat surfaces joined at the upper end and resting on the ground.

SECONDARY SUITE means an accessory building or a self-contained dwelling within a single-detached house exclusively used for occupancy by one household that complies with the requirements of this bylaw. See section 5.15 for general regulations.

SERVICE means constructing the infrastructure needed to provide for the health, safety and convenience of tenants such as roads, walkways, outdoor lighting, recreational facilities, water, sewage disposal, storm water drainage, garbage disposal, electric power, heating gas and communication networks.

SERVICE BUILDING means a structure for the joint use of tenants that contains services such as laundry, toilets, bathing facilities, garbage containers, and any multi-purpose building containing a manager's residence, office, convenience store, and recreation building in any combination will be considered to be a service building.

SERVICE EVENT SIGN means a sign that advertises an event being held by a school, church, service club, health and welfare organization, and District sponsored events.

SIGN means any device or medium including its structure or component parts that is used or intended to be used to attract attention for the purposes of information, direction, identification, or promotion of a place, person, product, service or activity.

SIGN AREA means the entire face of a sign including the advertising surface and any framing, trim, or molding but not including the supporting structure. The calculation for a double faced sign will be the area of one face only. Double faced signs must be constructed so that the copy area is the same.

SITE in terms of signs, means the area used to compute maximum numbers of allowable signs which, as deemed appropriate by the Authorized Representative, may include one building premise, or one lot, or two or more adjoining lots containing a building or a complex of buildings.

SKIRTING means detachable panels fitted between the ground surface and the base of the manufactured home to enclose the pad.

STORAGE in terms of a manufactured home park, means locating an unoccupied manufactured home unconnected to services in a manufactured home park.

STREET means a public highway, road or thoroughfare that affords the principal means of access to abutting lots.

STRUCTURE means a fabrication of any kind whether fixed to, supported by, or sunk into land or water.

SUBDIVISION IDENTIFICATION SIGN means a sign identifying by name only a group of ten (10) or more lots created by subdivision.

SUBJECT PROPERTY in terms of a manufactured home means the legal parcel(s) comprising the manufactured home park.

TEMPORARY PROMOTIONAL SIGN means a banner sign, displayed for a maximum of fourteen (14) days, used to promote the opening of a business, a change of business address, a change of ownership or lessee, or a major business anniversary.

TEMPORARY SIGN means a sign displayed for a limited period of time as specified in the appropriate sections of this bylaw.

TENANT in terms of a manufactured home park, means the person(s) who inhabits a manufactured home in the manufactured home park. The tenant may be the owner of the manufactured home.

THIRD PARTY SIGN means a sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered on premises other than the premises on which the sign is located.

UNDER CANOPY/AWNING SIGN means a sign suspended by an awning, canopy or marquee and located entirely below the awning, canopy or marquee.

UNREASONABLY LOUD OR EXCESSIVE NOISE means any noise deemed as such by the Authorized Representative based on the following factors:

- (1) the proximity of the sound to sleeping facilities,
- (2) the land use and zoning of the area from which the noise emanates and the land use and zoning where it is received,
- (3) the time of day the noise occurs,
- (4) the duration of the noise,
- (5) the volume of the noise,
- (6) the nature of the noise,
- (7) whether the sound is recurrent, intermittent or constant; and
- (8) the nature of the event or activity from which the noise emanates.

UNSIGHTLY means offensive to the sight.

WASTE means refuse from places of human habitation.

WINDOW SIGN means a sign painted on or affixed to the inside of a window and in view of the general public.

ZONE means the land use designation for one or more parcels of land as established and designated by this Bylaw.

DIVISION 3. PREAMBLE

3.1. INTRODUCTION

A primary goal of this Development Bylaw is to create a bylaw that reinforces the unique character of the District. It will establish a foundation for long-term sustainable development, while protecting farming as stipulated in the Official Community Plan:

“Promote land use compatibility between farm and non-farm uses by not approving rural residential subdivisions within Agricultural/Resource areas as shown on Schedule C – Rural Service Area...”

Support the intent of the Agricultural Land Commission, unless ALR lands are required for future expansion of light industrial and highway commercial uses along Highway 16.” (s. 5.2.1., Official Community Plan Bylaw No. 1001, 2010)

To reinforce this “place-based” approach, i.e., reinforcing the District’s character, the first phase of rewriting the bylaw analyzed, documented, and assessed the existing physical form. Realizing that different types of places should be regulated in different ways, the District was classified into four types of places: Natural Places, Walkable Urban Places, Drivable Suburban Places (within the Urban Service Area of the Official Community Plan (OCP), and Rural Service area based on their form and character.

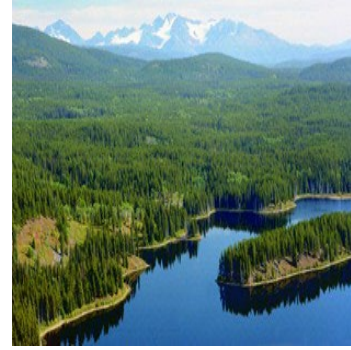
Examples of urban character are portrayed in **APPENDIX 4**. Perspective and plan views give representative descriptions of *streetscapes* – trees, lighting, pedestrian orientation, bike storage and travel, parking and garbage storage; and building form – aesthetic, color, street orientation, height, size, and public/private space engagement. *Parklets* are temporary parking lot conversions to park and public spaces that help shape the private and public realm.

Preservation of natural resources arises from the Official Community Plan (OCP) smart growth principles while protecting natural spaces; and then creating new walkable urban places while removing obstacles that encourage the revitalization and preservation of the downtown area and adjacent neighborhoods. Therefore, one of the intentions of this Bylaw is to maintain and revitalize existing walkable urban areas and create new ones.

To build upon Smart Growth Principles contained in the Official Community Plan (OCP), a Development Permit framework focuses on pedestrian scale and oriented development.

3.2. CLASSIFICATIONS OF ZONES

The OCP establishes Smart Growth Organizing Principle. Natural and walkable urban areas are regulated by Development Permit, ranging from the most natural and rural to the most urban (within downtown).



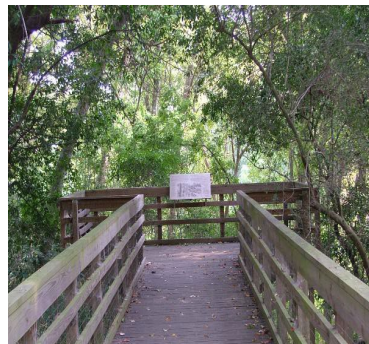
The natural environment is ever present in Houston. The natural environment flows through the creeks and rivers, and through the hills, valleys and agricultural areas.

3.3. NATURAL TO URBAN ZONES

(1) Natural

Natural areas consist of interspersed undeveloped land along the periphery of the urban service area. In these areas a person's experience is dominated by nature, but may include an occasional building or other man made feature, especially in rural areas. The use of cars is integrated, but does not dominate the character of the natural areas.

The proximity of natural areas to the developed portions is an important component in defining Houston's character. Parks and trails systems provide an important link between these natural environments and the developed areas. Examples of natural areas include forest lands and parks, agricultural areas, and rural housing areas.



The downtown and older neighborhoods are prime examples of environments that are conducive to walking and cycling.

(2) Walkable Urban

Walkable urban areas are where people walk, bike, car pool or take public transit, and to fulfill most shopping and recreation needs. These environments allow for the use of automobiles but do not require the use of a vehicle to accommodate most daily needs.

Historically, places developed in a pattern where a person could live with limited reliance on the automobile and were conducive to destination walking and cycling, characteristics - still prevalent today. Walkable urban areas are largely supported through a network of interconnected, tree-lined streets, a diversity of housing choices and a mix of appropriate commercial and residential uses in a compact form. These areas also support public transit due to their compact nature. Walkable urban areas generally include the downtown, along the highway, into Steelhead Park and adjacent neighborhoods.

This compact, walkable form and the use of alternative transportation modes encourage an urban pattern that supports the sustainability goals. Walkable urban development integrates into the evolution of older, less walkable neighborhoods and in the creation of new walkable neighborhoods.



Emphasizing walkability, the street and mixed use experience exemplifies the urban environment.

(3) Drivable Suburban and Rural Areas

Drivable suburban areas are those in which a person is mostly dependent on the automobile to travel to work, or other destinations and to accomplish most shopping and recreation needs. These environments may have areas where it is possible to walk or ride a bike for recreational purposes, but due to the lack of connectivity or nearby amenities, are not favorable for walking or biking as a primary mode of transportation on a day-to-day basis.

Drivable suburban areas were developed primarily after the 1950's on the periphery of Houston. The design and layout of development in these areas is driven by the need to accommodate the automobile. In addition, and characteristic of most suburban areas, land uses are segregated and often buffered, leaving large distances between them further requiring the automobile for day-to-day functions.

Walking and bicycling do occur in these areas, but are generally for recreational purposes rather than destination purposes.

Examples of these areas are Rutter Heights subdivision in the Urban Service Area and Houston Estates with single-family residential subdivisions on the periphery of the District, and industrial areas along the highway. Drivable suburban and rural areas typically have a higher environmental impact per capita than walkable urban areas.



The automobile dominates the Suburban environment, where mixed use is minimized (lack of retail).

3.4. GUIDING PRINCIPLES OF THE OFFICIAL COMMUNITY PLAN

(1) Guiding Principles

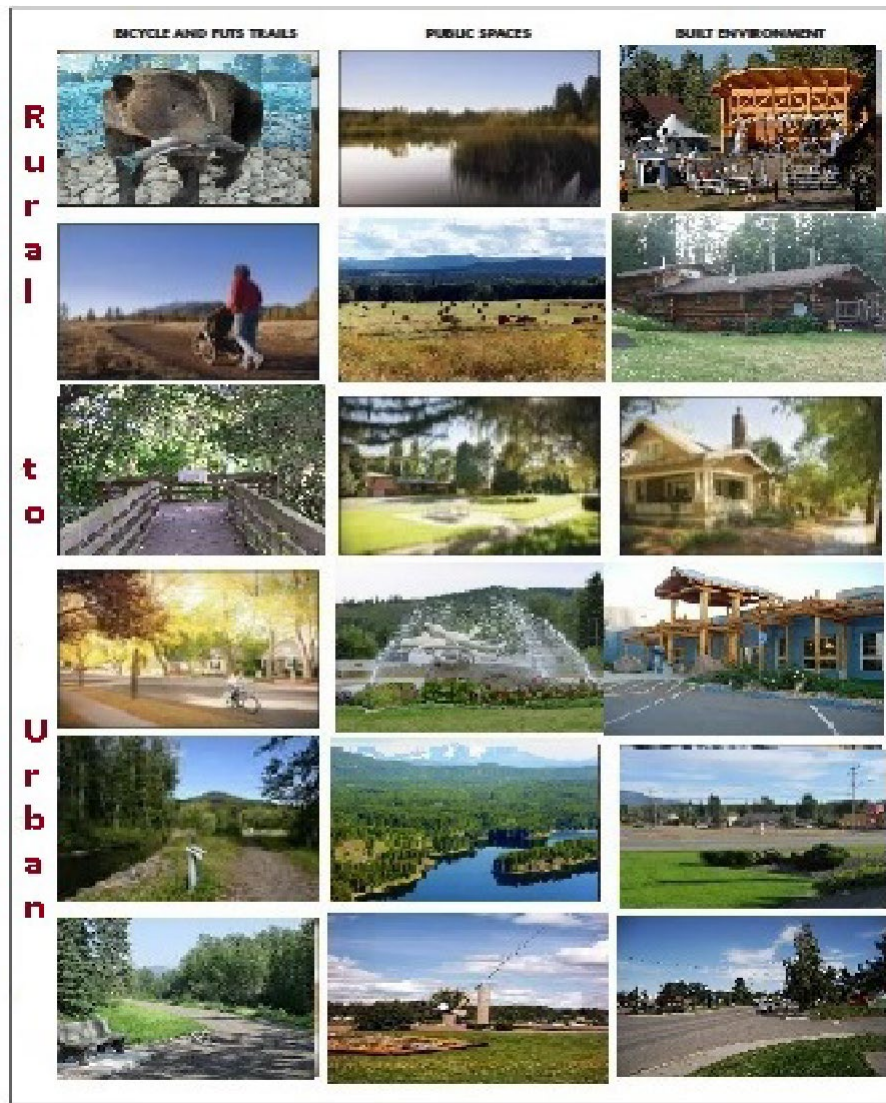
- (a) Preserve and enhance community character;
- (b) Growth: encourage appropriately scaled infill and development;
- (c) Alternatives to cars: reinforce through the protection and expansion of extensive trails and bicycle routes and patterns that support more frequent transit service;
- (d) Preserve agriculture and open space at edges - clear boundary;
- (e) Reinforce a pattern of walkable neighborhoods: support existing walkable neighborhoods and retrofit those that are not walkable; and
- (f) Support a range of vibrant human habitats.

(2) The Neighborhood-Guiding Principles

- (a) Support a diversity of housing choices appropriate to location;
- (b) Encourage and incubate small local businesses;
- (c) Place services within a safe, comfortable walking distance of homes; and
- (d) Create a framework of well-designed streets that are safe and secure for pedestrians and bicycles.

(3) The Block and Building-Guiding Principles

- (a) Build upon and reinforce the unique characteristics;
- (b) Ensure that each building plays a role in creating a better community, not just a good building;
- (c) Meet the changing needs of residents;
- (d) Ensure that architecture and landscape grow from local climate, history and building practice; and
- (e) Put civic buildings in important locations and make sure their form is appropriate to their civic stature.



DISTRICT OF HOUSTON FORMS

3.5. INTENT

In adopting this Bylaw, the objective is to enable and encourage the implementation of the guiding principles for Smart Growth identified in the Official Community Plan. This Bylaw is to provide a clear and efficient system of land use regulation for development, revitalization and re-development.

3.6. PURPOSE OF THE DEVELOPMENT BYLAW




The purpose of this Bylaw is to further the legislative intent by gathering together and organizing the regulations for the development of land within the jurisdiction in a form that is comprehensive, straightforward, easily understood, and usable by those who wish to develop land; citizens, public officials, and those who will be

responsible for assuring that the development of land within the District proceeds in the prescribed logical and legal manner. The purpose of this bylaw is the implementation of the adopted Official Community Plan (OCP) by accomplishing the following purposes. Each purpose serves to balance the interests of the general public and those of individual property owners.

3.7. LAND USE PATTERNS

- (1) Establishing a rational pattern of land use and encouraging the most appropriate use of individual pieces of land.
- (2) Dividing into zones according to the use of land and buildings, the intensity of such use (including floor area ratio and height), and the surrounding area.
- (3) Providing suitable transitions between areas of different land use intensity.
- (4) Regulating and restricting as necessary the location and use of buildings, structures, and land for trade, industry, residences, and other uses.
- (5) Securing adequate natural light, privacy, convenient and safe access to property, and a safe environment.
- (6) Limiting the size, scale, and density of new structures and additions to existing structures to preserve the desired character of neighborhoods and the community.
- (7) Encouraging quality, attractive, and marketable development.
- (8) Encouraging neighborhoods with a variety of housing types to serve the needs of a diverse population.
- (9) Reinforcing the character and quality of downtown neighborhoods.
- (10) Protecting and promoting appropriately located commercial and industrial activities to preserve and strengthen the economic base.
- (11) Removing barriers to the furtherance of good walkable urban environments and providing incentives for walkable urban projects.

DISTRICT OF HOUSTON ZONES AND INTENTS

P - 1 PARK/CONSERVATION	A 1 AND A 2 RURAL	R - 1 AND R - 2
		
Zones	Zones	Zones
Desired Form	Desired Form	Desired Form
Natural	Rural	Residential
General Use	General Use	General Use
None	Residential, Civic, or Recreation	Residential
Intent	Intent	Intent
To preserve lands unsuitable for settlement due to topography, hydrology or vegetation and to promote the management and preservation of habitat types	To provide sparsely settled lands in open or cultivated state. It may include large lot residential where animals are raised, parks, squares, woodland, grasslands, trails, stormwater management features, and open space areas.	To protect the integrity and quality of the neighborhoods adjacent to downtown by reinforcing compact, walkable neighborhoods

3.8. SUSTAINABILITY

- (1) Ensuring that new development conserves energy, land, and natural resources.
- (2) Promoting development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit, and thereby minimizing vehicle traffic by providing for a mixture of land uses, walkability, and compact community form.
- (3) Reducing auto-dependency by allowing for more compact mixed-use land use development patterns.

3.9. NATURAL RESOURCES

- (1) Preserving and protecting the District's natural resources, including floodplains, steep slopes, and forests.
- (2) Avoiding or lessening the hazards of flooding and storm water accumulation and runoff.

3.10. PUBLIC INFRASTRUCTURE

- (1) Creating an environment that is safe from fire, flood, and other dangers.
- (2) Encouraging the most efficient use of existing and planned water and sewer systems, transportation, schools, parks, and other public facilities and utilities.
- (3) Reducing the danger and congestion of traffic on roads and highways.
- (4) Protecting and enhancing a pattern of streets, highways, bikeways, trails, and pedestrian systems that produces a unified, safe, and efficient system for movement.
- (5) Protecting residential streets in residential zones from non-residential traffic.
- (6) Ensuring adequate and safe roads and facilities by limiting land use intensity to the capacity of the roads or facilities.
- (7) Establishing and regulating setback lines along streets and highways, property lines, and drainage facilities.
- (8) Promoting economy in local government expenditures.
- (9) Protecting the tax base by facilitating cost-effective development.

3.11. JUSTIFIABLE EXPECTATIONS AND TAXABLE VALUE

The District places high value on quality development with incentives for tax financing. This Development Bylaw should protect:

- (1) and enhance the taxable values of land and buildings.
- (2) landowners from adverse impacts of adjoining developments.
- (3) and respect the justifiable reliance of existing residents, businesses, and taxpayers on the continuation of existing, established, and planned land use patterns.
- (4) and enhance real property values.

3.12. ADMINISTRATION

This division defines the powers and duties of administrative officers and bodies necessary to administer this Bylaw; and prescribes penalties for the violation of the provisions of this Bylaw. This Bylaw is adopted in compliance with the requirements and authority granted by the Local Government Act and Community Charter.

DIVISION 4. ADMINISTRATION

4.1. APPLICATION

This Bylaw and amendments thereto applies to all land, buildings and structures including the surface of water within the boundaries of the District of Houston.

The provisions of this bylaw will be quoted as Division [e.g. 4], Section [e.g. 4.1], Subsection [e.g. 4.1(1)], Paragraph [e.g. 4.1(1)(a)], Sub-paragraph [e.g. 4.1(1)(a)(i)], Clause [e.g. 4.1(1)(a)(i)(A)], and Sub-clause [e.g. 4.1(1)(a)(i)(A)(VI)].

4.2. PURPOSE

The principal purpose of this Bylaw is to guide the natural growth of the District in a systematic and orderly way for the ultimate benefit of the community as a whole, and to ensure that the development and use of land and the location and use of buildings erected therein is planned with due regard for:

- (1) the promotion of health, safety, convenience, and welfare of the public;
- (2) the control of the density of land, and the preservation of the amenities peculiar to any zone;
- (3) the securing of adequate light, air, and access, management of noise, nuisances and unsightly premises;
- (4) the value of the land and the nature of its present and prospective use and occupancy;
- (5) the character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses;
- (6) the conservation of property values;
- (7) the management of signs; and
- (8) the fulfilment of community goals in accordance with the District's Official Community Plan.

4.3. CONFORMITY

Land, including the airspace or surface water must not be used; and buildings and structures must not be constructed, altered, located or used except as specifically permitted in this Bylaw.

4.4. SEVERABILITY

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

4.5. AUTHORITY

The Authorized Representative has the authority to interpret and administer any provision of this Development Bylaw for zoning, subdivision, building or other land use actions including noise, and unsightly premises; to interpret any provision for street design and utilities; and to interpret and administer signs.

Whenever the Authorized Representative determines that the meaning or applicability of any Development Bylaw requirement is subject to interpretation, the Authorized Representative may issue an official interpretation. The Authorized Representative may also refer any issue of interpretation to Council for their determination.

4.6. RESPONSIBILITY FOR ADMINISTRATION

In the event that a provision of this Bylaw allows the exercise of discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria will be used in exercising discretion:

- (1) the proposed development complies with all applicable provisions of this Bylaw;
- (2) the exercise of discretion will act to ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
- (3) the decision is consistent with the OCP.

4.7. NOTICE OF APPLICATION

A Notice of Application Sign will be posted in accordance with the relevant District Policies referenced to in this bylaw.

4.8. LANGUAGE

- (1) When used in this Development Bylaw, the words “must,” “will,” “is to,” and “are to” are always mandatory except where a variance has been granted pursuant to the Local Government Act.
- (2) “Should” is not mandatory but is strongly recommended.
- (3) “May” is permissive.
- (4) The present tense includes the past and future tenses; and the future tense includes the present.
- (5) The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise.
- (6) The words “includes” and “including” mean “including but not limited to”.
- (7) Words have the same meaning whether they are capitalized or not.
- (8) Words, phrases, and terms neither defined in this Division or in the Local Government Act, Community Charter or the Interpretation Act, will be given their usual and customary meaning for the purpose of interpreting this Bylaw.
- (9) Where a regulation involves two or more conditions, provisions, or events connected by the conjunction “and” means all the connected items will apply in combination; “or” indicates that the connected items may apply singly or in combination; and “either-or” indicates the items will apply singly but not in combination.

4.9. TIME LIMITS

Whenever a number of days is specified in this Development Bylaw, or in any Permit, Condition of Approval, or notice provided in compliance with this Development Bylaw, the number of days will be construed as consecutive calendar days. A time limit will extend to 4:30 p.m. on the following working day where the last of the specified number of days falls on a weekend or holiday.

4.10. CONFLICT

The provisions of this Bylaw, when in conflict, will take precedence over those of other bylaws and standards except the B.C. Building Code, Safety Standards Act, Agricultural Land Commission Act, and the Aeronautics Act.

4.11. TERMS AND DEFINITIONS

Terms used throughout this Bylaw may be defined in Division 2.0 General Definitions. Those terms not defined in this division will be accorded their commonly accepted meanings or as defined in the Webster's International Dictionary, current edition. In the event of conflicts between these definitions and those of the existing local bylaws, those of this Bylaw will take precedence.

4.12. APPLICATION OF METRICS

- (1) The metrics of the tables are an integral part of this Bylaw, however, the diagrams and illustrations that accompany them should be considered guidelines. When in conflict, numerical measurements will take precedence over graphic measurements.
- (2) Metric Units are used for all measurements in this Bylaw. The approximate equivalents in imperial units, shown in brackets, are provided for convenience only.

4.13. CALCULATION OF FRACTIONS

Any fraction greater than or equal to 0.50 will be rounded up to nearest whole number. Any fractional unit less than 0.50 will be rounded down to nearest whole number.

4.14. PROVINCIAL LAW REQUIREMENTS

Where this Bylaw references applicable provisions of Provincial Law the reference must be construed to be to the applicable Provincial Law provisions as they may be amended from time to time.

For zones designated Agricultural Land Reserve (ALR), refer to the Agricultural Land Commission Act for definitions to guide building locations, heights and number. Refer to the Guide for Bylaw Development in Farming Areas as an acceptable policy for ALR development.

4.15. ZONE BOUNDARIES

The zone boundaries on the Zoning Map must be interpreted as follows:

- (1) Where a zone boundary follows a street, lane, railway, pipeline, power line, utility, right-of-way, or easement, it follows the center line, unless otherwise clearly indicated on the Zoning Map.
- (2) Where a zone boundary is shown as approximately following the District boundary, it follows the boundary.
- (3) Where a zone boundary is shown as approximately following the edge, shoreline, or natural boundary of a river, lake, or other water body, it follows that line. In the event of a change, it moves with the edge or shoreline.
- (4) Where a zone boundary is shown as approximately following a property line, it follows the property line.
- (5) Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line.
- (6) Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it will be so; and in circumstances not covered above, the zone boundary will be determined by the scale of the Zoning Map.
- (7) When any street or lane is closed, the roadway lands have the same zoning as the abutting lot. When different zones govern abutting lots, the center of the closed street or lane is the zone boundary unless the zone boundary is shown clearly following an edge of the street or lane. Notwithstanding the above, if the closed street or lane is consolidated with an adjoining lot, the lot's zoning designation applies to affected portions of the closed street or lane.

4.16. CLASS DEFINITIONS

The following guidelines will be applied in interpreting the permitted use class definitions:

- (1) typical uses listed in the definitions as examples are not intended to be exclusive or restrictive; and
- (2) where a specific use does not conform to the wording of any permitted use class definition or generally conforms to the wording of two or more definitions, the use conforms to and is included in that use class which is most appropriate in character and purpose.

4.17. PERMITS, FORMS AND FEES

- (1) All permit applications are not considered valid unless accompanied by the required fees as specified in the Fees and Charges Bylaw.
- (2) All applications and permits must be submitted and accepted based on the forms specified in the Schedules or policies referenced to this Bylaw.
- (3) The estimated value of any subdivision or alteration of land, or construction or addition or alterations to buildings, will be expressed in dollar amounts

and will be determined by the Authorized Representative based on a market analysis or other agreed upon method.

4.18. APPLICATION PROCESSING

An application will be deemed to have been abandoned and will be closed under the following circumstances:

- (1) if staff have requested additional information to process an application or have requested changes to the application to bring it into compliance with the guidelines and/or District bylaws;
- (2) the applicant has not shown significant movement in providing the requested material or contacted the District to show significant movement in making the requested changes within three months (90 days) of the date of request; and
- (3) if Council, the Authorized Representative or the Development Review Committee refuses to issue a Permit and the applicant has not shown substantial movement in dealing with the deficiencies identified by within three months (90 days) of decision not to issue the permit.

4.19. PUBLIC INFORMATION MEETINGS

- (1) Applicants are encouraged as a best practice to hold public information meetings prior to the application being considered by Council to provide an additional opportunity for the public to access information and to inquire about the proposal beyond that available through the standard application referral and public hearing processes.
- (2) If a public information meeting is held by the applicant, it is the responsibility of the applicant to arrange and conduct the meeting at their expense. Applicants are encouraged to submit a report to the District summarizing the meeting to provide the following information:
 - (a) Location, time and duration of meeting;
 - (b) Number of attendees;
 - (c) How the meeting was advertised and how surrounding property owners were notified;
 - (d) Information provided at the meeting; and
 - (e) A summation of questions raised and major discussion points.

4.20. AGENCY REFERRAL PROCESS

When reviewing applications, staff may develop a referral list of agencies, organizations or levels of government that the application may be sent to for review and comment.

4.21. SECURITY

Pursuant to the provisions of the Local Government Act, the District reserves the right to take Letters of Credit or security deposits for landscaping, for completing unfinished landscaping requirements, for carrying out any construction required to correct an unsafe condition, for any temporary use or condition, or for repairing damage to the natural environment that has resulted as a consequence of a contravention of a condition in a Development Permit.

4.22. INSPECTION AND RIGHT OF ENTRY

The Authorized Representative may enter any site in conformance with the Local Government Act or Community Charter at any time between 8:00 am to 6:00 pm on any day, or at any other time if it is believed an infraction is taking place at that time, to ascertain whether the requirements of this Bylaw are being met.

4.23. VIOLATION

Every person will be deemed to be guilty upon summary conviction of an offence under this Bylaw when that person:

- (1) violates any of the provisions of this Bylaw;
- (2) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- (3) neglects or omits to do anything required under this Bylaw;
- (4) carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- (5) fails to comply with an order, direction or notice given under this Bylaw; or
- (6) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property.

4.24. UNSIGHTLY PREMISES ENFORCEMENT

- (1) Where the Authorized Representative has received a complaint that real property is unsightly and the subsequent investigation verifies the property is unsightly, the Authorized Representative may issue a written order to the owner and/or occupier requiring that the unsightly condition be remedied by removal from the property of unsightly accumulations of filth, discarded materials, rubbish or graffiti.
- (2) Where, after the expiry of fifteen (15) days from delivery of an order given pursuant to the Unsightly Premises Division of this Bylaw, the unsightly condition which gave rise to the order has not been remedied, the District, by its employees or other persons, at reasonable times and in a reasonable manner, may enter on the property and effect compliance with the order at the expense of the property owner.
- (3) If the compliance is carried out under the Unsightly Premises Division of this Bylaw and the property owner does not pay the costs on or before December 31st in the year that the compliance was effected, the cost may be added to and form part of the taxes payable in respect of the said real property as taxes in arrears.

-
- (4) Where the Authorized Representative has received a complaint that real property is a visual nuisance or contains offensive matter on it, and a subsequent investigation verifies the complaint, the Authorized Representative may issue an order to the person causing the nuisance or allowing the offensive matter to remain on the real property, requiring that the visual nuisance be abated or the offensive matter removed from the property.
 - (5) Where the District incurs legal costs in order to have an unsightly condition remedied or a visual nuisance abated or offensive matter removed from a property, such costs will be considered to be costs related to the remedy, abatement or removal and may be collected from the property owner in accordance with the provisions of this Bylaw.

4.25. OFFENCE

Each day's continuance of an offence constitutes a new and distinct offence.

4.26. PENALTY

Every person who commits an offence under this Bylaw is liable on summary conviction to a fine not exceeding \$2,000 and the costs of prosecution.

4.27. ADMINISTRATION OF SIGN PERMITS

The Authorized Representative is empowered to:

- (1) Issue a Sign Permit that meets all District bylaw requirements and specifies the conditions of allowed signage on the permit; or may deny an application with reasons given to the applicant on the application form.
- (2) Keep records of all sign applications received, permits and orders issued or denied, and inspections made.
- (3) Order the cessation of any sign works that are proceeding in contravention of any Sign Permit, or of other provisions of this Bylaw or of any other District Bylaw, and the property owner must comply with the order immediately upon forty-eight (48) hours of receiving the order.
- (4) Order the correction of any sign works improperly done or not properly completed pursuant to a Sign Permit, or otherwise in contravention of this Bylaw or any other District Bylaw, and the property owner must comply with the order within fifteen (15) days of receiving the order.
- (5) Revoke a Sign Permit where there has been a contravention of the conditions of the permit, or of any other provisions of this Bylaw or other District Bylaw, which will be in force immediately upon receipt of the order by the property owner.
- (6) Order the removal of any sign works which have been undertaken without any valid or subsisting permit, or does not conform to this Bylaw or any other District Bylaw, and the property owner must comply with the order

-
- within fifteen (15) days of receiving the order.
- (7) Order the painting, repair, alteration or removal of any sign which has become dilapidated or is abandoned; or which in the opinion of the Authorized Representative may constitute a hazard to public safety or property, and the property owner must comply with the order within fifteen (15) days of receiving the order.
 - (8) Order the removal of any sign that at the date of the approval of this bylaw is a "prohibited sign", and the property owner must comply with the order within thirty (30) days of receiving the order.
 - (9) No person may erect, place, alter, expand, replace, or relocate any sign without first having obtained a valid Sign Permit, unless otherwise specified within this bylaw.

4.28. SIGN LIABILITY

The owner of any sign which the District allows on its own property must obtain and maintain a liability insurance policy covering bodily injury or property damage for claims arising out of the ownership of such sign in the amount of \$2,000,000.00 for so long as the sign remains on public property. In the event that the owner does not obtain or maintain such insurance, the Authorized Representative may order removal of the sign and the owner of the sign must comply with the order within forty-eight (48) hours of receiving the order, unless the sign is of a temporary nature, then the Authorized Representative may issue an immediate removal order which the owner must comply with immediately.

The owner of any sign on public property must enter into an agreement with the District to indemnify it against any liability resulting from injury to persons or damage to property resulting from the presence, collapse or failure of the sign.

4.29. SIGN REMOVAL

- (1) Should a property owner fail to comply with a sign removal order under this Bylaw, the Authorized Representative may remove and impound the sign, and the sign will not be released until the District has been reimbursed for all expenses incurred in its removal.
- (2) The District will not be responsible for any damage incurred to any sign, building or property as a result of removing a sign under the terms of this Bylaw.
- (3) Any and all expenses incurred by the District in removing a sign will be payable forthwith by the owner of the property upon which the sign was located, and failure to pay such expenses will render the property owner liable for payment, and such expenses will be added to and become a part of their unpaid property taxes at the end of any calendar year in which they remain unpaid.

-
- (4) An owner of the property or the sign seeking to reclaim a sign removed must submit a request in writing to the Authorized Representative within thirty (30) days from the date such sign is removed. The owner, before reclaiming such sign, must have paid all costs. If the sign is not reclaimed after thirty (30) days, the Authorized Representative may upon ten (10) days' notice in writing, order such sign destroyed or disposed of.

4.30. DEVELOPMENT PERMIT

(1) Administration

Development Permits may:

- (a) vary or supplement an existing bylaw;
- (b) impose conditions respecting the sequence and timing of construction;
- (c) include guidelines for form and character, landscape requirements, and conditions for commercial and multi-family residential developments;
- (d) include requirements and conditions for the protection of the natural environment and the protection of development from hazardous conditions; and
- (e) include requirements and conditions to assist in the revitalization of the downtown.

(2) Procedure

- (a) On land within the Development Permit Areas designated by the Official Community Plan and this Development Bylaw, no subdivision or alteration of the land, or no construction of, additions to, or alterations of commercial, or wild-land interface or multi-family residential buildings, land or structures on the land, except for the construction, erection, alteration, maintenance or replacement of signs for an existing development, may be commenced without the owner first obtaining a Development Permit.
- (b) The Ministry of Transportation and Infrastructure must approve a Development Permit where the construction of commercial or industrial buildings exceed 4500 m² in gross floor area if the property is within 800m of a controlled access highway.
- (c) Once a Development Permit has been issued, the District will file notice of Permit in the Land Title Office.

(3) Delegation of Authority and Persons Holding Position

Council hereby delegates to the Development Review Committee the authority of Council to issue Development Permits under the Local Government Act.

(4) Reconsideration of Decision by Council

Any owner of a property who is dissatisfied with the Development Review Committee's decision is entitled to have the decision reconsidered by Council, in accordance with the following procedure:

- (a) the owner must apply for the reconsideration in writing giving reasons why the owner wishes the decision to be reconsidered by Council, delivered to the Chief Administrative Officer, within thirty (30) days after the decision is communicated in writing to the owner;
- (b) the Chief Administrative Officer must ensure that each request for reconsideration of the Development Review Committee's decision is included on the agenda for a Regular Council Meeting;
- (c) Council must consider the material that was considered by the Development Review Committee in making the decision;
- (d) the owner or their agent is entitled to be heard by Council at the Regular Council Meeting; and
- (e) after having reconsidered the Development Review Committee's decision, Council may confirm, defer for additional information, amend or set aside the Committee's decision, in the latter event substituting the decision of Council.

DIVISION 5. GENERAL REGULATIONS

5.1. APPLICATION

Except as otherwise specified in this Bylaw, the Sections under this Division apply to all zones established under this Bylaw.

5.2. ACCESSORY USE

No accessory building, structure or use is permitted on any parcel unless the principal building to which the building, structure or use is an accessory has been erected or will be erected simultaneously with the accessory building, structure or use.

5.3. ACCESSORY BUILDINGS

No accessory building or structure will be used as a dwelling except as a secondary suite as part of a single family use in R-1, R-2, R-3, A-1, and A-2 zones. (*Bylaw 1193*)

The following regulations will apply to accessory buildings and structures in all zones:

- (1) Minimum setback unless specifically identified in each zone;
 - front parcel line no closer than the minimum setback in the applicable zone
 - interior side parcel line 1.5 metres
 - exterior side parcel line 4.5 metres
 - rear parcel line 1.5 metres
- (2) Maximum height
 - residential 5.1 metres
 - rural (A2) zones 6.4 metres
 - commercial and public use zones 6.4 metres
 - industrial (M1 M2) and rural (A1) zones 12 metres
- (3) Maximum size
 - residential 20% of the lot area to a maximum of 55 m² or 50% of the ground floor area of the principal building, whichever is less.

-
- Rural (A2) zones - 1 hectare or under 20% of the lot area to a maximum of 90 m² or 65% of the ground floor area of the principal building whichever is less
 - Rural (A2) zones:
less than 1 hectare 20% of the lot area to a maximum of 450 m²
over 1 hectare No single building will be greater than 200 m²
 - Rural (A1) zones Unlimited
 - Commercial, Industrial: Unlimited, unless use is entirely residential, and Public Uses zones then the requirements of residential zones will apply.

Where accessory buildings are attached to the principal building, they will be considered to be part of the principal building and subject to the required setbacks for the principal building.

5.4. APPLICATION OF SITING REQUIREMENTS TO STRATA AND BARE LAND STRATA PARCELS

- (1) Siting regulations under this Bylaw apply to bare land strata parcels.
- (2) The interior side parcel line requirements of this bylaw will not apply to strata parcels under a registered plan pursuant to the Strata Property Act where there is a common wall shared by two or more dwellings within a building.

5.5. AGRICULTURAL LAND RESERVE

Notwithstanding any other provisions in this Bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act and amendments thereto as administered by the British Columbia Agricultural Land Commission.

5.6. PUBLIC UTILITY USE

Public utility uses other than public works yards are permitted in all zones.

5.7. NON-CONFORMING PARCELS

Where land, buildings, structures or portions thereof do not conform with this Bylaw and were lawfully used prior to the enactment of this bylaw, the use of such land, buildings, structures or portions thereof may be continued as non-conforming subject to the provisions of the *Local Government Act*.

5.8. TEMPORARY COMMERCIAL OR INDUSTRIAL USE PERMITS

- (1) The owner of land within the zones specified for Temporary Commercial or Industrial Use Permit may apply for a Temporary Use Permit for commercial and industrial uses not permitted in the zoning bylaw.
- (2) Pursuant to the provisions of the Local Government Act a Temporary Use Permit may be issued for uses that are not permitted in the C1; C2; M1; M2; A1; and P1 zones as established by this bylaw.
- (3) Temporary Commercial or Industrial Use Permits may be issued to:
 - (a) allow a commercial or industrial use not permitted by the zoning bylaw;
 - (b) specify general conditions under which the temporary commercial or industrial use may be carried on; or
 - (c) allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued.
- (4) General Conditions
 - (a) The temporary use must not unreasonably interfere with orderly and efficient development of the neighbourhood;
 - (b) The temporary use will operate at an intensity of use suitable to the surrounding area and will be compatible with regard to design and operation with other uses in the vicinity;
 - (c) The temporary use can demonstrate a plan for relocation once the permit has lapsed;
 - (d) The temporary commercial or industrial use permit may specify the demolition of a building or structure associated with the permit or the restoration of land as described in the permit to a condition specified in the permit by the date specified in the permit;
 - (e) The temporary commercial or industrial use permit may specify that the applicant deposit securities to guarantee the performance of the terms of the permit; and,
 - (f) The temporary commercial or industrial use permit may specify the form of security and means for determining when there is default under the permit and the amount of the security that forfeits to the local government in the event of default.

(5) Temporary Commercial or Industrial Use Permit Issuance

Issuance of Temporary Commercial and Industrial Use Permits is delegated to the Authorized Representative under the notification procedures of the Local Government Act.

(6) Public Information Meeting

If deemed necessary, the Authorized Representative may require that a public information meeting be held in respect of an application for a Temporary Commercial or Industrial Use Permit.

5.9. USE PROHIBITIONS

The following regulations apply to principal uses:

- (1) all operations associated with permitted uses, including storage, must be contained within a completely enclosed building;
- (2) nothing may be done on the property which is or may become an annoyance or nuisance to the surrounding areas by reason of unsightliness or the emission of odours, effluent, dust, fumes, smoke, vibration, noise or glare.

5.10. PROJECTIONS

No building or structure other than the following will be located in the setbacks required by this Bylaw:

- (1) steps, balconies, uncovered patios or decks (not more than 0.6 metres above ground level), porches, canopies and sunshades; provided the projections do not extend beyond 1.2 metres or fifty (50%) percent, whichever is less, into the required interior side and exterior side parcel line setback and 3.0 metres or fifty (50%) percent, whichever is less, into the required front and rear parcel line setbacks;
- (2) eaves, cornices, cantilevers, sills, belt courses, windows, chimneys or other similar features; provided the projections do not extend beyond 0.6 metres into all required setbacks; or
- (3) fuel pump islands in a front or side parcel line setback, provided that such pump islands are not located closer than 4.5 metres from a parcel line in an Industrial zone and 6 metres from a parcel line in a Commercial zone.

5.11. HEIGHT EXCEPTIONS

Any of the following structures may exceed the maximum height regulations of this Bylaw:

- (1) chimney;
- (2) church spire, belfry;
- (3) hose and fire alarm tower;
- (4) flag pole, lighting pole;

- (5) radio and television tower or antenna;
- (6) industrial cranes;
- (7) communications tower;
- (8) water tower; or
- (9) mechanical appurtenance on rooftops.

5.12. HOME OCCUPATIONS

Home occupations must comply with the following regulations:

- (1) A maximum of one home occupation may be permitted per parcel.
- (2) Where a home occupation is permitted, the home occupation must comply with the following regulations:
 - (a) Only individuals residing in the dwelling may be engaged in the home occupation, except that one (1) additional person may be employed in the home occupation provided that the business is operated by a individual residing in the dwelling;
 - (b) The home occupation must be wholly contained within a dwelling unit or accessory building;
 - (c) The home occupation must not occupy more than thirty (30%) of the gross floor area of the dwelling unit to a maximum of seventy (70) square metres;
 - (d) all home occupation activity, including storage and work area, must be contained within the dwelling unit or accessory building; and
 - (e) a maximum of one (1) home occupation related vehicle may be permitted, provided it is no larger than one (1) tonne.
- (3) A home occupation use must not include any of the following uses:
 - (a) retail cannabis store;
 - (b) cannabis production;
 - (c) cannabis distribution;
 - (e) home industry or any other industrial use.

5.13. HOME INDUSTRY

Home industries must comply with the following regulations:

- (1) A maximum of one (1) home industry may be permitted per parcel.
- (2) Only individuals residing in the dwelling and up to a maximum of three (3) additional persons employed by the home industry may be engaged in the home industry, provided that the business is operated by an individual residing in the dwelling.
- (3) Home industries may only be permitted on parcels zoned A1 and A2 where the parcel size is greater than one (1) hectare.
- (4) Home industries on parcels greater than one (1) hectare and up to two (2) hectares must comply with the following regulations:

-
- (a) The home industry must be wholly contained within a dwelling unit or an accessory building;
 - (b) The home industry must not occupy more than thirty (30%) of the gross floor area of the dwelling unit to a maximum seventy (70) square metres; and
 - (c) A maximum of one (1) home industry related vehicle may be permitted.
- (5) Home industries on parcels in excess of two (2) hectares must comply with the following regulations:
- (a) There must be at least seven and one-half (7.5) metre minimum side and rear parcel line setbacks for storage and accessory building;
 - (b) Accessory buildings in which the home industry is to be contained in may only have a maximum floor area of ninety-five (95) square metres, or, notwithstanding section 5.3(3), two hundred and fifty (250) square metres when there is a sixty (60) metre or greater front parcel line setback provided;
 - (c) A maximum of four (4) home industry related vehicles may be permitted; and
 - (d) Outdoor screened storage areas for the home industry must be no greater than ninety-five (95) square metres in total area.
- (6) A Home Industry use must not include any of the following business or industrial activities:
- (a) the repair, maintenance and painting of vehicles, trailers, boats, commercial equipment and industrial equipment, except for the repair, maintenance and painting of vehicles used by the Home Industry;
 - (b) spray painting or spray coating operations;
 - (c) tow truck operations;
 - (d) automobile wrecking, storage and salvaging; or
 - (e) welding or machine shops;
 - (f) retail cannabis store;
 - (h) cannabis distribution; or
 - (i) cannabis production.

5.14. AMENITY AREA

Amenity areas must be provided for residential developments consisting of three or more dwelling units on a parcel in accordance with the following regulations:

- (1) A private amenity area of not less than fifteen (15) square metres and having a minimum dimension of three (3) metres must be provided for and contiguous to each ground oriented dwelling unit;
- (2) A private amenity area of not less than five (5) square metres and having a minimum dimension of one and a half (1.5) metres must be provided for and contiguous to each dwelling unit above the second storey; or
- (3) A common amenity area of not less than two hundred (200) square metres and a minimum dimension of six (6) metres must be provided for all multi-family uses with more than ten (10) units.

5.15. SECONDARY SUITES

Secondary Suites where permitted in a zone by this Bylaw are subject to the following regulations:

- (1) Only one Secondary Suite may be permitted on a parcel;
- (2) A detached Secondary Suite must not be sited on a parcel having a parcel area of less than two hundred and fifty (250) square metres nor a parcel width of less than 7.62 metres. *(Bylaw 1193)*

5.16. STORAGE OF VEHICLES IN RESIDENTIAL ZONES

No commercial vehicle, truck, bus, dismantled or wrecked vehicle, trailer, recreational vehicle, tow truck or any equipment or building materials may be parked or stored in the R1, R2, R3 or R4 zones, except as follows:

- (1) one commercial vehicle or truck not exceeding 4,000 kg gross vehicle weight or a manufacturers' rated capacity of one tonne;
- (2) one recreational vehicle or trailer;
- (3) trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises during normal working hours; or
- (4) building materials when the owner, lessee or occupier of the premises is in possession of a valid Building Permit, provided that the materials stored are in connection with the construction or development of the building pursuant to the Building Permit.

5.17. VISUAL CLEARANCE AT INTERSECTIONS

In any zone, no fence, wall or structure may be erected to a height greater than 1 metre and no hedge, bush, shrub, tree or other growth will be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the intersecting parcel lines at a street, lane, or driveway entrance corner and a line joining points along side parcel lines or driveway pavement edge 6 metres from their point of intersection as illustrated in Figure 1.

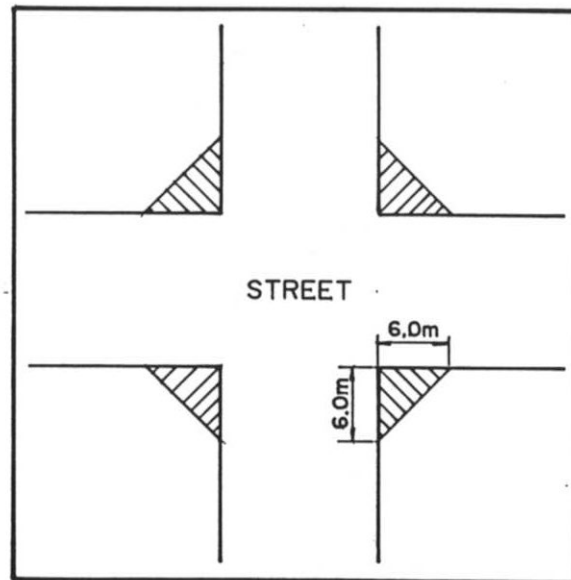


Figure 1

5.18. SCREENING AND LANDSCAPING

Screening and landscaping must be provided under the following conditions:

- (1) All zones designated Agricultural Land Reserve are exempt from the requirements of this section;
- (2) In all zones except residential zones, outdoor storage, outdoor garbage bins, and parking areas must be completely screened from the street and adjacent residential properties. The use of a wall or fence screen will only be considered in industrial zones;
- (3) All portions of a parcel not covered by buildings, structures, or paved areas must be landscaped;
- (4) In all zones, except R1, R2, A1 and A2 a continuous landscaping strip consisting of trees, shrubs and ground cover to a minimum 3 metres in width must be provided along the sides of the parcel which abut a street; or
- (5) R1, R2, A1 and A2 zones must have a continuous strip of landscaping consisting of at minimum a ground cover of two and a half (2.5) metres in width provided along the sides of the parcel which abut a street.

- (6) Where an Industrial Zone abuts any commercial or residential use, continuous screening which is not less than two (2) metres in height must be provided within the setbacks of the Industrial Zone.
- (7) In all Commercial Zones which abut a residential use, a suitable form of screening and landscaping must be provided within the setbacks adjacent to the residential properties.
- (8) All parking facilities must provide a suitable form of screening or landscaping to buffer visibility from adjacent uses.
- (9) All outdoor storage for industrial uses visible to or abutting Highway 16 must be completely screened and landscaped, with the exception of equipment sales uses.

5.19. FENCES

Subject to the vision clearance provisions of this Division, the following height limitations will apply to fences:

- (1) For a parcel within the following zones the maximum height of fences is:

	<u>front yard</u>	<u>rear yard</u>
• Rural and Residential zones	1.2 metres	1.8 metres
• Commercial, Industrial and Public use zones	1.2 metres (1.8 metres open mesh)	1.8 metres (3.0 metres open mesh)
- (2) For a parcel abutting a major roadway or at the interface of Industrial and Residential zones the maximum height of fences is:

	<u>front yard</u>	<u>rear yard</u>
• Rural and Residential zones	1.8 metres	1.8 metres
• Commercial, Industrial and Public use zones	1.2 metres (1.8 metres open mesh)	1.8 metres (3.0 metres open mesh)
- (3) Notwithstanding the requirements in this Division, for a parcel within a Public Use Zone where an open mesh fence is provided, the maximum height of the fence may be increased to 3.6 metres.
- (4) No fence may be constructed using barbed wire except:
 - in the A1 and A2 zones and only for the containment of livestock; and
 - in Commercial, Industrial or Public Use Zones if the barbed wire is kept above a height of 1.8 metres.
- (5) No fence may be constructed using electrified wire except in a Rural Zone and only for the containment of livestock.

-
- (6) No fence in any zone may be constructed using razor wire, ribbon wire, or ultra barrier wire.

5.20. FLOODPLAIN SPECIFICATIONS

- (1) The purpose of these regulations is to reduce the risk of injury, loss of life, and property damage due to flooding and erosion. However, the District of Houston does not represent to the Owner or any other person that any building constructed or manufactured home or unit located in accordance with the following conditions will not be damaged by flooding or erosion.
- (2) Pursuant to the Local Government Act, areas of the District of Houston to be designated as flood plain are as follows:
- (a) flood plain of 6 km of the Bulkley River and 2 km of Buck Creek as shown on Ministry of Environment Flood Plain Mapping Drawing No. 85-14, Sheets 1 to 3, dated November, 1985; and in the Official Community Plan; and
 - (b) areas of designation of all other flood prone lands of the District of Houston that are not covered by the above noted drawings are described by the following regulations.
- (3) Setback Regulations – Agriculture Land Reserve

Notwithstanding any other regulations of this Bylaw, no building or any part thereof will be constructed, reconstructed, moved or extended, nor will any manufactured home or unit modular home or structure, nor will any grading or clearing be located within the following setbacks, except that in zones designated as Agricultural Land Reserve acceptable best practice can be those in the Guide for Bylaw Development in Farming Areas and Environmental Fact Sheet guideline Order No. 823.400 – 2 – July 2008 or as amended:

- (a) 8 metres of the natural boundary of any swamp or pond;
- (b) 30 meters of any wetland depending on classification;
- (c) 60 metres of the natural boundary of Buck Creek or the Bulkley River and any side channel thereof, where no standard dykes exist;
- (d) 60 metres of the natural boundary of the Morice River or any side channel thereof;
- (e) 30 metres of the natural boundary of any other watercourse that has riparian areas; and
- (f) 7.5 metres of the inboard toe of any standard dykes along the Bulkley River or Buck Creek.

(3.1) Setback Regulations – Non-Agricultural Land Reserve (ALR)

Notwithstanding any other regulations in this bylaw, no building or any part thereof will be constructed, reconstructed, moved or extended, nor will any manufactured home or unit modular home or structure, nor will any grading or clearing be located within the following, unless it can be demonstrated by a qualified Environmental Professional (QEP) using best practices guidelines as outlined in the Flood Hazard Area Land Use Management Guide, May 2004 as amended:

- (a) 7.5 metres of the natural boundary of any swamp or pond;
- (b) 30 metres of any wetland depending on classification;
- (c) 30 metres of the natural boundary of Buck Creek or the Bulkley River and any side channel thereof, where no standard dykes exist;
- (d) 30 metres of the natural boundary of the Morice River or any side channel thereof;
- (e) 30 metres of the natural boundary of any other watercourse that has riparian areas;
- (f) 7.5 metres of the inboard toe of any standard dykes along the Bulkley River or Buck Creek; or
- (g) 15 metres from the natural boundary of smaller streams, provided that the floodway is not obstructed.

(4) Elevation Regulations

- (a) In addition to the setback regulations contained in the setback section above, the following elevation regulations apply to the areas delineated on Schedule B which is hereby made an integral part of this Bylaw. No building or any part thereof will be constructed, reconstructed, moved, or extended, nor will any manufactured home or unit, modular home or structure be located with the underside of a wooden floor system or top of concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a manufactured home or unit the ground level or top of concrete or asphalt pad on which it is located, lower than:
 - (i) For Areas 1, 2, and 3 delineated on Schedule B and Schedule D (1998):
 - (A) 0.6 metres above the centerline of the higher adjacent access road for any residential uses;
 - (B) 0.3 metres above the centerline of the higher adjacent access road for any industrial or commercial uses as designated in the District of Houston Official Community Plan Bylaw No. 1001, 2010 and amendments thereto;

-
- (C) but in any case for Area 1, no lower than 1.5 metres above the natural boundary of Henry Creek;
 - (D) but in any case for Area 2, no lower than the Flood Construction Level for the Bulkley River and Buck Creek; or
 - (E) but in any case for Area 3, no lower than 595.0 metres G.S.C. datum, or 1.5 metres above the natural boundary of Henry Creek, whichever elevation is the greater.
- (ii) For Area 4 delineated on Schedule B and Schedule D (1998):
 - (A) 0.3 metres above the centerline of the higher adjacent access road, or 0.6 metres above the average natural ground surface elevation at the building or mobile unit, whichever elevation is the greater, but in any case, no lower than 589.0 metres G.S.C.
 - (iii) For all remaining portions of the District of Houston outside Areas 1, 2, 3 and 4 as delineated on Schedule B and Schedule D (1998):
 - (A) the Flood Construction Level for the Bulkley River and Buck Creek where it has been determined to the satisfaction of the Ministry of Environment or, where it has not been determined;
 - (B) 3.0 metres above the natural boundary of the Bulkley River, the Morice River or Buck Creek; and
 - (C) 1.5 metres above the natural boundary of any other watercourse, swamp or pond.
- (b) The elevation regulations above do not apply to:
 - (i) a renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of Bylaw No. 253, January 10, 1981 (first Bylaw containing flood-proofing conditions); or in the case of the areas outlined on Schedule B and Schedule D to any addition to a building or structure which would increase the size of the building or structure by less than 50% of the floor area existing at the date of adoption of Bylaw No. 253. Exempted additions will be constructed with the floor elevation of the new structure no lower than the floor elevation of the existing structure;
 - (ii) that portion of a building or structure to be used as a vehicle parking area;
 - (iii) farm buildings other than dwelling units and closed-sided livestock housing. Farm dwelling units on parcel sizes 8.1 ha or greater and within the Agricultural Land Reserve are exempted from the requirements for setbacks and heights, but

-
- if in a floodable area, must be elevated 1.0 metres above the natural ground elevation;
- (iv) light or heavy industry outside the area outlined on Schedule B and Schedule D where the requirements will be reduced by an amount equal to the freeboard; or
 - (v) heavy industry behind standard dykes.
- (c) The elevation requirements set out above may be achieved by structural elevation of the said habitable building, business, or storage area or by adequately compacted landfill on which any building is to be constructed or manufactured home unit located, or by a combination of both structural elevation and landfill. No area below the required elevation will be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
- (d) Where landfill is used to achieve the required elevation above, no portion of the landfill slope will be closer than the distances specified in the setback sections and the face of the landfill slope must be adequately protected against erosion from floodwaters.

(5) Conditionally Exempt

- (a) Industrial uses, other than main electrical switchgear, must be located with the underside of a wooden floor system or the top of pad no lower than 0.6 metres lower than the flood level specified in the elevation sections of this bylaw.
- (b) Main electrical switchgear must be no lower than the flood level.

(6) Site-Specific Exemptions

An application by a property owner to the District of Houston, for a site-specific exemption may be completed upon a form provided by the District of Houston and submitted in accordance with the instructions on the application.

5.21. OFFSTREET PARKING, LOADING AND HIGHWAY #16 ACCESS

(1) Provincial Review Requirements

Any access and development within 800 meters of Highway #16 must be referred to the Ministry of Transportation and Infrastructure, including site lines, parking, lighting height, landscaping, and screening.

(2) Application of Regulations

Space for the offstreet parking and loading of motor vehicles in respect of a use permitted under this Bylaw must be provided and maintained in accordance with the regulations of this Division.

(3) Exemption of Existing Buildings from Parking and Loading Requirements

The regulations contained in this Division will not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:

- (a) Offstreet parking and loading must be provided and maintained in accordance with this Division for any addition to any existing building or structure or for a significant change in an existing use;
- (b) Offstreet parking and loading provided prior to the adoption of this Bylaw must not be reduced below the applicable offstreet parking requirements of this Division.

(4) Number of Off-Street Parking Spaces Required

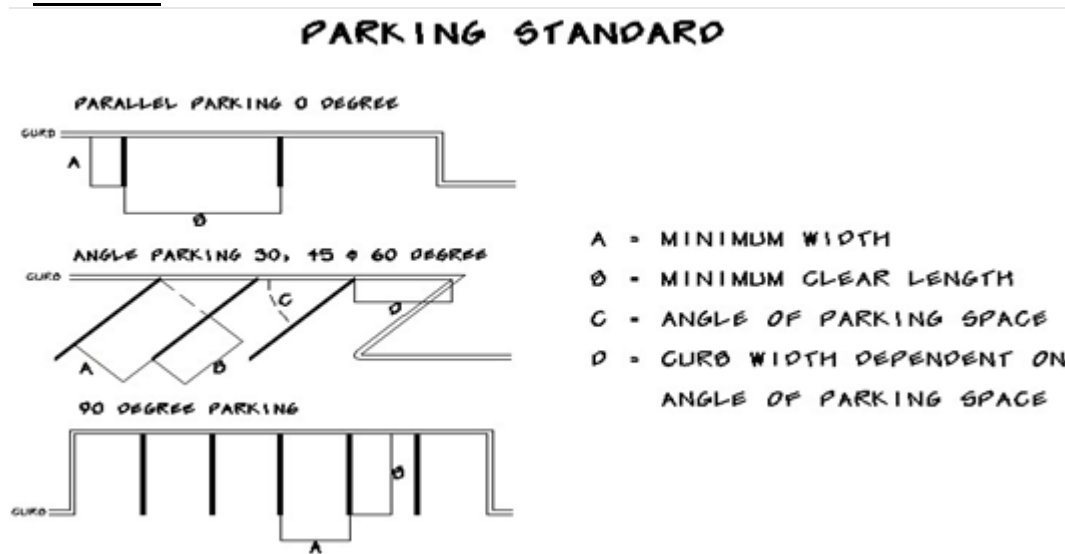
- (a) Off-site parking is not required for any use in the C1 Zone – Downtown Core, and is subject to Development Permit review;
- (b) The number of offstreet parking spaces for motor vehicles required for any use is calculated according to Table 1 of this Bylaw in which Column I classifies the types of uses and Column II sets out the number of required offstreet parking spaces that are to be provided for each use in Column I;
- (c) In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Tables 1 and 2 the number of offstreet parking and loading spaces is calculated on the basis of the requirements for a similar use that is listed in Table 1 and Table 2;
- (d) Where the calculation of the required offstreet parking and loading spaces results in a fraction, one parking or loading space must be provided in respect of the fraction;
- (e) Where seating accommodation is the basis for a unit of measurement under this Division and consists of benches, pews, booths or similar seating accommodation each 0.5 metres of width of such seating will be deemed to be one seat or seating place;
- (f) Where more than one use is located on a parcel, the total number of parking or loading spaces to be required will be the sum total of the requirements for each use;
- (g) Where more than one use is located in a building, the total number of parking or loading spaces to be required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use;
- (h) Where more than one standard may apply to a use, the standard requiring the greater number of parking spaces will apply; and

- (i) Where parking spaces per person is applied the total number of persons will be according to the maximum occupancy load established by the B.C. Building Code.

(5) Location

- (a) For uses in Rural and Residential Zones, offstreet parking spaces will be located on the same parcel as the use they serve.
- (b) Excluding uses in Rural and Residential Zones, if sufficient offstreet parking spaces cannot be provided on the same parcel, required offstreet parking spaces may be located on another parcel within 230 metres of the building or use the spaces serve.
- (c) If parking is not located on the same parcel as the parcel these spaces serve, a restrictive covenant, pursuant to the provisions of the Local Government Act, must be registered. The covenant must be registered on the title of the parcel that accommodates the parking spaces.
- (d) Offstreet loading spaces must be located on the same parcel as the use they serve.

(6) Standard



- (a) Each offstreet parking space (30°, 45°, 60° or 90°) required by this Bylaw must not be less than 2.8 metres in width, 5.5 metres in clear length and 2.1 metres in height.
- (b) Each offstreet parallel (0°) parking space must not be less than 3.0 metres in width, 7.3 metres in clear length and 2.1 metres in height.
- (c) Adequate provision must be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed driveway access.
 - (i) One-way driveway access must not be less than 4.0 metres in width, except for parking spaces of either 60° or 90° in which

-
- case one-way driveway access must not be less than 6.0 metres in width.
- (ii) Two-way driveway access must not be less than 7.0 metres in width for all parking spaces.
- (d) Adequate provision must be made for circulation of vehicles to all parking spaces at all times within a parking area by means of unobstructed manoeuvring aisles and cross-aisles.
- (i) Manoeuvring aisles must not be less than 7.0 metres in width.
 - (ii) Two-way cross aisle traffic corridors connecting manoeuvring aisles must not be less than 7.0 metres in width.
 - (iii) One-way cross aisle traffic corridors connecting manoeuvring aisles must not be less than 7.0 metres in width.
- (e) All parking and loading areas must be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- (f) Except for one-family and two-family dwellings, all parking and loading areas must be surfaced with an asphalt, concrete, brick or similar pavement so as to provide a surface that is durable and dust-free and must be graded and drained as to properly dispose of all surface water.
- (g) The surfacing of parking areas for industrial uses may consist of compacted gravels where dust control and drainage is not a concern and the area is not accessible by the public.
- (h) All parking and loading areas must have entrances, exits and spaces illuminated to a minimum of 5.8 lux/m² for low activity parking areas (local merchants, industrial employees, educational) and a minimum of 11.5 lux/m² for medium activity parking areas (shopping centres, hospitals, and fast food, transportation [e.g. bus terminals], cultural, recreational and multi-family residential uses).
- (i) Any lighting used to illuminate any parking and loading areas or parking facilities must be so arranged that all direct rays of light are directed upon the parking area or parking facility, and not on any adjoining premises or highways and must be completely shielded.
- (j) Handicapped Parking
- Handicapped parking must be provided in accordance with the provisions of the B.C. Building Code.
- (k) Ministry of Transportation Standards
- Development within 800 metres of Highway 16 must comply with the requirements of the Ministry of Transportation pursuant to the Transportation Act, in addition to the requirements of this Bylaw.

TABLE 1 REQUIRED OFF-STREET PARKING SPACES**

COLUMN I Class of Building	COLUMN II Required Number of Spaces
Ambulance Station	1 and 1 per bay
Amusement Arcade	1 per 40 m ² of gross floor area
Animal Hospital	4 per veterinarian
Appliance Service/Repair Shop	1 per 40 m ² of gross floor area
Automobile Service/Repair Shop	1 per 40 m ² of gross floor area
Automobile Rental Shop	1 per 40 m ² of gross floor area and 1 per rented vehicle
Automobile Service/Equipment Service Shop	1 per bay (parking spaces to match bay size)
Barber Shop/Beauty Parlour	1 per 20 m ² of gross floor area or 2 per employee
Bed and Breakfast	1 per guest room
Bowling Alley/Green	3 per lane
Campground	1 per campsite
Cemetery	1 per 200 graves
Church/Place of Worship	1 per 8 seating places
College/University	10 per classroom
Community Care Facility, Non-Residential	1 per 40 m ² of gross floor area
Community Care Facility, Residential	1 per 4 beds and 1 per 2 employees
Daycare Facility	1 per 40 m ² of gross floor area or equivalent in off-street loading space
Dental Clinic	1 per 30 m ² of gross floor area or 4 per dentist
Department Store	1 per 20 m ² of gross floor area
Dry Cleaning Shop	1 per 40 m ² of gross floor area
Entertainment Facility	1 per 8 seats
Equipment Sales and Rental Store (including heavy equipment)	1 per 70 m ² of gross floor area and 1 per 400 m ² display area and 2 per parts department
Financial Institution	1 per 30 m ² of gross floor area
Fire Station	1 per 40 m ² of gross floor area

COLUMN I Class of Building	COLUMN II Required Number of Spaces
Golf Course	4 per hole
Hotel/Motel	1 per guest room
Industrial Facility	1 per 2 employees and 1 per company vehicle
Laundromat	1 per 2 washing machines
Liquor Store	1 per 30 m ² of gross floor area
Manufactured Home	1 per dwelling unit
Medical Clinic	1 per 20 m ² gross floor area or 4 per doctor
Miniature Golf	1 per hole
Mini-Storage Facility	1 per m ² of gross area (must provide a minimum of 5 spaces)
Multi Family Dwelling	1.25 per bachelor and 1 bedroom units, 1.5 per 2 and 3 bedroom units, and 0.5 per each bedroom exceeding 3 bedrooms; 15% of these spaces clearly marked as 'visitor parking'
Neighbourhood Pub/Bar/Beer Parlour	1 per 5 seats
Nightclub	1 per 5 seats
Office	1 per 30 m ² of gross floor area
Passenger Depot	1 per 10 m ² of waiting room area
Police Station	1 per 40 m ² of gross floor area except garages
Pool/Billiard Facility	1 per table
Post Office	1 per 40 m ² of gross floor area
Public Assembly Facility	1 per 8 seats or persons
Recreation Facility, Indoor	1 per 8 seats or persons
Recreational Vehicle Park	1 per site
Rental Shop (not including heavy equipment)	1 per 40 m ² of gross floor area
Restaurant	1 per 5 seats
Retail Store	1 per 30 m ² of gross floor area
School, Kindergarten/Elementary	2 per classroom
School, Secondary	5 per classroom

COLUMN I Class of Building	COLUMN II Required Number of Spaces
Scrap/Wrecking Yard	1 per 400 m ² gross area up to 400 m ² and 1 per 1,000 m ² gross area thereafter
Service/Repair of Small Items	1 per 40 m ² of gross floor area
Shopping Centre (Malls)	1 per 20 m ² of gross leasable area
Single Detached Dwelling	1 per dwelling unit
Taxi Facility	1 per cab and 1 per 2 office employees
Travel Agent	1 per 30 m ² of gross floor area
Two Family Dwelling	1 per dwelling unit
Warehouse/Storage Facility	1 per 180 m ² of gross area

** exempted in the C1 Zone in the Downtown Core, subject to Development Permit review; and parking in the C2 Service Commercial Zone may be varied by Development Permit.

(l) Offstreet Loading

- (i) No use may be undertaken in any zone unless the offstreet loading requirements in this Bylaw have been met for that use.
- (ii) Offstreet parking spaces must not be credited as offstreet loading spaces except as varied by a Development Permit.
- (iii) Each offstreet loading space must not be less than 8.0 metres in length, 3.5 metres in width and provide no less than 4.0 metres of vertical clearance.
- (iv) Any loading space and access to it within the same parcel must be located as not to interfere with street traffic, pedestrian traffic or customer parking.

TABLE 2 - REQUIRED OFF-STREET LOADING SPACES**

COLUMN I Use	COLUMN II Required Number of Spaces
Commercial	
• Buildings which have less than 500 m ² of gross floor area	1
• Buildings which have between 500 m ² to 2,000 m ² of gross floor area	2
• Buildings which have more than 2,000 m ² of gross floor area	3

Industrial	
• Buildings which have less than 1,500 m ² of gross floor area	1
• Buildings which have between 1,500 and 3,000 m ² of gross floor area	2
• Buildings which have more than 3,000 m ² of gross floor space	3
Institutional	
• Buildings which have less than 2,800 m ² of gross floor area	1
• Buildings which have 2,800 m ² or more gross floor area	2
Residential	
• For every 2,000 m ² of gross floor area used for apartment units or townhouse units	1

** may be varied within the C1 and C2 Zones by Development Permit.

5.22. MANUFACTURED HOMES

- (1) Manufactured Homes are prohibited in all R1 and R2 Zones unless the home complies with the CSA A277 standard and the home is not less than 6 m in length or width and are installed on a permanent foundation system of strip footings and foundation walls.
- (2) No person will construct, service, operate or expand a Manufactured Home Park contrary to the provisions of this Bylaw.
- (3) No person will construct, service or expand a Manufactured Home Park, or a portion of it unless a Manufactured Home Park Permit for the work has been issued by the District.
- (4) No person will modify any description, specifications or plans for a Manufactured Home Park that were the basis for the issuance by the Building Official of a Manufactured Home Park Permit.
- (5) No person will do any construction that is at variance with the description specifications or plans that were the basis for the issuance of a manufactured home park permit, unless the variation has been reviewed and authorized in writing by the Building Official.
- (6) Notwithstanding that a Manufactured Home Park Permit has been issued, no person will cause or allow a manufactured home to be placed in a Manufactured Home Park before issuance of an occupancy approval for all or a portion of the Manufactured Home Park.

5.23. STORAGE OF MANUFACTURED HOMES

No person will cause or allow the storage of unoccupied manufactured homes in a Manufactured Home Park except on a manufactured home space.

- (1) Exclusion – Upgrading

No person will be required to upgrade any portion of an existing Manufactured Home Park to the standards of this Bylaw. However, all upgrading must be in accordance with or exceed the standards of this Bylaw.

5.24. MANUFACTURED HOME PARK PERMIT

(1) Other Approvals

A Manufactured Home Park Permit will not be issued until approval has been received by the Building Official from the authorities responsible for zoning, water supply, sewage disposal, garbage disposal and road access.

(2) Expiry

A Manufactured Home Park Permit will expire:

- (a) unless construction approved by the permit is begun within 6 months of the date of issuance; or
- (b) if the work is not completed within 24 months from the date of issuance of the permit.

(3) Renewal

A Manufactured Home Park Permit which has expired before construction begins may be renewed for a period of 6 months from the date of expiry providing a request for renewal is made in writing within 30 days of the expiry date, and a renewal fee is paid in accordance with the Schedule of Fees and Charges Bylaw. A permit may only be renewed one time.

(4) Cessation of Construction

The Building Official may, in writing, order construction which is in contravention of this Bylaw to cease; and may authorize, in writing, the continuance of construction after corrections have been made.

(5) Building Permit Requirements

A separate Building Permit Application must be made by the owner for the construction of any manager's residence, service or recreational building.

5.25. KEEPING OF FARM ANIMALS

For the purposes of this Bylaw, Animal Units (A.U.) means equivalencies as indicated in the following table:

<u>Sheep</u>	<u>A.U. Swine</u>	<u>A.U.</u>
--------------	-------------------	-------------

Ewe	.14	Sow	.33
yearling ewe	.10	boar-young (18-90 kg)	.20
lamb ewe	.07	boar-mature	.33
Ram	.14	Gilt	.33
yearling ram	.10	bred gilt	.33
lamb ram	.07	weaner (under 18kg)	.10
nursing lamb	.05	feeder (18-91 kg)	.20
feeder lamb	.10	suckling pig	.01
breeding lamb	.10		
Cattle		A.U. Poultry	
cow & calf	1.00	chickens	.015
2 yr. old	1.00	turkeys, raised	.0125
Yearling	.67	turkeys, breeding stock	.02
Calf	.25	Geese	.02
Bull	1.00	Ducks	.015
Horses		A.U. Other	
Horse	1.00	Goats	.14
colts 1-2 years	.50	Rabbit	.025
colts, under 1	.25	Mink	.02

- (1) Farm animals can only be kept on parcels zoned A1 or A2 as stipulated by the following, except that parcels which are designated as part of the Agricultural Land Reserve are exempt:
 - (a) On lots less than 0.4 hectares (1 acre), the total number of farm animals and poultry must not exceed 0.5 animal units. For example, where a lot is smaller than 0.4 hectares (1 acre) in area, a maximum of 33 chickens could be kept (0.5 A.U. divided by 0.015 A.U. per chicken = 33.33 chickens).
 - (b) On lots greater than 0.4 hectares (1 acre), the total number of farm animals and poultry must not exceed two animal units per hectare. For example, where a two hectare lot exists, 6 yearling cattle could be housed (.67 A.U. times 2 hectares times 2 A.U. per hectare = 5.97 yearlings).
- (2) Chickens are permitted in R1 and R2 zones as follows:
 - (a) No person will keep, harbour or permit to remain upon permitted premises within the District more than eight (8) hens in aggregate.
 - (b) Hens will be kept for personal use only, and eggs, manure, meat, and other products derived from hens must not be sold.
 - (c) The keeping of roosters is prohibited.
 - (d) Hens will not be slaughtered or euthanized on the property. Hens will only be disposed of by delivering the hen to a farm, abattoir, veterinarian, or other facility that has the ability to dispose of hens lawfully.

-
- (e) Accessory hen keeping is only permitted with the construction of a structure subject to the accessory building section of this bylaw.
 - (3) No buildings, structures or enclosures used for housing more than 0.5 animal units; no drinking or feeding troughs; and no manure piles may be located within 4.5 metres (15 ft) of a lot line in the R1 or R2 zone;
 - (4) Subsection (3) does not apply to fences adjacent to lot lines which are used for enclosures for the grazing of animals.

5.26. SHIPPING CONTAINERS

Shipping containers will be permitted for use as accessory buildings subject to the requirements that:

- (1) The maximum number of shipping containers for storage or other accessory use permitted on a lot at any one time will be limited to:
 - (a) None for lots zoned R1, R2, R3, R4, or C1
 - (b) 1 for lots zoned C2 or C3; or P1 or P2
 - (c) 2 for lots zoned A1 or A 2; M1 or M2
- (2) Any shipping container placed on a lot as an accessory building must comply with site coverage, siting, size and setback requirements for that zone.
- (3) Any shipping container used as an accessory building must be screened from view from the roadway(s) and adjacent properties using a landscape screen or building of a height no less than 2.5 meters.

DIVISION 6. ESTABLISHMENT OF ZONES

6.1. ESTABLISHMENT OF ZONES

The area within the boundaries of the District of Houston will be divided into the zones identified in Column I and described in Column II of Table 3.

TABLE 3 - ESTABLISHMENT OF ZONES

COLUMN I Zone	COLUMN II Title Elaboration
R1	One Family Residential
R2	Two Family Residential
R3	Manufactured Home Park Residential
R4	Multi-Family Residential
A1	Rural Agriculture
A2	Rural Residential
C1	Core Commercial
C2	Service Commercial
C3	Campground
M1	Light Industrial
M2	Heavy Industrial
P1	Public and Institutional
P2	Park and Conservation

6.2. ZONE TITLE

The correct name of each zone provided for in this Bylaw is set out in Column I of Table 3 and the inclusion of the names contained in Column II of Table 3, is for convenience only.

6.3. LOCATION OF ZONES

The location of each zone is established on Schedule A, the Zoning Map of this Bylaw which is attached hereto and forms part of this Bylaw.

6.4. ZONE BOUNDARIES – SEE ADMINISTRATION S. 4.15

6.5. STATEMENTS OF PURPOSE

The inclusion of the statements of purpose in each zone are provided for convenience only.

DIVISION 7. R1 – ONE FAMILY RESIDENTIAL ZONE

7.1. PURPOSE

The purpose of the R1 Zone is to provide for low density residential development in the form of single detached dwellings.

7.2. PERMITTED USES

The following uses and no others are permitted in the R1 Zone:

- (1) single detached dwelling; or
- (2) accessory use, including
 - (a) home occupation;
 - (b) family daycare for 8 children;
 - (c) Bed and Breakfast;
 - (d) Secondary suite attached or detached; and/or
 - (e) Agricultural Uses including farm animals – reference General Regulations.

7.3. REGULATIONS

On a parcel zoned R1, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

R1 - One Family Residential

COLUMN I	COLUMN II
(1) Minimum Parcel Area	550 sq. m (5,920 sq. ft)
(2) Minimum Parcel Width	18 m (60 ft) or 7.62 m (25 ft) in the Downtown Development Permit Area
(3) Minimum Setback (a) front parcel line (b) interior side parcel line (c) exterior side parcel line (d) rear parcel line	5 m (16.5 ft) 1.5 m (5 ft) 4.5 m (15 ft) 5 m (16.5 ft)
(4) Maximum Parcel Coverage	45%
(5) Maximum Number of Principal Buildings	1 per parcel
(6) Maximum Principal Building Height	10 m (32.8 ft)
(7) Minimum Building Width (a) single detached dwelling	6 m (19.7 ft)
(8) Parking	Required as per Division 5
(9) Minimum Principal Building Size (a) one storey building (b) two storey building	74 sq. m (800 sq. ft) 140 sq. m (1,500 sq. ft)

All Single Family Dwellings must be set on a permanent foundation below frost line. See General Regulations for manufactured home prohibitions.

DIVISION 8. R2 – TWO FAMILY RESIDENTIAL ZONE

8.1. PURPOSE

The purpose of the R2 Zone is to provide for low density residential development in the form of single detached and two family dwelling.

8.2. PERMITTED USES

The following uses and no others are permitted in the R2 Zone:

- (1) single detached dwelling;
- (2) two family dwelling;
- (3) Community Child Care Facility as defined in the Community Care and Assisted Living Act;
- (4) Community Care Facility as defined in the Community Care and Assisted Living Act; or
- (5) Accessory use, including
 - a) secondary suite within or detached from a single detached dwelling;
 - b) home occupation;
 - c) Bed and Breakfast; and/or
 - d) Agricultural uses including farm animals – reference General Regulations.

8.3. REGULATIONS

On a parcel zoned R2, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

R2 - Two Family Residential

COLUMN I	COLUMN II
(1) Minimum Parcel Area <ul style="list-style-type: none"> • single detached dwelling • two family dwelling 	500 sq. m 500 sq. m
(2) Minimum Parcel Width <ul style="list-style-type: none"> • single detached dwelling • two family dwelling 	15 m (50 ft) or 7.62 m (25 ft) in the Downtown Development Permit area 15 m (50 ft)
(3) Minimum Setback <ul style="list-style-type: none"> • front parcel line • interior side parcel line • exterior side parcel line • rear parcel line 	5 m (16.5 ft) 1.2 m (4 ft) 3 m (10 ft) 5 m (16.5 ft)
(4) Maximum Parcel Coverage	45%
(5) Maximum Number of Principal Buildings	1 per parcel
(6) Maximum Building Height	10 m (32.8 ft)
(7) Minimum Principal Building Width <ul style="list-style-type: none"> • single detached and two family dwelling 	6 m (19.7 ft)
(8) Parking	Required as per Division 5 may be varied within a Development Permit Area
(9) Minimum Principal Building Size <ul style="list-style-type: none"> • one storey building • two storey building 	74 sq. m (800 sq. ft) 140 sq. m (1,500 sq. ft)

All Single Family Dwellings must be set on a permanent foundation below frost line. See General Regulations for manufactured home prohibitions.

8.4. SPECIAL REGULATION

Notwithstanding other requirements in this Division, the minimum building width for a single family dwelling on Lots 33, 34, 35 and 36, Plan 6311, DL 619 Range 5, Coast District is 7 metres.

DIVISION 9. R3 – MANUFACTURED HOME PARK ZONE

9.1. PURPOSE

The purpose of this zone is to provide for Manufactured Home Park development. All Manufactured Home Parks zoned R3 are to conform the Manufactured Home Division of this Bylaw.

9.2. PERMITTED USES

The following uses and no others are permitted in the R3 Zone:

- (1) Manufactured Home Park;
- (2) Single detached dwelling for a caretaker or manager; and/or
- (3) Accessory use, including:
 - (a) secondary suite within or separated from a single detached dwelling
 - (b) home occupation

9.3. REGULATIONS

On a parcel zoned R3, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the Manufactured Home Park regulations – see Division 20.0.

DIVISION 10. R4 – MULTI-FAMILY RESIDENTIAL ZONE

10.1. PURPOSE

The purpose of the R4 Zone is to provide for multi-family residential development in the form of apartments and townhouses. New development zoned R4 will be required to obtain a Development Permit as per the requirements of the Official Community Plan and this bylaw.

10.2. PERMITTED USES

The following uses and no others are permitted in the R4 Zone:

- (1) apartment;
- (2) townhouse;
- (3) two family dwelling;
- (4) community care facility as defined in the Community Care and Assisted Living Act;
- (5) community child care facility as defined in the Community Care and Assisted Living Act; and/or
- (6) accessory use, including home occupation.

10.3. REGULATIONS

On a parcel zoned R4, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

R4 – Multi-Family Residential Zone

COLUMN I	COLUMN II
(1) Minimum Parcel Area	750 m ² (8075 sq. st.)
(2) Minimum Parcel Width	18 m (60 ft)
(3) Minimum Setback (a) front parcel line (b) interior side parcel line (c) exterior side parcel line (d) rear parcel line	7.5 m (25 ft) 3 m (10 ft) 4.5 m (15 ft) 7.5 m (25 ft)
(4) Maximum Parcel Coverage	50%
(5) Maximum Density (a) two family dwelling (b) townhouse (c) apartment	1 per parcel 45 units/hectare (18 units/acre) 70 units/hectare (28 units/acre)
(6) Maximum Principal Building Height	(7) (42.5 ft)
(7) Minimum width for two family dwelling (a) maximum length to width ratio	10 m (30 ft) 3:1
(8) Minimum Amenity Area	Required as per Division 5
(9) Parking	Required as per Division 5
(10) Minimum Principal Building Size (a) One storey building (b) Two storey building	74 sq. m (800 sq. ft.) 140 sq. m (1,500 sq ft)

10.4. SPECIAL REGULATIONS

Notwithstanding the requirements in this Bylaw, the maximum density in the R4 Zone may be increased to a maximum of 80 dwelling units per hectare in accordance with the table below. In the table below, Column I sets out the special amenity to be provided and Column II sets out the added density assigned for the provision of each amenity.

R4 – Multi-Family Residential Zone

COLUMN 1 SPECIAL AMENITY TO BE PROVIDED	COLUMN II ADDED DENSITY
(1) Provision of each dwelling unit which caters to the disabled (eg. wheelchair access)	2 units per hectare
(2) Provision of daycare facility 7 - 10 children 11 - 15 children 16 or more	3 units per hectare 4 units per hectare 7 units per hectare
(3) Provision of below grade or elevated multi-level parking facility for at least 50% of the required off-street parking	10 units per hectare
(4) Provision of affordable rental dwelling units in accordance with special agreement under sections and of the <u>Local Government Act</u>	5 units per hectare

DIVISION 11. A1 – RURAL AGRICULTURAL ZONE

11.1. PURPOSE

The purpose of the A1 Zone is to identify and preserve land for agricultural use which is within the Agricultural Land Reserve.

11.2. PERMITTED USES**

The following uses and no others are permitted in the A1 Zone:

- (1) abattoirs only in parcels greater than 16 ha;
- (2) agricultural uses including
 - (a) agriculture;
 - (b) farm animals (see Division 5); and
 - (c) cannabis production.
- (3) intensive agriculture;
- (4) single detached dwelling;
- (5) commercial recreation;
- (6) portable sawmill; and/or
- (7) accessory use, including:
 - (a) secondary suite within or separated from a single detached dwelling;
 - (b) home occupation;
 - (c) home industry;
 - (d) bed and breakfast ; and/or
 - (e) community child care facility within a single detached dwelling.

** Non-farm uses in this zone that are designated Agricultural Land Reserve will be referred to the Agricultural Land Commission for compliance with that Act, especially where permitted uses will diminish or hamper the viability of farming.

11.3 REGULATIONS

On a parcel zoned A1, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Parcels within the Agriculture Land Reserve must also comply with the Agriculture Land Commission Act and regulations and orders of the Agriculture Land Commission.

A1 – Rural Agricultural - Regulations...cont'd**

COLUMN I	COLUMN II
(1) Minimum Parcel Area	32 hectares (79 acres)
(2) Minimum Parcel Width	10% of the total perimeter of the parcel
(3) Minimum Setback Principal and accessory buildings and uses other than single family dwelling unit setbacks to all parcel lines. Abattoir – all parcel lines Single family dwelling unit (a) front parcel line (b) interior side parcel line (c) exterior side parcel line (d) rear parcel line and Portable Sawmill – all parcel lines	30.0 m (100 ft) 100.0 m (300ft) 10.0 m (32.8 ft) 3.0 m (10 ft) 7.5 m (25 ft) 7.5 m (25 ft) 75.0 m (246 ft)
(4) Maximum Number of Principal Buildings	1 per parcel
(5) Maximum Principal Building Height (a) single detached dwelling (b) accessory buildings	10 m (32.8 ft) 12 m (40 ft)
(6) Parking and Loading	Required as per Division 5

** Farm Buildings in zones designated Agricultural Land Reserve are exempt from height, location and number of buildings restrictions.

DIVISION 12. A2 – RURAL RESIDENTIAL ZONE

12.1. PURPOSE

The purpose of the A2 Zone is to provide for compatible agricultural and residential uses on large unserviced parcels in a rural setting within the Municipality.

12.2. PERMITTED USES**

The following uses and no others are permitted in the A2 Zone:

- (1) agricultural uses including:
 - (a) agriculture; and
 - (b) farm animals (see Division 5).+
- (2) single detached dwelling; and/or
- (3) accessory use, including:
 - (a) secondary suite within or separated from a single detached dwelling;
 - (b) bed and breakfast ;
 - (c) commercial recreation ;
 - (d) home industry on parcels greater than 1 ha;
 - (e) home occupation; and/or
 - (f) community child care facility within a single detached dwelling

** Non-farm uses in this zone that are designated Agricultural Land Reserve will be referred to the Agricultural Land Commission for compliance with that Act, especially where permitted uses will diminish or hamper the viability of farming.

12.3. REGULATIONS

On a parcel zoned A2, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Parcels within the Agriculture Land Reserve must also comply with the Agriculture Land Commission Act and regulations and orders of the Agriculture Land Commission.

A2 – Rural Residential Zone

COLUMN I	COLUMN II
(1) Minimum Parcel Area	1.0 hectares (2.5 acres)
(2) Minimum Parcel Width	10% of total parcel perimeter
(3) Minimum Setback Principle building/use (a) front parcel line (b) interior side parcel line (c) exterior side parcel line (d) rear parcel line Accessory building/use (e) front (f) sides and rear	 10 m (32.8 ft) 5 m (16.4 ft) 5 m (16.4 ft) 10 m (32.8 ft) 10 m (32.8 ft) 5 m (16.4 ft)
(4) Maximum Number of Principal Buildings	1 per parcel
(5) Maximum Principal Building Height**	10 m (32.8 ft)
(6) Parking and Loading	Required as per Division 5

** Farm Buildings in zones designated Agricultural Land Reserve are exempt from height, location and number of building restrictions set out in this bylaw.

DIVISION 13. C1 – CORE COMMERCIAL ZONE

13.1. PURPOSE

The purpose of the C1 Zone is to function as the downtown core of the municipality and uses are intended to be oriented to pedestrian traffic and offer a full range of commercial goods and services, administrative and financial offices and medical services. New developments zoned C1 will be required to obtain a Development Permit as per the requirements of the Official Community Plan and this bylaw.

13.2. PERMITTED USES

The following uses and no others are permitted in the C1 Zone:

- (1) appliance repair shop;
- (2) bakery;
- (3) business service establishment;
- (4) community care facility;
- (5) assisted living facility;
- (6) education/training facility;
- (7) entertainment facility;
- (8) family day care;
- (9) farmer's markets;
- (10) financial institution;
- (11) flea market within an enclosed building only;
- (12) funeral home and associated crematoria;
- (13) hotel;
- (14) indoor recreational facility;
- (15) medical and dental clinic;
- (16) motel;
- (17) residential dwelling units in conjunction with a commercial use;
- (18) neighbourhood pub;
- (19) nightclub;
- (20) office;
- (21) parking facility;
- (22) personal service establishment;
- (23) post office;
- (24) printing and publishing house;
- (25) private club;
- (26) Public Assembly Facility;
- (27) radio and television broadcasting station;
- (28) recreational equipment sales and service (enclosed within a building);
- (29) rental shop provided all items for rent are completely enclosed with in a building;

- (30) restaurant;
- (31) retail store;
- (32) retail cannabis store;
- (33) retail liquor store;
- (34) shopping centre;
- (35) small equipment sales and service (enclosed within the building);
- (36) theatre;
- (37) upholstery and furniture repair shop;
- (38) veterinary clinic, not including the boarding of animals; and/or
- (39) accessory use (not located in the front yard); and
- (40) car wash; on the Parcels legally described as Lot 11, 12 & 13, Plan PRP1005, District Lot 622, Range 5, Coast Range 5 Land District.

13.3. PROHIBITED USES

The following uses are strictly prohibited in the C1 Zone:

- (1) accessory drive-throughs;
- (2) cannabis distribution; and
- (3) cannabis production.

13.4. REGULATIONS

On a parcel zoned C1, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

C1 – Core Commercial

COLUMN I	COLUMN II
(1) Minimum Parcel Area	300 m ² (3230 sq. ft)
(2) Minimum Parcel Width	7.62 m (25ft)
(4) Minimum Setback	
(a) front parcel line	0 m
(b) interior side parcel line	0 m
(c) exterior side parcel line	0 m
(d) rear parcel line (with lane or abutting residential zones)	0 m
(e) rear parcel line (without lane or abutting residential zones)	6 m (20 ft)
(5) Maximum Parcel Coverage	100%
(6) Maximum Floor Area Ratio	3.0

(7)	Maximum Principal Building Height	15.2 m (50 ft) but not more than 4 stories above grade.
(8)	Outdoor Storage	Prohibited
(9)	Parking and Loading	Not required on site, subject to Development Permit review

13.5. SPECIAL REGULATIONS

Notwithstanding other requirement in this Bylaw, residential uses in conjunction with commercial must not be located below the second storey of the principal building but may be located in the rear yard subject to development permit review.

DIVISION 14. C2 – SERVICE COMMERCIAL ZONE

14.1. PURPOSE

The purpose of the C2 Zone is to provide for commercial uses which are oriented to vehicular traffic along major roadways and may require large areas of land for buildings and display/storage of goods. New developments zoned C2 will be required to obtain a Development Permit as per the requirements of the Official Community Plan.

14.2. PERMITTED USES

The following uses and no others are permitted in the C2 - Service Commercial Zone:

- (1) auction sales & service;
- (2) accessory drive-through use;
- (3) automobile, motorcycle, recreation vehicle sales, leasing and service;
- (4) car washes whether automatic or manual;
- (5) beer and wine making shop;
- (6) boat, marine and related recreational sales, leasing and service;
- (7) building supply establishment;
- (8) bus depot;
- (9) car wash;
- (10) convenience store;
- (11) garden centre;
- (12) hotel;
- (13) indoor recreation;
- (14) L.P.G. tank less than 2000 gallons;
- (15) motel, including a dwelling unit for a manager or caretaker;
- (16) neighbourhood pub;
- (17) public transportation;
- (18) recreation facility, outdoor;
- (19) rental shop;
- (20) restaurant;
- (21) retail store;
- (22) retail cannabis store;
- (23) retail liquor store;
- (24) sani-dump;
- (25) service station with or without car and truck washing facilities;
- (26) vehicle rental;
- (27) visitor information centre;
- (28) warehouse retail operation;
- (29) residential uses in conjunction with a commercial use provided the units are above the first floor or in the rear yard subject to Development Permit; and/or

- (30) accessory use, including offices associated with principal use.
- (31) Veterinary Clinic and Related Pet Crematorium (*Bylaw 1153, 2021*)

14.3. PROHIBITED USES

The following uses are strictly prohibited in the C2 Zone:

- (1) cannabis distribution; and
- (2) cannabis production.

14.4. REGULATIONS

On a parcel zoned C2, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

C2 – Service Commercial

COLUMN I	COLUMN II
(1) Minimum Parcel Area	550 sq. m (5920 sq. ft)
(2) Minimum Parcel Width	18 m (100 ft)
(3) Minimum Setback – Principle Buildings (a) front parcel line - service station fuel pump islands (b) interior side parcel line - abutting residential zones (c) exterior side parcel line (d) rear parcel line - abutting residential zones	3.0 m (10 ft) 6.0 m (20 ft) 3.0 m (10 ft) 6.0 m (20 ft) 4.5 m (15 ft) 4.5 m (15 ft) 6.0 m (20 ft)
(4) Minimum Setback – Accessory Buildings (a) front parcel line (b) interior side parcel line (c) exterior side parcel line (d) rear parcel line	9.0m 6.0m 3.0m 4.5m
(5) Maximum Parcel Coverage	50%
(6) Maximum Floor Area Ratio	1.0
(7) Maximum Number of Principal Buildings	1 per parcel but may exceed one building where approved through the DP process
(8) Maximum Principal Building Height	13 m (42.5 ft) but no more than 4 stories above grade.
(9) Outdoor Storage	Outdoor storage is permitted as an accessory use and when screened as per Division 5.

	Display areas are permitted in conjunction with automobile, recreation vehicle, motorcycle and boat, garden centre and building supply sales uses only.
(10) Parking and Loading	Required as per Division 5

DIVISION 15. C3 – CAMPGROUND ZONE

15.1. PURPOSE

The purpose of the C3 Zone is to function as an area for the seasonal and temporary accommodation of travellers using tents, trailers, or recreation vehicles, but specifically excludes a Manufactured Home Park, hotel, or motel. New developments zoned C3 will be required to obtain a Development Permit as per the requirements of the Official Community Plan.

15.2. PERMITTED USES

The following uses and no others are permitted in the C3 Zone:

- (1) campground;
- (2) single family dwelling for caretaker or manager;
- (3) recreation facility – indoor;
- (4) recreation facility – outdoor;
- (5) retail store with a maximum 80 square metres space; and/or
- (6) accessory use, including a secondary suite within a single detached dwelling. *(Bylaw 1193)*

15.3. PROHIBITED USES

The following uses are strictly prohibited in the C3 Zone:

- (1) retail cannabis store.

15.4. REGULATIONS

On a parcel zoned C3, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the manner to be regulated and Column II sets out the regulations.

C3 – Campground Zone

COLUMN I	COLUMN II
(1) Minimum Parcel Area	2 ha. (4.94 acres)
(2) Minimum Parcel Width	10% of parcel perimeter
(3) Minimum Setback – Principle and accessory buildings/uses	
(a) Front parcel line	10.0m
(b) Interior side parcel line	10.0m
(c) Exterior side parcel line	10.0m
(d) Rear parcel line	10.0m
(4) Maximum Principal Building Height	10.0m (32.5ft)
(5) Maximum Parcel Coverage	50%
(6) Outdoor Storage	Outdoor storage is permitted as an accessory use and when screened as per this Division
(7) Maximum Occupancy Period	150 days in a calendar year

DIVISION 16. M1 – LIGHT INDUSTRIAL ZONE

16.1. PURPOSE

The purpose of the M1 Zone is to provide for the location of light industrial, warehousing and limited commercial uses which are compatible with each other and land uses in adjacent zones.

16.2. PERMITTED USES

The following uses and no others are permitted in the M1-Light Industrial Zone:

- (1) agricultural supply and service;
- (2) automobile, motorcycle, recreation vehicle sales, leasing and service;
- (3) bioenergy power plant;
- (4) boat and marine sales, leasing and service;
- (5) building supply establishment;
- (6) cannabis distribution;
- (7) cannabis production;
- (8) car and truck washing facilities whether automatic or manual;
- (9) cardlock fuel installations;
- (10) contractor's office and maintenance;
- (11) dwelling unit for a manager or caretaker;
- (12) freight transport and storage operation;
- (13) household equipment sales, leasing and service;
- (14) industrial equipment sales, leasing and service;
- (15) laboratory;
- (16) light manufacturing;
- (17) mini warehouse/storage operation;
- (18) printing and publishing house;
- (19) recycling depot;
- (20) restaurant;
- (21) technical consulting firms;
- (22) transportation use including couriers and helicopter landing pads;
- (23) utilities office and maintenance;
- (24) veterinary clinic and/or animal shelter;
- (25) warehouse, wholesale and distribution;
- (26) welding, machine or metal fabrication;
- (27) L.P.G. tanks less than 2000 gallons;
- (28) work camps with a Temporary Use permit; and/or
- (29) accessory use, including:
 - (a) associated offices;
 - (b) dwelling unit for caretaker or manager;
 - (c) retail sales limited to 25% of gross floor area; and/or
 - (d) screened outdoor storage.

16.3. REGULATIONS

On a parcel zoned M1, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

M1 – Light Industrial Zone

COLUMN I	COLUMN II
(1) Minimum Parcel Area	1850 sq. m (20,000 sq. ft)
(2) Minimum Parcel Width	30 m (100 ft)
(3) Minimum Setback (a) front parcel line (b) interior side parcel line - abutting residential zones (c) exterior side parcel (d) rear parcel line - abutting residential zones	6.0 m (20 ft) 0.0 m 6.0 m (20 ft) 6.0 m (20 ft) 0.0 m
(4) Accessory buildings All setbacks	6.0 m (20 ft)
(5) Maximum Parcel Coverage	60%
(6) Maximum Principal Building Height	10 m (32.8 ft)
(7) Outdoor Storage/Display Area	Outdoor storage is permitted as an accessory use and when adjacent to Yellowhead Highway screened as per this Division. Display areas are permitted in conjunction with automobile, building supply, industrial equipment, and recreation vehicle sales only.
(8) Parking and Loading	Required as per Division 5.

16.4 SPECIAL REGULATION

Notwithstanding other requirements in this Bylaw, Industrial Recreation is a permitted use on Lot 2, Plan 6699, District Lot 622 and Lot 3, Plan 6259, District Lot 340.

DIVISION 17. M2 – HEAVY INDUSTRIAL ZONE

17.1. PURPOSE

The purpose of the M2 Zone is to provide for the location of heavy industrial and manufacturing uses not compatible with other land uses and requiring access to a major roadway.

17.2. PERMITTED USES

The following uses and no others are permitted in the M2 Zone:

- (1) abattoir;
- (2) asphalt plant, concrete plant and similar processing of extracted materials;
- (3) automobile salvage operation;
- (4) biomass power plant;
- (5) bottling and distribution plant;
- (6) building supply establishment;
- (7) cannabis distribution;
- (8) cannabis production;
- (9) contractor's office, maintenance and storage;
- (10) filling station/bulk storage plant;
- (11) freight transport and storage operation including helicopter pad;
- (12) industrial equipment sales, leasing and service;
- (13) manufacturing, general;
- (14) outdoor storage yard;
- (15) resource extraction, storage and processing of mineral resources;
- (16) railway lines, including yards for storage and repair of railway equipment and vehicles;
- (17) warehouse;
- (18) welding, machine or metal fabrication;
- (19) wholesale petroleum product sales;
- (20) L.P.G. tanks less than 2000 gallons;
- (21) L.P.G. tanks over 2000 gallons with deluge system; and/or
- (22) accessory use, including:
 - (a) offices and outdoor storage yards; and/or
 - (b) dwelling unit for caretaker

17.3. REGULATIONS

On a parcel zoned M2, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the

table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

M2 – Heavy Industrial Zone

COLUMN I	COLUMN II
(1) Minimum Parcel Area	1 hectare (2.5 acre)
(2) Minimum Parcel Width	10% of the total perimeter of the parcel
(3) Minimum Setback Principle and Accessory buildings and uses: (a) front parcel line (b) interior side parcel line (c) exterior side parcel line (d) rear parcel line Minimum Setback for an L.P.G. tank over 2000 gallons with deluge system: (e) from the near side of any rail line (f) from property lines (g) from municipal roads or provincial highways	15 m (50 ft) 15 m (50 ft) 15 m (50 ft) 15 m (50 ft) 30 m (100 ft) 15 m (50 ft) 30 m (100 ft)
(4) Maximum Parcel Coverage	60%
(5) Maximum Principal Building Height	15 m (50 ft)
(6) Parking and Loading	Required as per Division 5.

DIVISION 18. P1 – PUBLIC AND INSTITUTIONAL ZONE

18.1. PURPOSE

The purpose of the P1 Zone is to provide for governmental, administrative, institutional, cultural, and other public services and facilities which serve the needs of the whole Municipality.

18.2. PERMITTED USES

The following uses and no others are permitted in the P1 Zone:

- (1) animal shelter;
- (2) public assembly hall;
- (3) cemetery;
- (4) community care facility;
- (5) church;
- (6) cultural facilities;
- (7) education facilities;
- (8) farmer's market;
- (9) funeral home and associated crematoria;
- (10) government offices;
- (11) health centres and clinics;
- (12) library;
- (13) mobile vending;
- (14) parking facility;
- (15) parks;
- (16) protective services;
- (17) public utilities;
- (18) radio and television broadcasting station;
- (19) rectory;
- (20) transportation use; and/or
- (21) accessory use, including a dwelling unit for caretaker or manager.

18.3. PROHIBITED USES

The following uses are strictly prohibited from the P1 Zone:

- (1) Cannabis Cultivation;
- (2) Cannabis Distribution;
- (3) Cannabis Manufacturing/Production;
- (4) Liquor Store; and
- (5) Retail Cannabis Store.

18.4. REGULATIONS

On a parcel zoned P1, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

P1 – Public and Institutional Zone

COLUMN I	COLUMN II
(1) Minimum Parcel Area	500 m ² (5,380 sq. ft)
(2) Minimum Parcel Width	30 m (100 ft)
(3) Minimum Setback Principle and accessory building/use	
(a) front parcel line	6.0 m (20 ft)
(b) interior side parcel line	6.0 m (20 ft)
(c) exterior side parcel line	6.0 m (20 ft)
(d) rear parcel line	6.0 m (20 ft)
(4) Maximum Parcel Coverage	50%
(5) Maximum Principal Building Height	15.0 m (50 ft)
(6) Parking and Loading	Required as per Division 5.

18.5. SPECIAL REGULATIONS

Notwithstanding Section 19.4.3, for crematoria and public mausoleums in conjunction with a cemetery use, the minimum setback from any parcel line will be 60 metres from an adjacent parcel zoned R1, R2, R3, R4, A1 or A2, and 30 metres from a parcel in any other zone.

DIVISION 19. P2 – PARK AND RECREATION ZONE

19.1. PURPOSE

The purpose of the P2 Zone is to provide for the location, preservation and development of public land to serve the educational, park and recreation needs of the Municipality.

19.2. PERMITTED USES

The following uses and no others are permitted in the P2 Zone:

- (1) assembly hall;
- (2) cultural facilities;
- (3) mobile vending;
- (4) parks;
- (5) recreation facility, indoor;
- (6) recreation facility, outdoor;
- (7) visitor information centre;
- (8) accessory use, including dwelling unit for a caretaker or watchman; and/or
- (9) farmer's market.

19.3. REGULATIONS

On a parcel zoned P2, no building or structure will be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
(1) Minimum Parcel Area	0.2 hectare (0.5 acre)
(2) Minimum Parcel Width	20 m (66 ft)
(3) Minimum Setback Principle and accessory building/use	
(a) front parcel line	6.0 m (20 ft)
(b) interior side parcel line	6.0 m (20 ft)
(c) exterior side parcel line	6.0 m (20 ft)
(d) rear parcel line	6.0 m (20 ft)
(4) Maximum Parcel Coverage	50%
(5) Maximum Principal Building Height	12.0 m (40 ft)
(6) Parking and Loading	Required as per Division 5

DIVISION 20. MANUFACTURED HOME PARK REGULATIONS

20.1. MANUFACTURED HOME PARK SITES

(1) Area

The minimum area of a Manufactured Home Park will be 1.0 ha. All areas comprising the Manufactured Home Park will be contiguous.

(2) Boulevard

The boulevard along any Manufactured Home Park boundary fronting on a highway must be a continuation of the highest standard of boulevard of any contiguous property on the same side of the highway.

(3) Recreational Vehicle Accommodation

A Manufactured Home Park may contain an area designated for recreational vehicles (including tents) to provide temporary accommodation for the travelling public pursuant to the Development Bylaw. Manufactured homes must not be permitted in the recreational vehicle area, and recreational vehicles for accommodation must not be permitted on the manufactured home spaces.

20.2. MANUFACTURED HOME SPACES

(1) Demarcation

The corners of each manufactured home space must be clearly and permanently marked on the ground.

(2) Dimensions

- (a) The minimum area of a manufactured home space for a single-wide manufactured home with a maximum width of 4.3 m will be 350 m; with a minimum average space width of 12.0 m and a minimum front space width of 7.5 m. In instances where the manufactured home space fronts on a cul de sac, minimum front space width will be 6.0 m.
- (b) The minimum area of a manufactured home space for a double-wide manufactured home with a maximum width of 8.6 m will be 445 m;

with a minimum average space width of 15.0 m and a minimum front space width of 7.5 m.

(3) Pad

Each manufactured home space must have a clearly discernible pad that meets or exceeds the standards in CAN3-Z240.10.1-M86, and be provided with service connections.

(4) Drainage

Each mobile home space must be properly graded and drained so there is no standing water at any time within the manufactured home space.

20.3. MANUFACTURED HOME PLACEMENT

(1) Standards

All manufactured homes placed in a Manufactured Home Park must have a label affixed to them at the factory certifying that the unit was built to meet or exceed the standards defined by the CSA Z240 Series.

(2) Setbacks

- (a) Manufactured homes and additions must have minimum side setbacks of 1.5 m from the boundaries of the manufactured home space.
- (b) Manufactured homes and additions must have minimum front and rear setbacks of 3.0 m from the boundaries of the manufactured home space.

(3) Foundation

The foundation for the manufactured home must conform to or exceed CN3-Z240.10.1-M86 standard.

(4) Inspection

The owner of the manufactured home will be responsible for arranging for an inspection by the Building Official following the placing of a manufactured home on a manufactured home space. The Building Official will ensure the location, foundation and service connections to sewer and water are in accordance with this bylaw.

(5) Fee

A fee for inspecting the placement of a manufactured home must be paid in accordance with the applicable Schedule in the Fees and Charges Bylaw.

(6) Numbering

Each manufactured home must have a number affixed to it that corresponds to the number of the manufactured home space displayed on the entrance sign.

(7) Skirting

Skirting must be installed within 60 days of placing a manufactured home on a manufactured home space. The skirt must have a readily-removable access panel with a minimum width of 1.2 m. Materials used for the skirting must be durable and finished to complement the appearance of the manufactured home. Skirting must meet or exceed CAN3-Z240.10.1-M86 standard.

(8) Additions

- (a) The gross floor area of enclosed additions to manufactured homes must not exceed 219.0 m.
- (b) The owner of the manufactured home will be responsible for obtaining a building permit for additions. Additions must be constructed and finished with durable, weather-resistant materials complementary to the style of the manufactured home.

(9) Accessory Buildings

- (a) Only one accessory building will be permitted on a manufactured home space. Accessory buildings must have a maximum gross floor area of 10 m and a maximum height of 3.0 m.
- (b) An accessory building must have a minimum front setback from the boundary of the manufactured home space of 3.0 m. Accessory buildings must have minimum side and rear setbacks of 0.5 m.
- (c) Accessory building must be separated by a minimum of 2.0 m from manufactured homes and additions on the same manufactured home space.

20.4. BUFFER AREAS

(1) Dimensions

Immediately inside the boundaries of a manufactured home park there must be a continuous perimeter buffer with a minimum width of 6.0 m.

(2) Use Prohibitions

The following will not be permitted in a buffer area:

- (a) recreational facilities except for waterfront recreation and pedestrian footpaths;
- (b) sewage disposal except for underground facilities;
- (c) manufactured homes;
- (d) manager's residence;
- (e) service building;
- (f) buildings or structures except overhead utilities and poles, and a sign pursuant to the Sign Bylaw;
- (g) recreational vehicles;
- (h) vehicle parking or storage; or
- (i) deposition or removal of soil except as part of an approved landscaping plan; or
- (j) garbage disposal.

(3) Roads

The only roads permitted in a buffer area are access driveways which connect a public road with the internal road system of the manufactured home park. Access driveways will cross the buffer as directly as is practical.

(4) Recreational Facilities

Where a portion of a Manufactured Home Park boundary and associated buffer parallels the shoreline of an adjacent body of water, buildings and facilities associated with waterfront recreation may be located within the buffer area providing no such buildings or facilities are within 6.0 m of any other boundary.

(5) Landscaping

- (a) Buffer areas must have a landscape plan and be suitably landscaped by:
 - (i) retention of existing natural vegetation, including trees with a sampled average minimum spacing of 3 m apart and height

-
- of 3 m; and where deficient, by planting sufficient trees of minimum height of 2 m to meet the standard; or
- (ii) planting at least one row of trees with a minimum height of 2m spaced a maximum of 5 m apart; AND
 - (iii) seeding or sodding the buffer area with grass.
- (b) All plant materials will be selected to be hardy and appropriate for the planting location.
 - (c) All required landscaping must be completed prior to receiving occupancy approval.
 - (d) Notwithstanding financial security in this Bylaw, the owner may, at his option, provide a security deposit in the form of a performance bond, irrevocable letter of credit or other financial guarantee acceptable to the Municipality in the amount equal to 100% of the value of the required landscaping. In such case, occupancy approval may be given prior to completion of the landscaping and the required landscaping must be completed within 8 months of the occupancy approval date. Failure to complete the required landscaping within 8 months will result in the security deposit being forfeited to the Municipality, which may draw upon the deposit to complete the landscaping.

20.5. RECREATION

(1) Area for Recreation

A minimum of 5% of the gross area of a Manufactured Home Park must be allocated for recreational use by the tenants. The recreational area may include indoor and outdoor recreational facilities such as hobby rooms, tot lots, parks, pools and playing fields.

All recreational areas must be surfaced with grass, asphalt, or other appropriate materials depending upon the intended purpose.

(2) Indoor Recreation

Indoor recreational facilities will count as double their gross floor area in determining the recreational area requirement specified in this Division.

(3) Setback of Recreational Buildings

Recreational buildings must be located a minimum of 4.5 m from any manufactured home space.

20.6. MANAGER'S RESIDENCE

(1) Residence Type

A conventional, single-family detached house; mobile or modular manufactured home; or a multi-purpose service building may be located in the manufactured home park for accommodation of the manager.

(2) Access to Manager's Residence

Access to the manager's residence must not be used as an additional access to connect the internal road system to the public road.

20.7. SERVICE BUILDINGS

(1) Setback

Service buildings must be located a minimum of 4.5 m from any manufactured home space.

(2) Recreation

Any portion of a service building that is included in the required recreational area must have a separate entrance and not be connected with the service portion.

(3) Office

- (a) The gross floor area of office use in a service building must not exceed 40 m.
- (b) The office must have a minimum of three parking spaces designated for customers located conveniently nearby.

(4) Convenience Store

- (a) The gross retail floor area of any convenience store use in a service building must not exceed 140 m².
- (b) The convenience store must have a minimum of one parking space designated for customers for each 35 m of retail floor area, located conveniently nearby.

20.8. WATER

(1) Drainage

All manufactured home parks must be provided with a storm water drainage system installed according to a design by an appropriate registered professional to contain storm runoff on site, or discharge it to the District's storm runoff system.

(2) Owner's Responsibility

The owner must provide a supply of potable water and a distribution system to furnish a constant supply of the water to all manufactured homes and service buildings.

(3) Water System Standard

(a) The water supply system must be installed according to a design by an appropriate registered professional, and conform to all requirements of the current BC Plumbing Code.

(b) The water must be supplied at a minimum pressure of 206.7 Kpa (30 psi) at all outlets. The water from a private system must be certified potable by the Medical Health Officer or other approving agency.

(4) Water Meter

Each Manufactured Home Park connected to the Municipal water system must have a water meter and a backflow preventer installed.

(5) Fire Hydrants

No manufactured home will be located further than 90 m from a fire hydrant as measured along the internal/external road system.

20.9. SEWAGE DISPOSAL

(1) Owners' Responsibility

The owner will be responsible for the disposal of all sewage and waste water by providing a sewer system that discharges into the Municipal or a private disposal system.

(2) Sewage System Standard

The sewage collection and disposal system must be installed according to a design by an appropriate registered professional, and conform to the current B.C. Plumbing Code. The disposal method of private systems must be approved by the Medical Health Officer or other approving agency.

20.10. INTERNAL ROADS AND PARKING AREAS

(1) Internal Road System

- (a) All manufactured home spaces, service and recreational buildings must be accessible only by an internal road system.
- (b) The owner will be responsible for the construction, maintenance and snow-clearing of the internal road system.

(2) Paving

- (a) All roads and access driveways must be paved with a minimum thickness of 50 mm of asphaltic concrete, underlain by 80 mm of crushed gravel, which is underlain by 450 mm of pit run gravel or provided with pervious pavers to manage storm water.
- (b) All required paving must be completed prior to receiving occupancy approval.
- (c) Notwithstanding financial security in this Bylaw, the owner may, at his option, provide a security deposit in the form of a performance bond, irrevocable letter of credit or other financial guarantee acceptable to the Municipality in the amount equal to 100% of the value of the required paving. In such case, occupancy approval may be given prior to completion of the paving and the required paving must be completed within 8 months of the occupancy approval date. Failure to complete the required paving within 8 months will result in the security deposit being forfeited to the Municipality, which may draw upon the deposit to complete the paving.

(3) Access Driveways

- (a) Access driveways connecting the highway with the internal road system must have a minimum width of 8 m.
- (b) Any Manufactured Home Park with more than 25 manufactured home spaces must have a minimum of two access driveways separated by at least 10 m.

(4) Road Standards

Internal roads must have a minimum width of 7 m for two-way and 4 m for one-way roads.

There must be a minimum 3 m wide cleared lane on each side of the minimum width for snow storage and visitor parking. Internal roads intended for fire fighting vehicles must meet the minimum standards of the current B.C. Building Code.

(5) Manufactured Home Space Parking

Each manufactured home space must have a minimum of one designated, on-site, paved or compacted gravel parking space.

(6) Recreational Vehicle Parking

An area separate from the manufactured home spaces may be provided in the manufactured home park for the parking and storage of recreational vehicles owned by the tenants.

20.11. SAFETY

(1) Gas System

- (a) If a natural gas distribution system for the Manufactured Home Park is provided, it will be the owner's responsibility to ensure that it is approved by the provincial Gas Inspector.
- (b) It will be the responsibility of the owner of the manufactured home to ensure that natural gas supply to an individual manufactured home is approved by the provincial Gas Inspector.

(2) Gas Appliances

It will be the responsibility of the owner of the manufactured home to ensure that the installation and maintenance of appliances fueled by flammable liquids or compressed gases, and the transportation, distribution and storage of such fuels for an individual manufactured home must be approved by the provincial Gas Inspector.

(3) Electric Power

It will be the owner's responsibility to ensure that the electrical distribution system is approved by the provincial Electrical Inspector.

(4) Solid Fuel Appliances

It will be the responsibility of the owner of the manufactured home to obtain approval by the Authorized Representative of the installation of solid fuel burning appliances in manufactured homes.

(5) Outdoor Fires

Outdoor burning of waste is not permitted. Outdoor burning for recreational purposes will only be permitted in structures specifically designed for that purpose.

(6) Outdoor Lighting

Street lighting must be shielded and must be installed to adequately illuminate the entrance driveway(s), internal road intersections, cul de sac turning circles, directional changes in the internal road system, service and recreational facilities, pedestrian walkways and other locations where safety may be an issue. Lighting must be arranged to avoid shining directly at individual manufactured homes and manufactured home spaces.

20.12. PUBLIC INFORMATION

(1) Posted Notices

The owner must permanently post in an obvious location that is readily accessible to manufactured home park tenants, the following:

- (a) a notice that a set of the plans for the manufactured home park are readily available from the manager;
- (b) a copy of this manufactured home regulation;
- (c) a plan showing the numbered location of manufactured home spaces, service buildings, recreational facilities and other facilities available to tenants; and
- (d) a policy concerning fences and heights on manufactured home spaces.

(2) Entrance Sign

At least one entrance to the manufactured home park, a lighted sign showing the internal road layout, numbered location of manufactured home park spaces and location of other facilities must be displayed to assist rapid response of emergency personnel and to guide visitors.

DIVISION 21. DEVELOPMENT PERMIT GUIDELINES

21.1. APPLICATION

The Official Community Plan specifies four development permit areas:

- (1) Highway Corridor
- (2) Downtown
- (3) Multifamily dwellings
- (4) Wildfire areas

21.2. AREA A1 – HIGHWAY CORRIDOR DEVELOPMENT PERMIT AREA

(1) Designation

The Highway Corridor Development Permit Area is designated pursuant to the Local Government Act - establishment of objectives and the provision of guidelines for the form and character of commercial, industrial or multi-family residential development. Residential buildings with 2 or more units, other than a secondary suite, and within this Development Permit Area, must conform to this Division.

(2) Area

The Development Permit Area consists of that area of the Highway 16 Corridor area as noted on Schedule J of the Official Community Plan.

(3) Background

Highway 16 is the primary linkage road from the eastern and western access to the downtown, Leisure Center and Amphitheater. These areas should direct visitors to the Downtown and complement the pedestrian feel of Downtown with access to recreation, shopping, and mixed residential/commercial uses.

The purpose of this Development Permit Area is to create a continuous, high quality travel corridor to the downtown and begin to establish a sense of arrival into and exiting from the District.

(4) Policies

All works within the Development Permit Area, except for the construction, erection, alteration, maintenance or replacement of signs for an existing development, require a Development Permit. All Development Permits must comply with the following policies:

- (a) The form and character of new buildings and renovations to existing buildings must project a high quality image which complements the Downtown. The form and character are established and informed by the policies following;
- (b) In terms of scale, massing, materials and colours, buildings must be integrated into their immediate land use context and be complementary to the small scale mixed materials (e.g. stone, wood, and brick with interesting articulation) and features;
- (c) Detached principal uses may be permitted provided the buildings or structures reduce front yard parking, and enhance pedestrian access and street character;
- (d) Development should minimize impacts to surrounding land uses, particularly existing single-family residences. Use of shielded lighting, fencing, building orientation, below grade parking, building variation, open space and other mechanisms is encouraged to maximize privacy and minimize adverse impacts;
- (e) Development must incorporate design elements which complement the Downtown. Such elements may include building features and detailing such as cornices, parapets and canopies, site furnishings, lighting, walkways, brick work, landscaping and other features;
- (f) Parking areas should not be located at the front of buildings. Below grade parking and parking / service areas at the rear of buildings are strongly encouraged. Parking areas and service areas should be screened and landscaped. Parking allocations may be varied to up to 50% of demand provided the building placement encourages pedestrian and bicycle access; and the parking exemption conforms to an area wide parking strategy;
- (g) Consideration should be given to ease of pedestrian access as well as vehicular access, when designing parking areas;
- (h) Recycling and garbage bins must be screened from view and located in alleyways; and
- (i) Soft landscaping (trees, shrubs, ground covers and flowers) should be of species compatible with Houston's climate conditions, existing Houston-maintained landscaping and the character of the existing features of the streetscape in order to reinforce continuity of character.

21.3. AREA A2 – DOWNTOWN DEVELOPMENT PERMIT AREA

(1) Designation

The Downtown Development Permit Area is designated pursuant to the Local Government Act. Residential buildings with 2 or more units, other than a secondary suite, and within this development permit area must conform to this division.

(2) Area

The Downtown Development Permit Area consists of that area of the Downtown Core as shown on Schedule J of the Official Community Plan.

(3) Background

Downtown is the commercial core of the community. The Municipality wishes to continue working with property owners and businesses to accentuate downtown form and character, and maximize smart growth principles contained in the OCP.

The Downtown and Highway Corridor areas are tourist destinations that highlight the history, social fabric and commercial sector of Houston. The purpose of this Development Permit Area is to ensure new development adheres to standards of high quality and celebrates the robust character of the citizens of Houston.

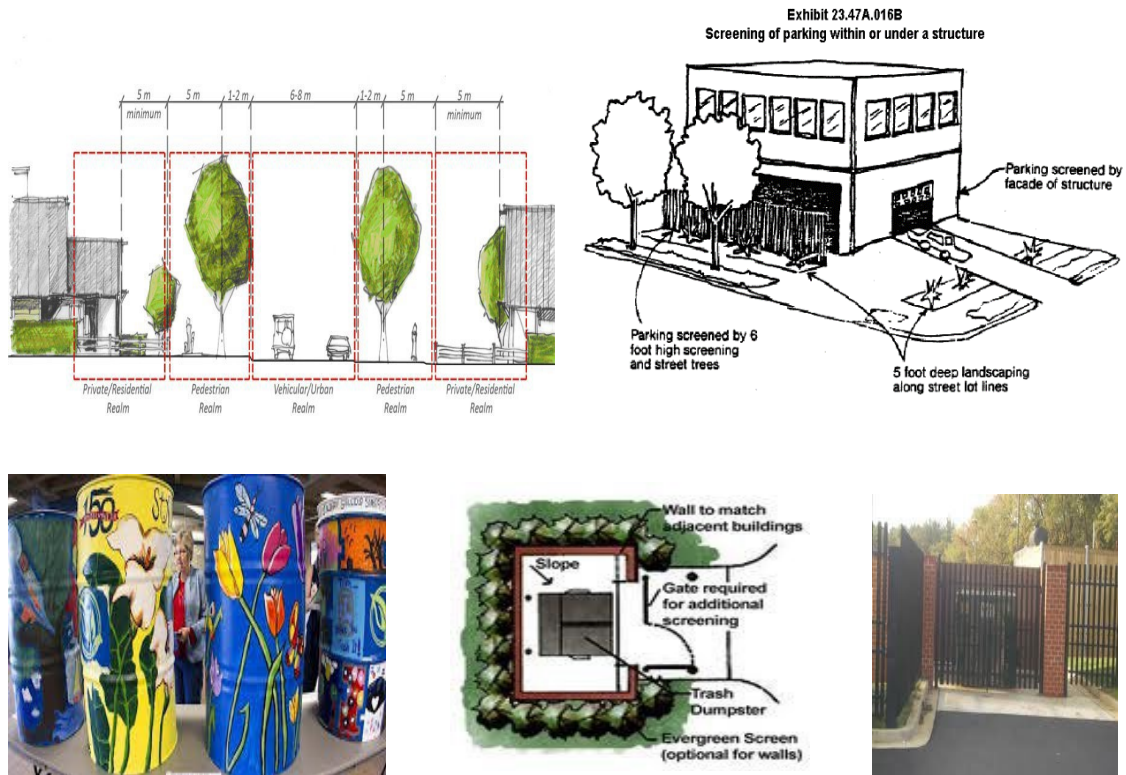
(4) Policies

All works within the Development Permit Area, except for the construction, erection, alteration, maintenance or replacement of signs for an existing development, require a Development Permit. All development permits must comply with the following policies:

- (a) The development of new buildings and renovations to existing buildings must be sympathetic to the scale, mass, materials and colours found in traditional wood structures and buildings, without being imitational. Buildings should engage the street with a positive pedestrian presence, reducing or eliminating car, delivery or parking dominated elements; and consistent with the urban fabric already at the Leisure Center and Amphitheater;



- (b) Site furnishings, lighting, brick work and other materials must be designed to be compatible with materials currently in place to reinforce continuity of character, to soften the visual effect of the streetscape and to promote comfort for pedestrians;
- (c) Soft landscaping (trees, shrubs, ground covers and flowers) must be of species compatible with the District's climate conditions, while meshing with District street landscaping plans and character to reinforce continuity of character. Private trees should be planted near the street to enhance the streetscape and pedestrian experience;
- (d) Parking areas should not be located at the front of buildings. Below grade parking and parking / service areas at the rear of buildings are strongly encouraged;
- (e) Parking areas and service areas must be screened and landscaped. Consideration should be given to ease of pedestrian access as well as vehicular access when designing parking areas (see sustainability checklist and the waiver of parking requirements elsewhere in the Development Bylaw). If on-site parking is not provided consideration must be given to loading and unloading, and pick-up and drop-off areas. These can be placed within the public right-of-way provided they are coordinated with adjacent uses and respective parking requirements;



- (f) Recycling and garbage bins must be screened from view and located in alleyways and beautified to soften their industrial appearance;
- (g) Canopies over sidewalks are encouraged to enhance the pedestrian streetscape and provide weather protection to pedestrians;
- (h) Residential uses must be above the first floor or in the rear yard. Vehicle access for residential uses in the development permit area must be to the rear of the property, or suitable pervious pavers or rain gardens are to be installed to reduce hard surface impacts;
- (i) Where a development is proposed in an area designated Development Permit Area conditions with respect to the form and character of the building can be imposed on a mixed use building to enhance the characteristics of the multi-family component;
- (j) Building setbacks and materials proposed must reflect characteristics consistent with the surrounding land use context and improve, not detract from, the unique qualities of the neighbourhood; and
- (k) Development should minimize impacts to surrounding land uses, particularly existing single-family residences. Use of shielded lighting, fencing, building orientation, below grade parking, building variation, open space and other mechanisms is encouraged to maximize privacy and minimize adverse impacts.

21.4. AREA A3 – MULTIFAMILY DWELLINGS DEVELOPMENT PERMIT AREA

(1) Background and area

Multi-family and mixed-use developments are not isolated to one geographic area; they are interspersed throughout the community in every established neighbourhood. The purpose of this Development Permit Area designation is to ensure that proposed multi-family residential and mixed-use developments are compatible with and contribute to the form and character of the surrounding neighbourhood. For this reason, all parcels zoned R4 Multifamily Dwelling are designated as part of the Multifamily Dwellings Development Permit Area, except such parcels within the Downtown and Highway Commercial Development Permit Areas.

(2) Designation

The Multifamily Dwellings Development Permit Area is designated pursuant to the provisions of the Local Government Act.

(3) Policies

All works within the Development Permit Area, except for the construction, erection, alteration, maintenance or replacement of signs for an existing development, require a Development Permit. All Development Permits must comply with the following policies:

- (a) The orientation, scale, form, height, setbacks and materials proposed must reflect characteristics consistent with the surrounding land use context and improve, not detract from, the unique qualities of the neighbourhood;
- (b) Development must minimize impacts to surrounding land uses, particularly existing single family residences. Use of shielded lighting, fencing, building orientation, below grade parking, building variation, open space and other mechanisms is encouraged to maximize privacy and minimize adverse impacts;
- (c) Multiple family buildings should respect the scale and height of adjacent buildings. Consideration must be given to varying building heights, and lowering heights adjacent to single family residences to ensure the buildings fit into the neighbourhood context and provide a pedestrian scale along the street frontage;
- (d) Numerous, small buildings are preferred to one large building. Long, continuous facades with no variation are strongly discouraged. Visual interest should be created by varying height, rooflines and massing throughout the site;
- (e) New buildings should be orientated to maintain existing mountain views from the site and utilize passive solar power by maximizing sunlight penetration into the building;

-
- (f) Roof forms must be compatible with surrounding development and achieve the effect of a residential building. Steeply-pitched roofs are encouraged, as they are an identifiable feature of our community;
 - (h) Units closest to the street must be oriented towards the street to create a relationship between the street and building and include features such as walkways, covered entrances and building detailing to emphasize this relationship;
 - (i) Materials used in finishing a building must be those traditionally found in the surrounding region (such as wood or stone) and be a reflection of the community;
 - (j) Recycling and garbage bins must be screened from view;
 - (k) Soft landscaping (trees, shrubs, ground covers and flowers) should be of species compatible with climate conditions, existing District-maintained landscaping and the character of the existing features of the streetscape in order to reinforce continuity of character;
 - (l) Parking areas and service areas must be screened and landscaped. Consideration should be given to ease of pedestrian access as well as vehicular access when designing parking areas;
 - (m) In order to further the objective of integration with the form and character of the adjacent neighbourhood and natural environment, natural and earth-toned colours are preferable to primary and bright colours;
 - (n) All signage will comply with Sign Regulations of this Bylaw and the Sign Guidelines set out in the Appendix.

21.5. AREA A4 – WILDFIRE DEVELOPMENT PERMIT AREA

(1) Designation

The Wildfire Development Permit Area is designated pursuant to the Local Government Act - in relation to wildfire hazard, include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures and establish restrictions on the type and placement of trees and other vegetation in proximity to the development.

(2) Area

Wildfire interface mapping is designated on Schedule K of the OCP.

(3) Background

The *Firesmart Manual* was developed to provide guidelines to individuals, communities and planners on how to reduce the risk of loss from interface fires. The following is a summary of these guidelines related to development

planning and need to be guided by development review with direct input from the Fire Chief.

- (a) All development stands within 100m of planned structures or infrastructure must be assessed by a Professional Forester with experience developed and submitted to the District for review.
- (b) This plan should include specifications for fuel treatments to ensure a defensible space is established around the development.
- (c) It should address suppression constraints including access and water requirements, construction and landscaping standards and long term maintenance. A summary of these principles follow:
 - (i) A responsible development plan should consider prevention of two types of wildfire interface scenarios. The first is that of a wildfire starting in the forest and spreading into the interface community, the second is that of a fire starting from human activity in the urban environment and spreading into the adjacent forest.
 - (ii) Responsible development planning must consider the prevention of both scenarios in the short and long term. Short-term measures during the construction phases include the prevention of potential ignition sources and ensuring suppression resources are available in case of a wildfire. Long-term planning includes the strategic placement of structures and roads within the development, as well as treating interface fuels to reduce the fire behaviour, potential and creating defensible spaces around structures within the interface.
 - (iii) Planners, architects and developers should consider the risk from wildfire during the planning and design phases of a development since factors such as the location of alternate water sources, road access and hydrant location may have a major influence on the overall design; and
 - (iv) An overview of the general guidelines and recommendations within the Firesmart Planner are in the Firesmart Guidelines and should be considered as the minimum standard any new development proposed within the Wildland Fire Hazard Development Permit Area.

(4) Firesmart Policies

- (a) Firesmart recommends treatments around structures in three 'priority zones'. Treatments in these zones involve fuel removal, fuel reduction, and fuel conversion. The objective in these zones is to create 'defensible' space around a home from which to suppress a wildfire. Survivability of a home is often dependent on the distance from the structure to the adjacent forest;

-
- (b) Detailed goals and treatments can be found in the Firesmart Manual;
 - (c) Priority zones are based on distance from the structure, and the slope below the structure, and are defined as:
 - (i) Priority zone 1 (within 10 m from structures): Remove fuel and convert vegetation to fire resistance species to produce an environment that does not support combustion;
 - (ii) Priority zone 2 (10 to 30 m from structures): Increase fuel modified area by reducing flammable vegetation through thinning and pruning and produce an environment that will only support low-intensity surface fires;
 - (iii) Priority zone 3 (30 to 100 m+ from structures): Eliminate the potential for a high-intensity crown fire through thinning and pruning, thereby slowing the approach of a fire approach towards structures;
 - (iv) The area within 30 meters of the structures (priority zones 1 and 2) should be treated heavily enough to create a defensible space between the structures and the adjacent stand;
 - (v) Treatments in priority zone 3 need not be as intensive as those adjacent to the structures but should still reduce the potential for a crown fire under 90th percentile weather conditions;
 - (vi) The slope of the terrain has a strong influence on fire behavior the rate of spread (ros) of a fire doubles for every 30% increase in slope, up to 60%. The recommended treatment zone distances around structures should be adjusted accordingly. Steeper slopes should be treated to a further distance, thinning should be to a lower density and pruning height should be higher;
 - (vii) Typically, slopes of 30% below buildings should have the priority zone 2 extended to 60 m below the structure and to 45 m side slope; and
 - (viii) On a 55% percent slope, priority zone 2 should be extended to 120 m down slope of the structure and 60 m horizontal.
- (5) Priority Zone 1-Fuel Free Zone (10 m from buildings)
- (a) A fuel free zone should be created around all homes and outbuildings. The fuel free zone should extend 10 m from the structure, or further if the terrain is sloped.
 - (b) The following guidelines should be considered:
 - (i) There should be enough defensible space to protect buildings from approaching wildfire and to reduce the potential for a building fire spreading to the wildland;

-
- (ii) Annual grasses within 10 m of buildings should be mowed to a height of 10 cm or less and watered regularly during the summer months;
 - (iii) Surface litter and downed trees should be removed regularly;
 - (iv) Dead, and dying trees should be removed;
 - (v) Structures at the top of a slope will need a minimum of 30 m of defensible space;
 - (vi) Vegetation within this zone should be of a fire-resistant species;
 - (vii) Trees within this zone should be pruned to a height of 2 to 3 m and not overhang the house or porch;
 - (viii) Remove all piled debris (firewood, building materials, and other combustible material) outside of the fuel free zone;
 - (ix) Defensible space should be provided by the developer and maintained by the property owner; and
 - (x) Community Strata rules should enforce the maintenance of this zone.

(6) Priority Zone 2-Fuel Reduction Zone (10 to 30 m from buildings)

Fuel modification in this zone should include thinning and pruning to create an environment that will not support a high intensity crown fire. A surface fire may occur in this zone but it will be of low intensity and easily suppressed. Guidelines for this zone are as follows:

- (a) Actions in this zone should be oriented towards fuel reduction rather than removal;
- (b) Deciduous composition in the overstorey should be promoted (i.e. Deciduous species should not be thinned out);
- (c) This zone should be extended as slope increases. The 20 m concentric distance from the boundary with priority zone 1 should be corrected for slope;
- (d) Thin trees for two tree lengths from buildings;
- (e) Treatments within this zone will include thinning of the canopy, thinning the understorey and pruning lower branches;
- (f) Leaf trees should be the largest on site and canopy heights should be pruned to a height of 2 to 3 m;
- (g) Remove all dead and dying trees;
- (h) Dispose of all slash created by treatments through pile and burning or removal from the site;
- (i) This zone should be constructed by the developer and maintained by the property owner; and
- (j) Community strata rules should enforce the maintenance of this zone.

(7) Priority Zone 3-Fuel Reduction and Conversion (30 to 100 m from buildings)

The strategies for this zone are similar to those of priority zone 2 with the distance being slope dependent. This environment should be one that does not support a high-intensity crown fire. A surface fire may occur, but it will be of low intensity and easily extinguished. Vegetation management should concentrate on vegetation conversion and reduction rather than removal. The following are guidelines for this zone:

- (a) Fuel management in this zone should only be undertaken if there are high hazard levels from heavy continuous fuels and steep topography;
- (b) Deciduous species should be promoted;
- (c) On sloped terrain, the width of this zone will need to be corrected for slope distance;
- (d) Thinning and pruning - this zone should be constructed by the developer and maintained by the property owner; and
- (e) Community Strata rules should enforce the maintenance of this zone.

(8) Buildings and Construction

During an interface fire, homes usually burn down as a result of burning embers landing on and igniting the roof. Alternatively, embers land on or in a nearby bush, tree or woodpile and, if the resulting fire is near the home, the walls of the home will ignite through radiant heat.

Small fires in the yard can also spread towards the home and beneath porches or under homes. Therefore, the building material and construction techniques are a paramount concern for homes in the WUI.

The Firesmart Manual provides guidelines for safer construction methods. These include materials, building techniques and maintenance. The following is a summary of these construction and landscaping specifications that should be incorporated into the design guidelines for building on site.

(9) Roofs

- (a) Use only fire-retardant material (Class A materials) on roofs; and
- (b) Keep roofs clean of all combustible material.

(10) Wood or solid fuel fired chimneys

- (a) All chimneys should have approved spark arrestors (securely attached and made of 12-gauge welded or woven wire mesh screen with mesh opening of less than 12 mm);

- (b) Chimney outlets should have at least 3 meters clearance from all vegetation and obstructions; and
- (c) Chimney outlets should be 0.6 m higher than any part of the roof within 3 meters.

(11) Siding

- (a) Siding should be predominantly fire resistant material; and
- (b) Siding should extend from the ground level to the roofline.

(12) Windows and Door Glazing; Eaves, Vents and Openings

- (a) Remove vegetation from within 10 meters of glazed openings unless there are solid shutters to cover the glazing;
- (b) All eaves, attics, and underfloor openings need solid, non-flammable protective covers; and
- (c) Laminated glass and 20 minute rated door assemblies should be used on building surfaces facing the forest interface.

(13) Balcony, Decks and Porches

- (a) Deck surface material should be made of predominantly non-combustible or fire-resistant materials such as wood composite products;
- (b) Slotted deck surface allow needle litter to accumulate beneath the deck.
- (c) Provide access to this space to allow for removal of this debris.

(14) Guidelines during Construction

- (a) During construction of houses, all waste construction materials including brush and land clearing debris needs to be cleaned up on a regular basis to minimize the potential risk.
- (b) No combustible materials should be left at the completion of construction;
- (c) Prior to construction of any wood frame buildings, there must be fire hydrants within operating range.

(15) Landscaping

The majority of high risk fuels are planned to be cleared for the construction of buildings and associated infrastructure. It is important to plan landscaping to ensure that adequate defensible spaces are maintained adjacent to all structures in the long term. All areas to be landscaped within 20 meters of buildings should adhere to the following guidelines:

-
- (a) All flammable trees and shrubs growing within 20 meters of any structures should be removed and replaced with fire resistant species;
 - (b) The most flammable species include those that accumulate dead foliage and branches and have a high content of oils and resin; and
 - (c) Characteristics of fire resistant species to be replanted include the following:
 - (i) Deciduous species;
 - (ii) Low growing plants;
 - (iii) Plants with thick woody stems;
 - (iv) Plants that accumulate low amounts of dead vegetation;
 - (v) Plants with low resin content (deciduous species); and
 - (vi) Plants that retain high moisture content.

(16) Utilities - Electric and Gas

Overhead transmission and distribution lines are a major ignition risk. Falling trees or branches can knock a power line to the ground, where it will remain charged and potentially start a fire. Primary distribution lines are the most problematic as they are remote and difficult to inspect and maintain:

- (a) Secondary lines contain less voltage but are more susceptible to being overgrown by vegetation, which can lead to arcing and ignition. Underground power lines are the most Firesafe;
- (b) When planning new developments, underground power line systems should be considered. Where such a system is not feasible, overhead utility lines should have a clearance of at least 3 m from vegetation;
- (c) Propane tanks surrounded by vegetation are potential hazards; Combustion adjacent to these tanks could increase the internal pressure causing the tank to vent through a relief valve. The resulting fire can be one of a high intensity and with the potential to destroy adjacent buildings;
- (d) Hence, when positioning tanks, the relief valves should point away from buildings. Faulty relief valves will not allow pressure to discharge resulting in a boiling liquid explosion dangerous to those within 300 m;
- (e) Propane tanks should have surrounding vegetation cleared for at least 3 m in all directions;
- (f) Tanks should be located at least 10 m from any building; and
- (g) Future development around the tank should respect this distance and be monitored by the development strata.

(17) Home Sprinkler systems

When designing new developments, particularly those in remote locations some distance from emergency services, some consideration should be given to the installation of underground sprinkler systems:

- (a) These systems can serve as both a method of irrigation as well as an interface suppression tool;
- (b) Sprinklers can be located on the rooftops of homes and outbuildings. In the event of a wildfire, the sprinklers would be engaged and would increase the relative humidity around the house as well as increase the fuel moisture content of any fuel adjacent to the home resulting in lower flammability and fire behavior potential; and
- (c) Rooftop sprinklers are also recommended for homes in the interface that do not have fire resistant roofing or siding.

**DIVISION 22. NOISE REGULATIONS
(REPEALED BYLAW NO. 1114)**

**DIVISION 23. NUISANCE REGULATIONS
(REPEALED BYLAW NO. 1114)**

**DIVISION 24. UNSIGHTLY PREMISE REGULATIONS
(REPEALED BYLAW NO. 1114)**

DIVISION 25. SIGN REGULATIONS

25.1. GENERAL PROVISIONS

- (1) This Bylaw applies to all signs other than municipal, federal or provincial signs.
- (2) Signs must conform to the Design Guidelines attached to this Bylaw.
- (3) Every sign must be maintained by the Owner as to its structural soundness and appearance such that it does not constitute a hazard to persons in the vicinity or present an unsightly appearance, and for that purpose a sign presents an unsightly appearance if:
 - (a) any painted or stained surface of the sign or supporting structure is chipped or peeling or exhibits visible discoloration, rust or corrosion;
 - (b) any portion of the copy is faded or otherwise deteriorated so as to render it illegible at the distance from which the sign is intended to be read;
 - (c) any fabric of which the sign is fabricated, including any fabric comprising an awning, is torn or frayed;
 - (d) any letter of a sign composed of individually mounted letters is absent;
 - (e) any light bulb or tube is inoperative or any wiring component not functioning; or
 - (f) the supporting structure or any component thereof has been damaged or has deteriorated such that the sign is not plumb and level.
- (4) If, at any time, any sign does not conform in every respect with the provisions of this Bylaw, the Building Official may give notice to the owner of such sign, or the owner or occupier of the land or premises upon which it is displayed, to repair or remove the sign within the period specified in the notice and the owner or occupier must repair or remove the sign in accordance with the notice.
- (5) Unless otherwise provided for by this Bylaw, a sign for a business premises may be erected or placed only on that portion of the building that is occupied by the business or activity to which the sign relates, and on a building face that is oriented towards a street.
- (6) The Building Official may order the cessation of any erection, construction, alteration, or other establishment of a sign that does not comply with this Bylaw by posting a notice to that effect on the sign or the site of the work

and providing a copy of the notice to the owner or occupier of the premises or the owner of the sign.

- (7) Signs in or near Highway #16 will be referred to the Ministry of Transportation and Infrastructure.

25.2. PROHIBITIONS

Signs Prohibited in All Zones

Signs that are not specifically permitted in this Bylaw are prohibited. Without restricting or limiting the generality of the foregoing, the following signs are prohibited:

- (1) Abandoned Signs;
- (2) Changeable Copy Signs (except copy displaying gas prices at gasoline service stations);
- (3) Billboard Signs except as provided for within a Development Permit Area subject to the following:
 - (a) Billboards are permitted only in the C-2 Service Commercial Zone;
 - (b) The maximum area of a billboard must not exceed 19m² (204.5ft²);
 - (c) No billboard must be located within a 91.5m (300ft) distance from another;
 - (d) No part of a billboard will be closer to the highway line than the front of the nearest building or a line drawn between building fronts when located between two buildings; and
 - (e) The maximum height of a freestanding billboard will be 7m or the height of the roofline of the nearest building whichever is the lesser.
- (4) Flag Signs, unless such a sign is located within a C1 or C2 zone;
- (5) Signs mounted on or supported by a balcony;
- (6) Flashing Signs;
- (7) Penthouse Signs;
- (8) Portable Signs, except as permitted by this division;
- (9) Revolving Signs, and posters, pennants, ribbons, streamers, spinners, or other similar moving attachments affixed to a sign;
- (10) Roof Signs;
- (11) Third Party Signs other than billboards permitted by this Division and signs on land comprising a shopping center or similar comprehensive commercial development included as part of a comprehensive sign plan;
- (12) Any sign that obstructs any part of a doorway, window or fire escape;
- (13) Signs on balloons or other gas-filled devices except to advertise a special event or to identify a new business or change of ownership of premises, provided that the sign is not displayed for more than 7 days;
- (14) Signs which by reason of their size, message, location, movement, content, colouring or manner of illumination, may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or road

- equipment vehicle, or which conceal from view any traffic or street sign, signal or device;
- (15) Signs attached to or located on any vehicle or trailer parked so as to be visible from a street and for the principal purpose of advertising. This Division does not prohibit any form of permanent signage normally attached to a motor vehicle for the purposes of identifying the owner or operator of the vehicle or the goods or services it contains or provides; and
 - (16) Election signs located on parcels owned or occupied by the District or adjacent right of ways.

25.3. EXEMPTIONS TO SIGN PERMIT REQUIREMENTS

The following signs are permitted in all zones without a permit otherwise required by this Bylaw, but remain subject to the regulations set out in this Division and the regulations pertaining to this Division:

- (1) Construction Signs subject to:
 - (a) a maximum sign area of 3.0 m² (32.3 ft²) erected on the site of a building under construction other than a single-family dwelling or duplex;
 - (b) a maximum sign area of 1.0 m² (10.8 ft²) on the site of a single-family dwelling or duplex under construction;
 - (c) a maximum sign height of 2.4 m (7.9 ft);
 - (d) a maximum of one sign per construction site; and
 - (e) removal of the sign within 14 days of the issuance of an occupancy permit for the building to which the sign pertains.
- (2) Election Signs on behalf of candidates for public office or referenda on election ballots;
- (3) Flags or emblems of political, civic, philanthropic, educational or religious organizations, to a maximum sign area of 1.5 m² (16.1 ft²);
- (4) Home Occupation Signs, to a maximum sign area of 0.2 m² (2.2 ft²);
- (5) *Memorial plaques, cornerstones, and like monuments displaying historical building information;*
- (6) 'No trespassing', 'no dumping' and 'no shooting' signs to a maximum sign area of 0.2 m² (2.2 ft²);
- (7) On-site Directional Signs to a maximum sign area of 0.6 m² (6.5 ft²), and with a maximum sign height of 2.0 m (6.6 ft) in the case of a freestanding sign;
- (8) Public notices authorized by District, Provincial or Federal legislation;
- (9) Real Estate Signs, subject to:
 - (a) a maximum sign area of 3.0 m² (32.2 ft²) for signs advertising an entire commercial, industrial or multi-family residential property;
 - (b) a maximum sign area of 0.6 m² (6.5 ft²) for signs advertising a single-family residential property or a portion only of a commercial or multi-family residential property;
 - (c) a maximum of one sign per property; and

-
- (d) removal of the signs within two weeks after the property to which they relate is sold, rented, leased or otherwise taken off the market.
 - (10) Real Estate Signs advertising a group of lots for sale within a subdivision, including the name of the subdivision, lot and road plans, prices, and the name of the listing real estate agent, provided that the sign is located on the land being subdivided and does not exceed a maximum sign area of 3.0 m² (32.3 ft²) or a maximum sign height or width of 2.4 m (7.9 ft).
 - (11) Open House Signs directing to or advertise a real estate open house subject to:
 - (a) a maximum sign area will be 0.6 m² (6.5 ft²);
 - (b) display of signs permitted by this Division only on the property to which the sign relates or on a vehicle parked on the property or on a street abutting the property;
 - (c) a limit of one Directional Sign placed on a boulevard at the nearest intersection subject; and
 - (d) display of signs permitted under this Division only during the hours that the property to which they relate is open to the public for inspection, plus one hour before and after such hours.
 - (12) Sandwich Board Signs;
 - (13) One Service Event Sign per event;
 - (14) One Portable Sign per abutting street for the purpose of advertising petroleum products at a service station, not exceeding a sign area of 2.5 m² or a sign height of 2.0 m, and one sign per pump island not extending beyond the pump island or exceeding a sign area of 2.0 m² (21.5 ft²);
 - (15) Temporary Promotional Signs, subject to:
 - (a) a maximum sign area of 1.5 m² (15.6 ft²);
 - (b) a maximum of one sign per business premises;
 - (16) Window Signs, in zones other than residential zones, with a sign area not exceeding 25% of the total window area;
 - (17) Signs erected by the District for any District purpose;
 - (18) Signs on or over Municipal streets, bridges or public thoroughfares erected or authorized by the Municipality, Province or Federal governments for the control of traffic and parking, for street names, or for directions;
 - (19) Signs containing the building's street address only; and
 - (20) Temporary Public Safety Signs.

25.4. ISSUANCE OF A DEVELOPMENT PERMIT

Where signs are located on a property that is in a Development Permit Area, the Development Review Committee will issue a Development Permit for signage for which an application is made where the proposed sign conforms to this Bylaw and all other applicable Bylaws. The number of signs may be reduced if the Development Review Committee determines additional signage detracts from the overall appearance of the building.

25.5. ISSUANCE OF A DEVELOPMENT VARIANCE PERMIT

When a proposed sign does not conform to the provision of this Bylaw, the applicant for a Sign Permit may apply for a Development Variance Permit to vary the regulation of this Bylaw. Council may issue a Development Variance Permit for signage for which an application is made.

25.6. OWNER RESPONSIBILITIES

Notwithstanding that the Authorized Representative has issued a permit, approved the drawings and specifications or conducted inspections and approved the work, the owner of the lot upon which a sign is or is to be located, the occupier of the lot upon which a sign is or is to be located and the owner of the sign will be fully responsible for:

- (1) Carrying out all work for which a sign permit has been issued to the standards required by all applicable Bylaws of the District.
- (2) Constructing and erecting the sign and carrying out the work authorized by the permit under conditions which protect public safety; and
- (3) Maintaining the sign in accordance with this Bylaw.

25.7. PERMITTED SIGNS

Unless otherwise provided for by this Bylaw, a sign will only be placed, erected or maintained if specifically permitted by the provisions of this Bylaw, and if a permit for the sign has been issued by the Authorized Representative or is exempt under this Division.

25.8. BUILDING DIRECTORY SIGNS

Building Directory Signs are permitted in all zones of the District other than residential, subject to the following regulations:

- (1) The maximum sign area is 0.2 m² (2.2 ft²) per business premises to a maximum of 2.0 m² (21.5 ft²) per building or lot;
- (2) The sign height will be a maximum of 2.5 m (8.2 ft);
- (3) A Building Directory Sign must contain no more than two sides displaying copy;
- (4) One Building Directory Sign will be allowed per building; and
- (5) Building Directory Signs may be freestanding or fascia signs. A freestanding Building Directory Sign must be located in a landscaped area 3 metres (9.8 ft) from a property line abutting intersecting streets or the point of intersection of driveways and streets. In the case of an access road, the 3 metres (9.8 ft) will be measured back along the edge of the access road or driveway from the point of intersection of highway.

25.9. CANOPY/AWNING SIGNS

Canopy/Awning Signs are permitted in all zones of the District other than residential, subject to the following regulations:

- (1) Canopy/Awning Signs will be limited to one sign per business, per canopy; and
- (2) Canopy/Awning Signs must be an integral part of the canopy or awning and not an attachment or addition thereto.

25.10. UNDER CANOPY/AWNING SIGNS

Under Canopy/Awning Signs are permitted in all zones other than residential, subject to the following regulations:

- (1) The maximum sign area will be 0.6 m² (6.5 ft²);
- (2) The minimum sign height will be 2.5 m (8.2 ft); and
- (3) Under canopy/awning signs will be limited to one sign per business.

25.11. FASCIA SIGNS

Fascia Signs are permitted in all zones other than residential, subject to the following regulations:

- (1) The maximum sign area will be limited to 15% of the area of the building face; and
- (2) Only one Fascia Sign is permitted per 7.6 m (25.0 ft) of building frontage.

25.12. FREESTANDING SIGNS

Freestanding Signs are permitted in all zones, subject to the following regulations:

- (1) The maximum sign area must not exceed 11.5 m² (123.8 ft²) or a maximum sign height of 7.6 m (25.0 ft);
- (2) The minimum sign height of Freestanding Signs located within 3 metres (9.8 ft) of a property line abutting intersecting streets or the point of intersection of driveways and streets will be 2.5 metres (8.2 ft). In the case of an access road, the 3 metres (9.8 ft) will be measured back along the edge of the access road or driveway from the point of intersection of highway;
- (3) Only one Freestanding Sign structure will be permitted per lot; and
- (4) Freestanding Signs in residential areas are permitted only for apartments or townhouses for the purpose of identifying the name of the project, street address, management information and vacancies, and must not exceed a sign area of 2.5 m² (26.9 ft²) and a maximum sign height of 1.5 m (4.9 ft).

25.13. PROJECTING SIGNS

Projecting Signs are permitted in all zones other than residential, subject to the following regulations:

-
- (1) The maximum sign area will be 0.6 m² (6.5 ft²);
 - (2) The minimum sign height will be 2.5 m (8.2 ft);
 - (3) No part of a Projecting Sign will be higher than the top of the roof line or wall to which it is affixed; and
 - (4) Projecting Signs must display copy on both sides.

25.14. SUBDIVISION IDENTIFICATION SIGNS

Subdivision Identification Signs are permitted at subdivision entrances subject to the following regulations:

- (1) The maximum sign area will be 4.0 m² (43.1 ft²);
- (2) The maximum sign height will be 1.8 m (5.9 ft);
- (3) The sign structure must be set back a minimum of 1.0 m (3.3 ft) from any property line; and
- (4) The Subdivision Identification Sign must be located in a landscaped area at least twice as large as the permitted sign area.

APPENDIX 1 SUSTAINABILITY CHECK LIST

Smart Growth Development Checklist – District of Houston

Instructions:

All applicants for Official Community Plan Amendment, Development Bylaw Amendment, Subdivision, Development Permit or Development Variance Permit are required to complete the Smart Growth Checklist.

Please review and complete the checklist and, if necessary, provide a supplementary letter explaining, in more detail, how the proposed development incorporates the listed or other Smart Growth principles.

Applicants are encouraged to provide as much information as possible to assist Council, staff and advisory bodies (i.e. Development Review Committee, Economic Committee, etc.) in their review of development proposals. The relevance of the checklist questions will depend on the nature and scope of the project

Community Vision Statement

Houston should be a leader in achieving a sustainable community by balancing environmental, social, and economic values within a local, regional and global context.

Performance and Education

As the District advances the implementation of greenhouse gas reduction strategies, it will be important to foster staff education and public awareness and understanding. The District should regularly update citizens regarding checklist scoring methodologies, low score fees, “green projects”, education programs and opportunities, and greenhouse gas targets performance reporting. This checklist provides links to the OCP. A working project checklist will be developed that will explain the objectives.

Completing this checklist is mandatory for all land use actions, but the prime objective advocates an incentive based and voluntary program by:

- Reducing regulatory and policy barriers to project development initiatives;
- Educating staff, applicants and other stakeholders in best practices that promote innovative practice, products and projects;
- Investing in infrastructure vitality that stewards wise spending of public funds, encourages long term sustainability of all services including roads, sewer, water, storm water, and energy;
- Promoting economic vitality that encourages innovative businesses with low environmental impacts;

-
- Drafting incentive based regulations and policies that may consider density or parking bonusing, or density transfer;
 - Using low checklist scores and/or through the use of “green methodologies” the District may consider reduced development fees, consistent with the Local Government Act, especially projects like community gardens; community composting; gray water recycling; solid waste management; or promoting managed urban forests;
 - Advancing a “green rating” system in concert with the OCP identified evaluation model (e.g. Ecological Footprint or LEED ND)
 - Supporting all smart growth tenets and master planning organizing principles, suggesting a developmental ethic supported as follows:
 - Compact
 - Diverse
 - Mixed-use
 - Adaptable
 - Context-based Design
 - Pedestrians first Transit Supportive/low impact transportation system
 - Sense of Place/identity
 - Integrated natural systems
 - Strengthen and direct development towards existing communities

Sustainability Review

OCP Policy (Economic)

Develop an economic master plan that includes opportunities mapping; urban growth opportunities; local business support; skills needs analysis and strengthening; resort impacts; all season resort; social and economic barriers; worker safety; climate change; site safety including wildfire management and bear aware; local wood use; tourism opportunities; and retail and entertainment management planning.

1. Comment on direct employment created by this project during construction:
 - number and duration of jobs (full time, part time)
 - types of jobs (e.g., construction design)
 - income range of jobs

2. Will the project provide direct employment (i.e., on the development site) after the project is completed?

Yes/No

If so, comment on employment provided by sector, type, income range, and the number of jobs that are full time and part time.

-
3. Are there any number of components of economic sustainability (e.g., suitability of units for home based businesses) advanced by this proposal?

Yes/No

OCP Policies (Land Use, Energy, Environmental and Transportation)

Environmental master plan includes grade and fill bylaws; habitat, riparian and shoreline analyses; best practices management (e.g., cosmetic pesticides, storm water management); distressed lands inventory management; wetland preservation, air quality plan; dark skies bylaw; noise mitigation standards for all impacts; and view corridor study;

Transportation master plan - includes parking and transportation demand management; traffic calming; street standards; enhanced non-motorized mobility standards; and passenger rail;

Includes active and passive opportunities and development; trails overlay; open space preservation and development linkages.

Work with energy utilities to explore, develop and implement approaches to achieve energy self-sufficiency including energy conservation practices.

Support the development of low impact alternative and renewable energy sources, such as wind power, hydro, solar, biomass or geothermal projects.

Compliment the aesthetic qualities, character, image and established uses of areas when designing the size, shape and character of new development, and consider forms-based bylaws to guide and help visualize future growth within all areas.

Encourage building design that facilitates eyes on the street and crime prevention through environmental design principles (e.g., balconies, porches, large opening windows, a small frontage etc.)

Ensure all buildings incorporate good urban design and smart growth principles.

Built Environment

Comment on the following site planning components:

4. Walking distance to: bus stop (in kms) _____; trails, greenways, cycling routes (in kms) _____.

-
5. Is the proposed development located in prime developable lands?

Yes/No

6. Provides additional support for alternative transportation use (check all that apply):

- variance received to provide less parking than required
- bicycle storage change rooms
- designated parking for car share spaces
- high occupancy vehicles (e.g., carpool, vanpool)

7. Will site remediation be part of the development process?

Yes/Not Applicable

If yes, briefly outline proposed remediation approach:

8. Mitigation of lighting pollution (e.g., spill lighting and off-site glare avoided)

Yes/No

If yes, describe:

9. Does the project provide enhanced waste diversion facilities (e.g., on-site recycling, on-site composting, bear proof containers; incorporates Transportation Demand Management (TDM) measures or other, describe:

10. On site storm water management (e.g., green roof treatment, permeable paving, on-site detention/retention drainage, fish or aquatic habitat protection, oil, chemical separator drains)

Yes/No

If yes, describe (note percentage of impervious to pervious surfaces):

-
11. Floodplain mitigation (note: this is a requirement in floodplain areas)

Yes/No

If yes, describe:

12. Comment on inclusion of the following water efficiency techniques:

- a. Water efficient landscaping (e.g., drought resistant/native plantings, use of non-potable or reclaimed water for irrigation, high efficiency irrigation, use of rainwater cisterns for irrigation and Xeriscape Landscaping).

Yes/No

If yes, describe:

- b. Onsite wastewater treatment. If yes, describe:
- c. Chlorofluorocarbons (CFC) reduction in heating, ventilating, and air conditioning (HVAC) equipment?
- d. Water use reduction measures (e.g., low consumption fixtures, storm water irrigation)? If yes, describe:
- e. Power Smart technology?

13. Comment on inclusion of the following methods to reduce energy use and improve air quality:

- a. Energy efficiency of proposed structures (e.g., building location responding to daily sun/shade patterns, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling, high efficiency fixtures, consideration of heat island effect).

Yes/No

If yes, describe:

- b. Use of renewable energy alternatives (e.g., geothermal, solar, off-grid, BC Hydro Green Power, District Energy)

Yes/No

14. Comment on the following methods for suitable use and reuse of materials and resources:

- a. Management of construction wastes (e.g., reuse of existing buildings or building materials during construction, demolition, remade/recycled content, best management practices).

Yes/No

If yes, describe:

- b. Use of environmentally sensitive or recycled construction materials (e.g., high volume fly-ash concrete, non-toxic finishing materials).

Yes/No

If yes, describe:

- c. Enhanced durability of construction materials (e.g., wall systems, roof materials)

-
- d. Design attempts to maximize exposure to natural light (i.e., through building orientation).

Yes/No

15. If new streets or lanes are constructed as part of the development, are they designed to reduce storm water runoff (e.g. narrow right of ways, permeable shoulders)?

Yes/No

If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided? s LEED certification being pursued for this project?

Yes/No

If yes, describe:

16. Do any of the District policies or regulations currently prevent you from implementing smart growth initiatives? Please describe. Comment on inclusion of the following strategies to improve indoor environment quality:

- a. Improved air quality through low emitting materials (e.g., paint, carpets) and natural ventilation with windows open.

Yes/No

If yes, describe:

17. Is the proposed residential, commercial or institutional development within a ten minute walk (approximately 800 meters) from:

- | | | |
|----|--|---------------|
| a. | neighbourhood store or other shopping | Yes/No |
| b. | Schools | Yes/No |
| c. | community services (e.g., library, community center) | Yes/No |
| d. | child care facility | Yes/No |
| e. | Health care facilities (clinic, hospital, doctor's office) | Yes/No |
| f. | Bus stop | Yes/No |

-
18. Pesticide and herbicide free landscaping approaches?
 19. Describe use of building and lands operation and maintenance manuals to reflect pesticide free practices:
 20. What methods are used to comply with “Green Programs and Policies” (e.g., snow management policy)? Describe:
 21. Type of heating/cooling system:
 22. Domestic water prescriptions:
 23. Types of building materials:
 24. Uses of passive solar:
 25. Power-Smart methodologies:
 26. Green technologies:

Natural Environment

Comment on green space and the natural environment:

27. Was an environmental assessment of the property completed prior to the commencement of design work?

Yes/No

If yes, describe:

28. Is the proposed development in an environmentally sensitive area?

Yes/No

29. Provision of green space and trees on and off site (includes retention of existing trees).

Yes/No

If yes, note and show calculations for:

- a. Amount of green space in square feet: _____
 - b. Amount of usable open space in square feet: _____
 - c. Number and percentage of existing trees to be retained on site: _____
 - i. significant trees:
 - ii. other trees #s - any removed:
 - d. natural grassland areas
 - e. riparian areas
 - f. wildlife (red or blue listed species)
 - g. wildlife habitat
 - h. wildlife corridors
 - i. Number of trees to be planted: _____
 - j. Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project?
30. Are there any significant existing environmental features that are to be maintained or enhanced on the site (e.g., tree and/or shrub preservation or daylighting of a stream)?
- Yes/No**
- If yes, describe:
31. Are any environmental features such as riparian, habitat, steep slopes, unstable soils, brownfields, flood plain, wildfire, or agricultural land reserve present on the property?
- Yes/No**
- If yes, describe:

Social Sustainability

Support and nurture resident involvement in community activities and local decision making through a Public Participation Plan. A safe community with adequate fire rescue, policing, search and rescue, emergency response and medical services. A healthy community with adequate health and wellness facilities and services including outreach and emergency supports.

Provide senior residents with the means to live a life as full as possible, by promoting access to safe and affordable housing; physical and social mobility; and social engagement in the community.

A celebrated cultural community with residents and visitors engaging with authentic arts, culture and heritage.

Community facilities that showcase arts and cultural activities and events. The primary purpose of the District is to provide for the wellbeing of its residents, labour force and visitors. New development should contribute to health and safety, and enhance the range of housing, service and recreational options to meet diverse community needs. The design of the new development should reflect local heritage and provide attractive spaces that encourage social interaction.

32. Anticipated price range of units (note price for both commercial and residential units, if applicable)
Average price per square foot: \$_____
33. Does the proposed development include non-market housing units (affordable housing)?
If yes:
a. number of units: _____
b. as percentage of total units: _____
c. form of tenure (e.g., rental, co-op, owner): _____
d. targeted population, if applicable (e.g., seniors, family): _____
34. Does the project include rental housing units? **Yes/No**
If yes:
a. Number of units: _____
b. Expected average rent for a one bedroom unit \$_____
c. Expected average rent for a two bedroom unit \$_____
35. If the project includes lot or medium density residential, are the housing units ground-oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)? **Yes/No**
If yes:
a. Number of units: _____
b. As a percentage of total units _____

-
36. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g., wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground-oriented entrances). **Yes/No**

If yes, describe:

37. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc.

38. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature? **Yes/No**

If yes, describe: Does the project enhance local identity and character (e.g., through architectural style, landscaping, colours, project name, forms based design)?

39. Does the project involve provincial designation of a heritage building?

Yes/No

40. Public amenities provided the development (check all that apply); if yes, describe:

public art

child care facility

walking/biking trails

other - describe:

-
41. Describe the existing neighbourhood character (i.e., historic, single family, mixed use, etc.) and how the proposed development will enhance the adjacent neighbourhood. Does the development incorporate space for public gathering and activities (e.g., courtyards, communal gardens, play areas)? **Yes/No**
If yes, describe:
42. Does the project contain a mix of uses (e.g., residential, commercial) or introduce a new community serving land use type to the neighbourhood (e.g., new housing from, commercial)
Yes/No
43. Does the proposed development enhance the street scape? **Yes/No**
If yes, describe:
44. How does the development enhance public safety in terms of fire, policing and emergency services?
45. Are private amenities provided with the development (e.g., meeting rooms, outdoor space)? **Yes/No**
If yes, describe:
46. Are residents, community stakeholders and end-user groups involved in the planning and design process? **Yes/No**
If yes, describe (e.g., public meetings, resident's association meetings, workshops, etc.):
47. Is there something unique or innovative about your project that has not been addressed in this checklist (e.g., creation of a new zone, other sustainable features, contributions to the community)?

Please contact the following for Smart Growth information:

Smart Growth British Columbia

www.smartgrowth.bc.ca

info@smartgrowth.bc.ca

#314-402 West Pender Street, Vancouver, BC V6B 1T6

Phone 604.915.5234 Fax 604.915.5236

For questions related to the checklist, please contact District of Houston planning staff.

Note: This guide does not replace legal documents

Survey adapted from the City of Vernon Smart Growth Development Checklist.

APPENDIX 2 SIGN GUIDELINES

TABLE OF CONTENTS

General Provisions

- Introduction
- Objectives
- Applicability
- Design Guideline Objectives
- Sign Placement

Sign Design Guidelines

- Materials
- Colour
- Illumination
- Copy

Specific Sign Types

- Billboard Signs
- Building Directory Signs
- Canopy/Awning Signs
- Under Canopy/Awning Signs
- Comprehensive Sign Plans
- Fascia Signs
- Freestanding Signs
- Projecting Signs
- Subdivision Identification Signs
- Window Signs

Sign Permit Application

- Number of Signs
- Maintenance
- Application Checklist

Introduction

Signs are one of the most visual components of the streetscape and are important because they convey information about a particular business, provide public information and create an overall impression about a place. The intent of the sign design guidelines is to provide guidance in the way signs are designed, constructed, and placed. The guidelines are intended to provide good examples of techniques that should be used in order to meet the District's expectations for quality business signage. Each sign applicant should carefully consider each guideline that applies and demonstrate recognition of the guideline's intent.

Objectives

- To help business owners to better understand the sign provisions of the Development Bylaw and the expectations of the District.
- To provide the District with an established set of criteria to assess the appropriateness of signs.
- To create great signs by encouraging creative approaches to signage.
- To reduce the time it takes to get sign permit approvals.
- To improve the quality and vitality of the District.
- To ensure that signage in the District is of a consistent quality.
- To ensure that new signs are integrated with existing architecture.
- To enhance overall property values by improving the streetscape.

Applicability

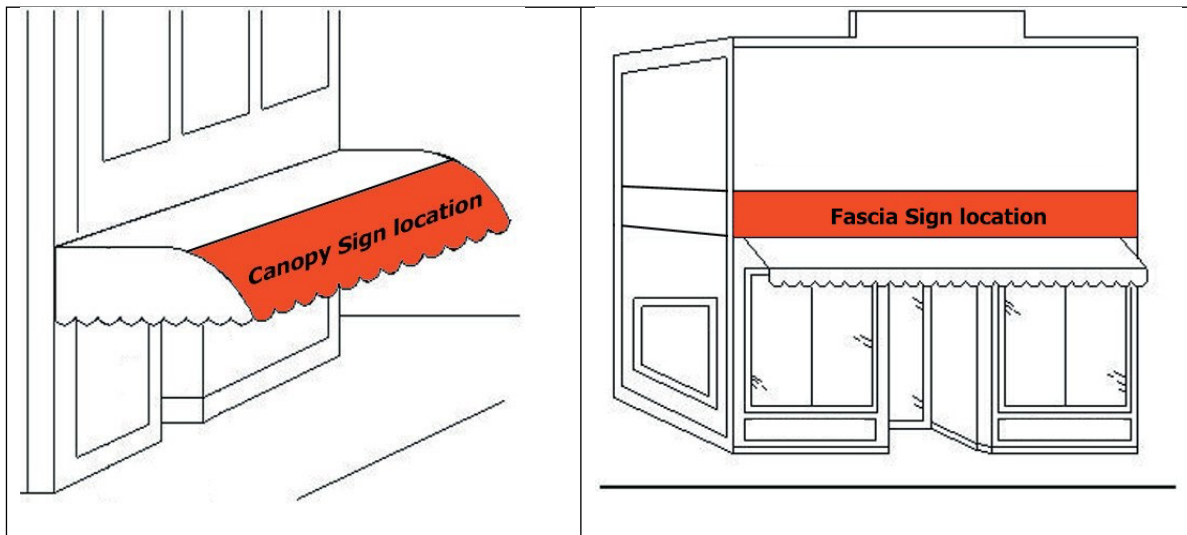
1. The guidelines in this Bylaw apply to properties within the District. For more detailed information about sign regulations, refer to Sign sections within the Development Bylaw.
2. The sign design guidelines are designed to help ensure quality signs that communicate their message in a clear fashion are constructed. The sign design guidelines will be applied during the review process for a Sign Permit Application.

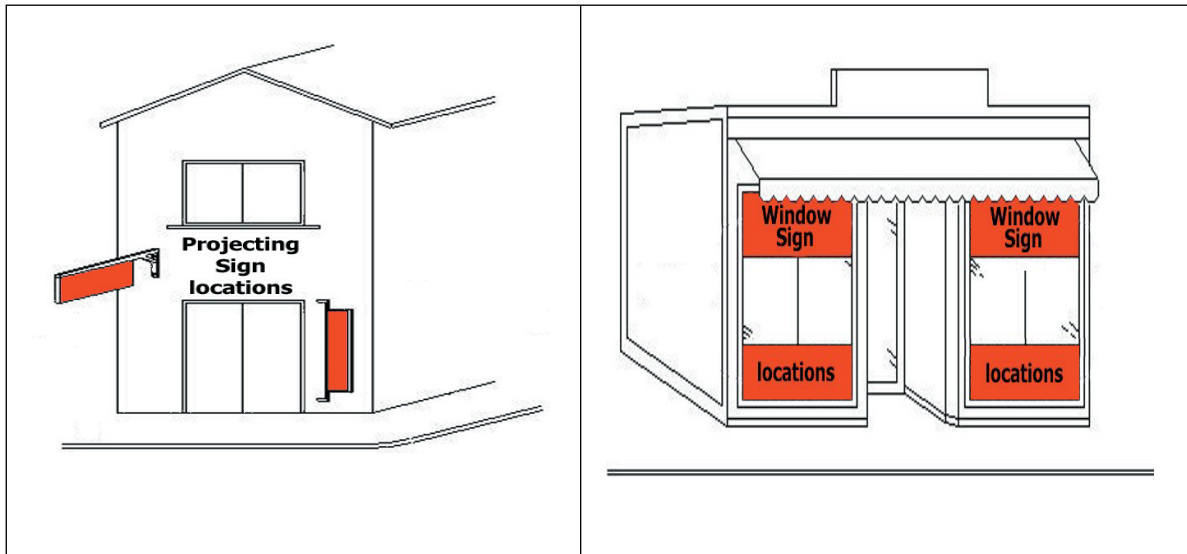
Design Guideline Objectives

- All signs should be designed to integrate with their surroundings. Shapes, colours, textures, size, font and lighting should complement the building. Building design elements (window shape, arches, etc.) should be reviewed in determining the most complementary sign shape
- Signs should respect the character of neighbouring buildings and uses.
- Signs should enhance building architecture and not cover or obscure architectural details.
- Signs should be maintained so that they are clean and the copy remains legible.

Sign Placement

- Signs should be placed in the most logical position on the building, preferably indicating the location of access to the building.
- Signs should not obstruct windows, doorways or sightlines into the building
- Freestanding Signs should be placed away from intersections to ensure visibility sightlines are not disrupted.





MATERIALS

Sign materials should be compatible with the design of the façade on which they are placed. The selected materials should be extremely durable and fade-resistant and also contribute to the legibility of the sign. Paper and cloth signs are not suitable for exterior use (except on awnings) because they deteriorate quickly. If wood is used, it should be sealed properly to keep moisture from soaking into the wood.

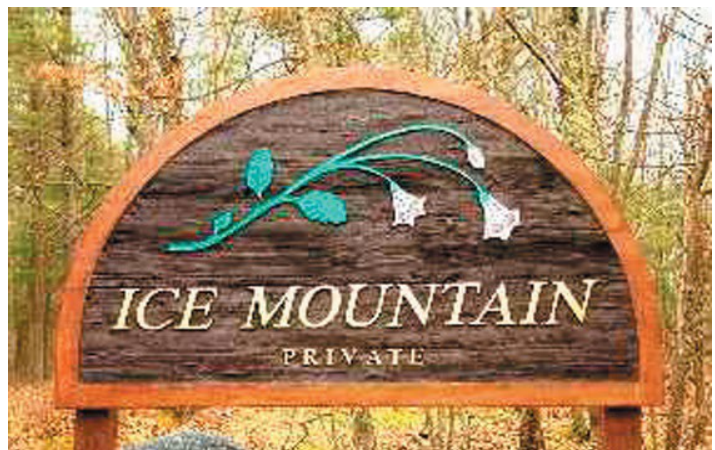


Preferred Materials

Sealed metal
Wood
Brick
Stone / Rock

Discouraged Materials

Paper
Fiberglass
Particleboard or Chipboard



Finishing

Sealant on wood

Matte finish, not glossy



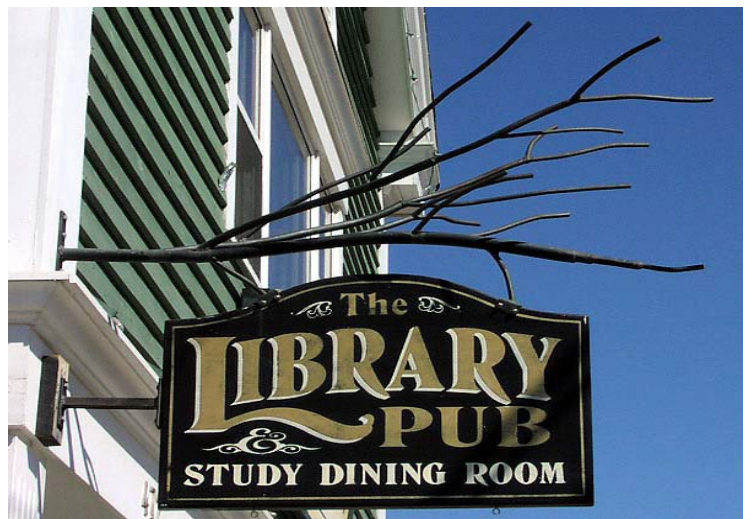
COLOUR

Colour is one of the most important aspects of visual communication because it can be used to catch the eye. Sign colours selected should be coordinated with the colour scheme of the building to which they are attached.

A substantial contrast should be provided between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night. It is recommended that light letters on dark background or dark letters on a light background be used. White backgrounds are discouraged.

A maximum of three (3) colours is recommended. Too many colours can confuse the reader. Bright, neon or garish colours are discouraged.

The Sign & Façade Design Program provides funding for sign designs for commercial buildings. The program pays the fee for a Heritage Consultant to provide assistance in the selection of schematic colour samples and sign design. Their work is displayed in a coloured rendering.



ILLUMINATION

Consideration should be given as to whether the sign needs to be illuminated and use illumination only if necessary. If the sign can be externally illuminated (e.g. by a projected light), this is encouraged. Projected lighting emphasizes the continuity of the structure's surface and signs become an integral part of the façade.



Backlit sign canisters are strongly discouraged. Individually illuminated letters, either internally illuminated or back-lit solid letters are preferred to internally illuminated plastic signs. If sign canisters are used, only text should be illuminated.



Lighting fixtures should be attractive and in scale with the sign and structure. They should be located in such a way so that only the sign face is illuminated.

All lighting hardware (electrical raceways and conduits) should be concealed from public view. If this is not possible, the exposed hardware should be finished to match the background wall, or integrated into the overall sign design.



COPY

Brief & Concise

A brief message should be used whenever possible. The fewer words, the more effective the sign. A sign with a brief message is easier to read and looks more attractive because it is less cluttered. The primary text should be the business name.

Legible

The sign should be legible and allow for easy reading. Letters and words should not be spaced too closely. Negative space is an important element. Copy area should be not more than 75 %.

Symbols & Logos

Symbols and logos are encouraged wherever possible. Symbols and logos will usually register more quickly in the viewer's mind than a written message.

Letter Style

The number of lettering styles that are used on a sign should be limited to one or two typefaces. This will aid in increasing legibility as intricate typefaces are difficult to read and should be avoided.

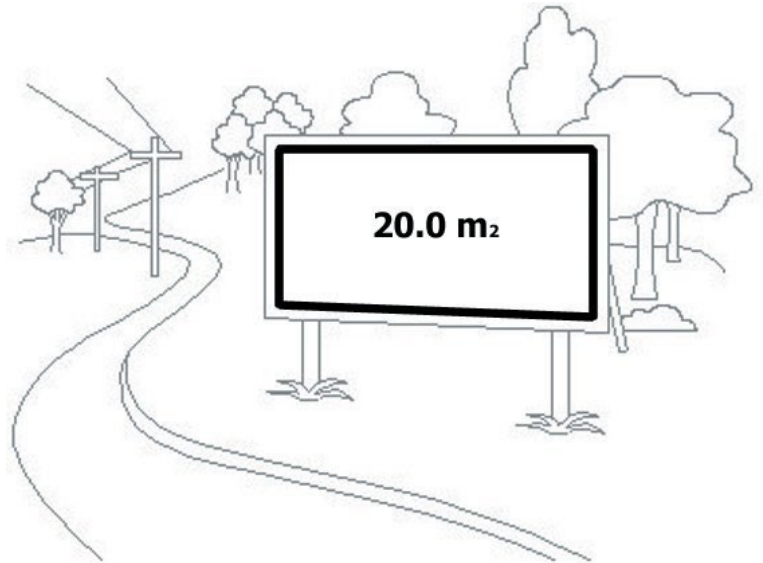


BILLBOARD SIGNS

Billboard signs are not encouraged. Billboard signs can be found on lots abutting Highway 16 and are subject to Development Review.

Consider placement on a large parcel of land provided that the signs are a minimum of (91.5 m) 300.0 ft apart.

The maximum sign area for a billboard sign is 20.0 m² (215.3 ft²)



Materials

Billboard signs project an image of our community and as such, they should be constructed of high quality, durable and fade resistant material.

Billboard signs are only permitted for local businesses operating within the District.



BUILDING DIRECTORY SIGNS

Building Directory signs are encouraged for multi-tenant buildings. Directory signs should be oriented to guide pedestrians.

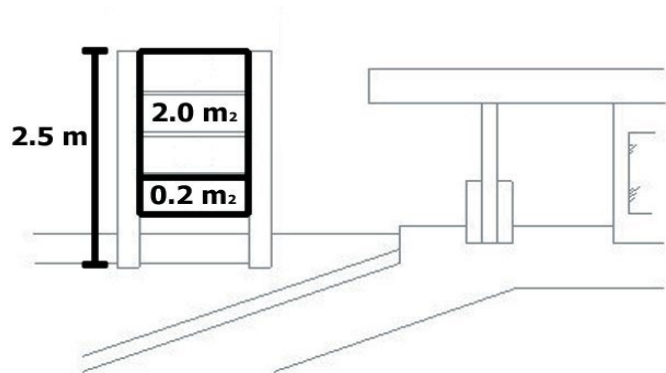
Building directory sizes will meet the following size requirements:

- Maximum sign area is 0.2 m² (2.2 ft²) per business
- Maximum sign area 2.0 m² (21.5 ft²) per building
- Maximum sign height is 2.5 m (8.2 ft)

Copy

Building Directory signs can be one or two sided. The copy area should include the building name, logo, address, tenant, suite. The sign should be legible and not cluttered.

Visibility clearance is an important factor to consider when siting building directory signs at intersecting streets or the point of intersection of driveways and streets.



CANOPY / AWNING SIGNS

Canopy / awning signs should be coordinated with the overall design of the building. Signage should form an integral part of the awning, not an attachment. This type of signage should not be illuminated.

Text

Signage is permitted on the top sheet and valance of the awning structure. Signage will consist of the business name and / or logo. The lettering on the awning should be proportionate to the area upon which it is located.

Material & Colour

Awning material will consist of matte metal, glass (laminated, safety), matte canvas, or acrylic fabrics. Metal or glass awnings may be appropriate on some buildings if they are compatible in scale and overall designs.

Awning colours should complement the colour of the building.



UNDER CANOPY / AWNING SIGNS

An under canopy / awning sign should be located within the canopy or awning structure. The sign should be suspended perpendicular to the building face.

This type of signage is used to enhance the pedestrian environment.

Under canopy / awning signs will meet the following sign requirements:

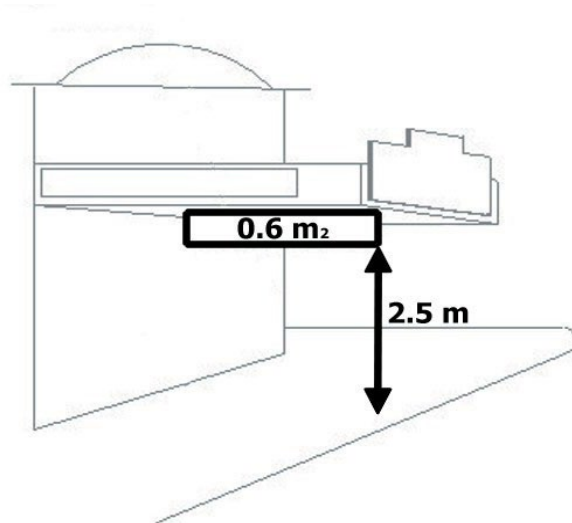
- Maximum sign area of 0.6 m₂ (6.5 ft²)
- Minimum clearance of 2.5 m (8.2 ft) from the bottom edge of the sign to the sidewalk grade when they are located over pedestrian walkways.

Shape

Interesting sign shapes are preferred. Attractive and interesting mounting hardware that compliment the sign are encouraged.

Text

Copy should be carved, routed, built up, or sculptured.



COMPREHENSIVE SIGN PLANS

The purpose of a Comprehensive Sign Plan is to coordinate signage on a parcel. An applicant is required to provide a comprehensive sign plan when coordinating signage for all buildings that house multiple individual business premises within a larger structure.

A Comprehensive Sign Plan should identify the amount, location, size and general characteristics of sign (sign types, lighting, mounting brackets) for each unit in the building or property, as well as for the overall property identification, tenant directories and freestanding signs.

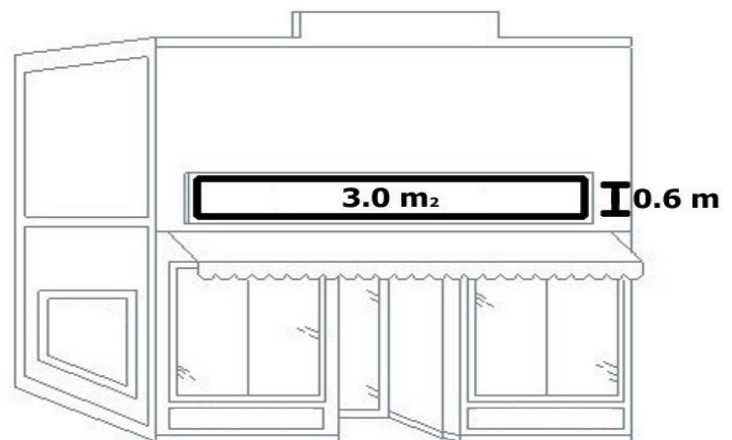
For existing buildings, a comprehensive sign plan will be required when exterior façade changes are proposed.

The guidelines for each sign type should be used in preparing a Comprehensive Sign Plan.

FASCIA SIGNS

Fascia signs should be mounted parallel to the building or canopy face. Fascia signs should be positioned no higher than the wall. They should be centered over the entrance and fit within the fascia band area within the length of the storefront. Fascia signs can be located on the upper portion of the storefront (between 1st and 2nd floors).

Externally lit signs or signs without illumination are strongly encouraged for fascia signs. If a backlit sign canister is used, it should be mounted in a manner so that the box itself is not visible (i.e. flush with the building face). The sign should blend in with the architectural elements of the building.

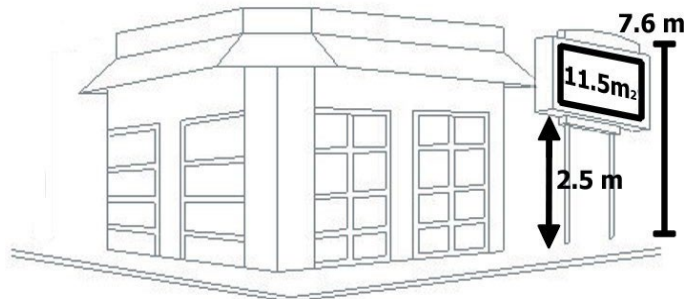


The maximum sign area is limited to 15% of building face. The text should consist of the business name or logo. Individual letters are preferred to box signs. The letters should have depth and texture.



FREESTANDING SIGNS

Freestanding signs are oriented towards vehicular traffic. The material used should complement the building and the size should be proportional to the building. The signs should be externally illuminated and situated in an attractive landscaped base. Creative structural sign components are encouraged and should complement the look of the building. Borders around the sign box are encouraged.



Businesses:

Freestanding signs for businesses should have a maximum sign area 11.5 m² (123.8 ft²) and maximum sign height 7.6 m (25.0 ft). Along the Highway Corridor, the maximum sign height permitted is 11.0 m (36.0 ft). The text is limited to the business name, address and logo.



Apartments / townhouses:

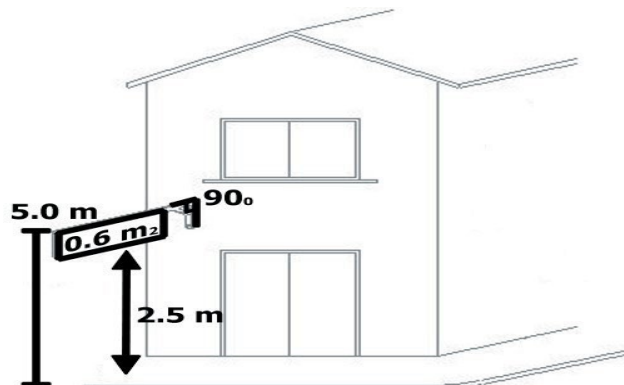
For apartments / townhouse developments, the maximum sign area 2.5 m² (26.9 ft²) and the maximum sign height 1.5 m (4.9 ft). The text is limited to the project name, address, management and vacancies.



PROJECTING SIGNS

Projecting signs are mounted perpendicular to the building face and used to provide business identification to pedestrian traffic. They can be located on the first or second floor.

Projecting signs must display copy on both sides. The maximum sign area is 0.6 m² (6.5 ft²), the maximum sign height 5.0 m (16.4 ft) and the minimum clearance required from the bottom edge of the sign to the sidewalk grade when the sign is located over pedestrian walkways is 2.5 m (8.2 ft).



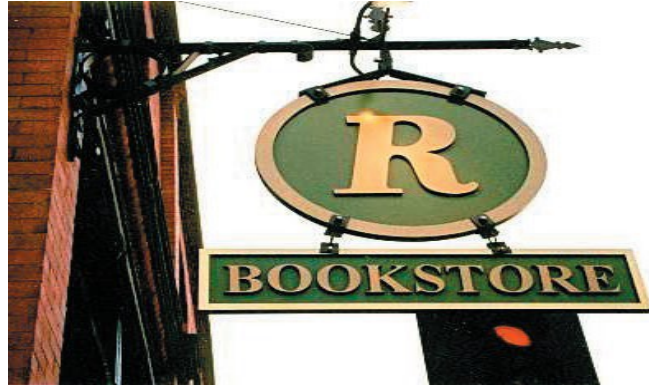
Shape

Interesting sign shapes are preferred. Attractive and interesting mounting hardware that complement the sign are encouraged.



Text

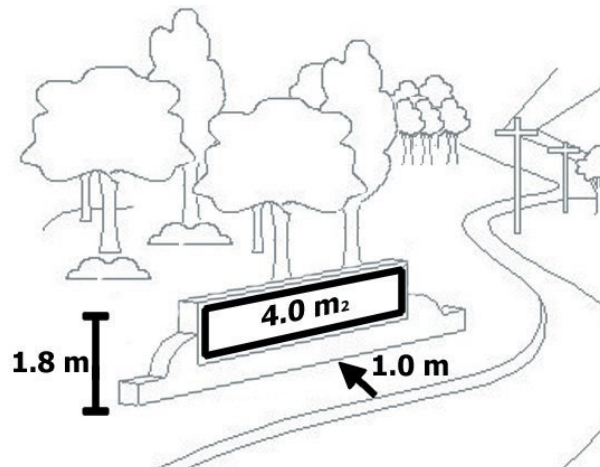
Copy should be carved, routed, built up or sculptured.



SUBDIVISION IDENTIFICATION SIGNS

A Subdivision Identification Sign is a sign used to identify a name of a collection of 10 or more legal lots created from the same subdivision.

The sign and sign structure must be constructed with lasting, quality materials which complement the architectural theme of the neighborhood and create a sense of place.



Permitted Signs

- Wood
- Steel
- Concrete
- Rock & Brick

The sign should be horizontally oriented and placed in a landscaped area at least twice as large as the permitted sign structure area. Signs must be located in such a way as to not impair visibility sightlines at intersecting streets or the point of intersection of driveways and streets.



Illumination

Signs may only be illuminated by indirect sources of light which do not produce glare on neighbouring properties.



WINDOW SIGNS

Window signs should be permanent signs which are directly affixed to the window. There are many ways in which this can be achieved.

The following methods are preferred and encouraged: painting, glazing, sandblasting, etched glass, vinyl die cut forms, gold-leaf and silk screening. Paper and fabric signs are not permitted.



In the case of real estate offices advertising properties listed for sale, mechanisms that are not directly affixed to the window are acceptable provided they are not constructed of paper or fabric. Wood or plastic display cases are preferred and encouraged.



Size and Number

The maximum sign area of a window sign is 25 % of window area.

Each business is allowed one (1) business identification window sign per window and up to two business identification windows signs per business. Window signs should be centered.



NUMBER OF SIGNS

Billboard Signs (Only Hwy 16 DP area):	1 per lot fronting Hwy 16
Building Directory Signs:	1 per building
Canopy / Awning Signs:	1 per business / per canopy
Fascia Signs:	1 per 6.7 m (25.0 ft) of building frontage
Freestanding Signs:	1 per lot
Under Canopy / Awning Signs:	1 per business
Projecting Signs:	1 per business
Subdivision Identification Signs:	1 per entrance
Window Signs:	limited by size (25 % of window area)

- ***Multiple businesses within a common frontage must share the allowable sign area for the amount of building frontage which they jointly occupy.***
- ***The purpose of a comprehensive sign plan is to evaluate the design, location and number of signs on a building in relation to each other. The number of signs used may be reduced if Council determines additional signage detracts from the overall appearance.***
- ***Staff reserves the right to request a comprehensive sign plan when multiple signage is being proposed.***

MAINTENANCE

- All signs should be maintained in a safe condition, free from any defects.
- All signs should be maintained in good visual condition.
- Failure to maintain a sign may result in an order to remove the sign.

APPLICATION CHECKLIST

1. Complete application form signed by the property owner.
2. Sketch Plan (minimum scale 1:100) including:
 - Name and address of the sign owner, property owner, sign maker and Installer;
 - Graphics;
 - Colour Scheme;
 - Dimensions; and
 - Materials.
3. Site Plan showing the sign in relation to existing signs, property lines, and building face.
4. Current photo of the building face where the sign is to be attached.
5. Method of Illumination.
6. Method of attachment, including the character of the structural member.
7. Footing details.
8. Electrical wiring components.
9. Engineered drawings (when required by the Building Official).
10. Applicable fees.

11. If in a Development Permit Area, a Development Permit is required.

APPENDIX 3 GUIDELINES FOR KEEPING OF CHICKENS

INTRODUCTION

Welcome to chicken keeping in the District of Houston.

As part of the District's overall efforts to promote food security and urban agriculture activities in our community, the District has amended our bylaws to permit residents to keep chickens. As an owner of urban chickens, you are taking on a hobby that is both fun and fulfilling, but also comes with responsibilities to the hens and the neighbours in your community.



These guidelines have been provided to assist you deciding whether or not you would like to keep chickens. If you have already decided to keep chickens, the Guidelines also help you in knowing what you will need to do to be responsible chicken keepers.

APPLICABLE BYLAWS & REGULATIONS

The following is a brief overview of the hen keeping bylaws and regulations. Please see each bylaw for further details and information. The bylaws can be found on the District of Houston website and search for 'Bylaws')

Development Bylaw: Only District residents who live on one-unit residential areas are permitted to keep chickens. The bylaw has been amended to permit residents to keep up to 8 hens of at least 4 months of age. Keeping roosters, selling eggs and butchering of chickens are all not permitted.

Development Bylaw (noise and smell): This bylaw may be enforced if the District is notified that the chickens are too loud or produce excessive odour.

If you have any questions, please call the District at 250-845-2238.

GENERAL INFORMATION

Lifespan

Chickens can live up to 14 years or longer.

Ultimately, depending on the breed, egg laying for a hen generally starts at 6 months old, peaks at 18 months and declines with age.

Costs

Equipment you will need to budget for includes:

- | | |
|---|---|
| <input type="checkbox"/> a coop | <input type="checkbox"/> maintenance supplies |
| <input type="checkbox"/> tools | <input type="checkbox"/> cleaning supplies |
| <input type="checkbox"/> lighting | <input type="checkbox"/> heating / cooling appliances |
| <input type="checkbox"/> feeder & waterer | <input type="checkbox"/> nets/fencing |
| <input type="checkbox"/> food storage | <input type="checkbox"/> security locks |

Ongoing costs include:

- Food, bedding (straw or woodchips), nutritional supplements, cleaning supplies
- Vet care if your hen becomes ill.
- Consider exam fee, possible diagnostics, medication and other costs related to illness or injury.

Time

Hens should be cared for twice daily. Chickens typically wake up with the sun and retire to the coop at dusk. In the morning, open up the coop to let them out into the run, ensure sufficient food & water are provided and clean for the day. In the evening ensure there are adequate supplies for the evening and that all birds are securely confined overnight.

You will need to set aside time for:

- | | |
|--|--|
| <input type="checkbox"/> Cleaning | <input type="checkbox"/> Parasite control |
| <input type="checkbox"/> Grooming | <input type="checkbox"/> Physical exam |
| <input type="checkbox"/> Observing your chickens | <input type="checkbox"/> Travel time for purchase of supplies |
| <input type="checkbox"/> Coop & enclosure construction | <input type="checkbox"/> Coop & enclosure maintenance & repair |
| <input type="checkbox"/> Giving medication | <input type="checkbox"/> Feeding |

During vacations and weekends away, you will have to schedule someone reliable to fully attend to your birds.

Coop and Pen Location

The coop and pen should be located in an area that provides:

- Morning sun and afternoon shade, especially important in the Summer;

- Good drainage: Standing water will promote health concerns;
- A dry, covered area for dust paths and protection;
- Protection from prevailing winds; and,
- Consideration for your neighbours when locating your coop.

Pests and Predators

Chickens will attract:

- | | |
|--|---|
| <input type="checkbox"/> black bears & cougars | <input type="checkbox"/> coyotes |
| <input type="checkbox"/> bird mites & lice | <input type="checkbox"/> mice |
| <input type="checkbox"/> raccoons | <input type="checkbox"/> squirrels |
| <input type="checkbox"/> dogs & cats | <input type="checkbox"/> birds: yard & predatory/raptor species |
| <input type="checkbox"/> rats | <input type="checkbox"/> curious humans (big & small) |

It is your responsibility as the chicken owner to ensure that your flock is protected to the greatest extent possible from predators and pests by providing a secure pen and coop, monitoring their health and hygiene and keeping feed in a dry and secure location.

Companionship

Chickens need other chickens to be happy and healthy. Plan to have at least 2 – they are flock animals and need the companionship of other chickens. While the District permits residents to keep up to 8 chickens, generally 3 to 4 compatible chickens can be well maintained in a typical environment and will provide enough eggs for a typical family of four.

An individual bird's age and temperament can affect compatibility. Overcrowding of chickens is the most common mistake. Sometimes single birds can thrive with a special needs human friend.

Please note that roosters are not permitted due to the noise they typically create. You do not need a rooster for your hens to lay eggs. Hens will lay eggs regardless of whether or not a rooster is present; the eggs will simply be sterile.

Handling and Restraint

To catch a bird:

- Herd the bird to a corner using slow, deliberate movements.
- Place hands over top part of wings (shoulders) and hold securely but do not squeeze.
- Pick up and hold under arm to keep wings in place. Support feet with other hand if bird will tolerate.
- To restrain for transport or examination, drape a towel over shoulders cape style and wrap around body.

Transportation

There are few things to consider when bringing your chicken home or transporting them.

- Consider travel time and avoid extreme weather conditions when bringing home new hens.
- Heat exhaustion can develop quickly; interior car temps can reach a fatal point in 10 minutes.
- Medium-sized, hard pet carriers work well for security, safety and stress.
- Line with a towel, shredded paper or straw.
- Food is a good stress reducer. Offer wet food like greens or cucumber for long trips.

Bringing Hen Home

If other birds are already present, a 2 week quarantine in a separate area is recommended to watch for signs of illness and parasites.

Avoid noisy, high traffic areas and allow the bird to acclimate before introducing to other birds, animals and family.

The majority of their waking hours are spent active, grazing, foraging for food - plants, bugs and occasionally small rodents. The hens spend their days scratching for food, dust bathing, preening, playing and napping.

Hens begin to lay eggs at about 6 months of age. Domesticated hens have been bred to lay one egg a day but by 18 month of age, egg laying frequency generally diminishes and many adult or senior hens stop laying altogether.

Chickens are sociable, cheerful and intelligent creatures that can form lifelong bonds with each other and other species. Because of their keen intelligence and instinctive physical activity, they need a stimulating environment that mimics as much as possible the rich and diverse world nature designed them to enjoy.

COOP

General

The primary features any coop should address are a closed structure which provides shelter from cold, heat, wind, rain, snow and predators for a protected roosting, nesting, feeding and watering space. Once these basic features are addressed, you can consider any coop as an opportunity to be creative and be a little fun. Consider the fact that this coop will be a rather permanent feature in your garden and as such, should be pleasant to look at, functional for you to service and meet the needs of your chickens. It should be located in a convenient location in addition to taking into account the micro climate of your garden.

Is it easy to get to from your home? Is it close to an outside water tap and where feed is stored? These are just some of the questions you should consider when siting a coop in

your yard. Numerous examples of coops exist in books on the subject as well as on-line at urban chicken websites.

NOTE: Cardboard boxes, rabbit hutches, plastic igloos, dog houses, etc. are not appropriate structures.

CONSTRUCTION & MATERIALS

Coops can be purchased ready-made or in kits, constructed within an existing structure or built from scratch, utilizing either new or recycled/scavenged material. Sample plans and examples of coops are generally available on Urban Chicken web sites as well as books on the topic. The coop should be structurally sound and stable. Consider that wood in contact with dirt will rot with time.

Walls

- Materials that are resistant to moisture and mould and easily cleaned are best.
- Chemically treated materials should be nontoxic.
- A good compound with anti-fungal agents is good for humid areas.
- Clear varnish is also good.
- Everything should be treated or painted before it is assembled.
- Wooden structures should be draft free.

Roof

When considering the size and extent of the roof on your coop, consider the climate (snow in fall and winter and extensive sun in the summer). Consider extensive overhangs to keep chickens dry and clean.

The coop roof should be made of a material that will not collect and hold heat.

The roof surface should be covered with an insulating tar paper to protect from heavy rains.

The roof should be slightly inclined, to allow water to run off. Consider a gutter to collect and direct run off to a desired location.

A few small openings along the eaves allow moisture to escape and provide fresh air.

Floor

The floor should not collect and hold moisture, be easy to clean, retain heat in cold weather and exclude rodents/predators.

A dirt floor draws heat away and is not easy to clean nor is it rodent/predator-proof.

A wood floor is adequate provided it is at least a foot off the ground, insulated and sealed properly but is difficult to sanitize because it is porous. A concrete floor is ideal since it discourages rodents/predators and is easy to sanitize.

Regardless of the floor type, bedding strewn on the surface is needed to absorb moist fecal matter and facilitate cleaning. Leaves or wood shavings work best and can be composted or easily bagged and disposed of as solid waste.

Doors

Doors for chickens should be just large enough for the largest bird and can be positioned anywhere from ground level to about 2 feet high with a stable ramp with cleats. Chickens are ground dwellers, not parrots. As such, small doors at heights greater than 3 feet with flimsy, unstable ladders are not appropriate. Doors must be able to be secured against predators at night.

Do not forget to provide easy human access to the coop so you can collect eggs and clean the entire coop. Consider how you will be cleaning your coop and whether you will have to bend over for longer times or kneel to clean the coop. Remember, you will have to clean it daily so make it comfortable for yourself!

Windows

You may consider windows as chickens love windows and need natural light. Cover with 1/2" metal screen so they can be opened for ventilation in hot weather.

Roosts

Chickens don't sleep on the ground, but jump up to pieces of wood above the ground where they typically huddle together for warmth and security.

Lumber or branches can be used. They should be strong enough and mounted securely enough to hold all birds. The surface should be rough for good grip with no splinters or sharp edges.

For medium sized birds, 2" or 4" flat or 1 1/2" diameter is best for foot comfort. The longer the roost the better to prevent competition through crowding.

They should be set 18" from wall, 2-3 feet off the floor. If mounted higher, rung steps are needed, and should be spaced 8 to 12 inches apart.

The addition of a dropping board underneath and elevated roost will collect droppings and keep floor space below clean and inhabitable.

Regional and Micro-Climate Concerns

The Climate in Houston sees a considerable amount of rainfall, especially during the spring and fall months. Snowfalls occur throughout the winter. Your coop design should take this fact into account. Consider the sun's angle in the sky throughout the year and provide shade in the summer and capture as much of the sunlight in the winter months.

When it gets hot...

On hot summer days you will need to think about keeping your coop and birds cool. You can do this by building your coop in a shaded area and keeping the surrounding area cool

on hot days. You can do this by spraying down the coop, not the birds. You may consider providing a fan on very hot days if there is little or no air movement. When it gets colder...

Chickens can tolerate quite a bit of cold weather. You will need to ensure that their drinking water does not freeze and that their coop is not drafty or damp.

If you provide heat for your hens you may consider only providing a heat lamp. If hens are kept dry and the coop does not have drafts your birds will not need much heat.

Use caution when considering what to put in your coop as heaters and lamps can cause fire hazards. Your coop can have a lot of dust and combustible materials, from feathers, to feed, to straw.

Your best protection is to build a coop and outdoor enclosure to keep your birds dry and free from drafts.

Ventilation

Doors, windows and vents near the ceiling supply oxygen, dissipate heat from breath, remove moisture from breath and droppings, harmful gasses and dust particles, and dilute disease causing airborne organisms.

Light

Natural light from windows and/or skylights should be provided. The minimum light intensity you should provide should be enough to clearly see the hens feed when standing over the feeder.

Feeders & Feed

Food receptacles should be made of a non-corrosive material that is easily cleaned and minimizes spillage, prevents contamination with droppings and keeps food dry. The containers should be large enough for all the birds to comfortably eat at once or numerous enough to prevent competition or intimidation.

Feed is available at most pet supply shops and agricultural supplies stores. Feed typically is sold in 20kg bags and come as small pellets. Ensure that the feed has an adequate balance of micro nutrients as well as calcium for eggshell strength. You may also provide an additional source of calcium with crushed oyster shells, sold separately, and should be mixed in with the feed. Ensure the feed is stored in a dry, secure and rodent proof container.

Chickens require grit to break down their food. After taking a portion of food into their beaks, it travels down the throat to a cavity called the gizzard where small stones and sand assist the chicken with the physical breakdown of the food before proceeding to the stomach for final digestion. You will need to provide grit, a crushed stone, and some sand to provide the material in the gizzard.

Chickens also enjoy eating chicken scratch which is a combination of various grains and seeds. Finally, chickens love food and kitchen scraps of all kinds. In addition to your composter, chickens are another source for dealing with compostable food material as

well as grains, meat, bread, pasta, etc. Their palette is really quite wide. Search the internet for a list of the few foods that are toxic or not recommended for chickens to consume.

Waterers

Water receptacles should be made of non-corrosive material that can be cleaned and disinfected with a solution of chlorine bleach, prevent contamination with droppings and is spill and leak proof. The containers should be large enough for all the birds to comfortably drink at once and hold enough water for all birds for an entire day. They should be slightly positioned higher than the feeder or far enough away to prevent contamination with food.

Nest Boxes

One nest box for every 2 -3 hens. Chickens prefer wooden nest boxes with covered opening for privacy placed on or as low to the floor as possible. If set higher they require a perch in front of the opening. They should be filled with 2 -4 inches of straw, litter or grass.

CHICKEN RUN DESIGN

General

The run (aka a pen) is the fenced area surrounding the coop that provides secure access to exercise, sunlight, earth and vegetation and is freely available to the birds when they are unsupervised during the day. It is constructed to prevent the bird's escape and prevents entry by intruders/ predators.

If the coop is elevated 2 feet so the chickens can use the space underneath, the coop and pen should not occupy the exact same footprint.

Do not forget to provide adequate opening and space for a person to be able to clean the entire outdoor pen area and to be able to catch hens if needed.

Pen Floor

Choose a well-drained area. Material for the floor should be clean, non-toxic, biodegradable, readily available, inexpensive and replaceable. Since it will become compacted from little feet and contaminated by concentrated droppings and parasites, it will need to be raked out and replaced frequently to reduce odour and fly activity. Play sand, leaves, municipal wood chips, sod and hard wearing ground cover work well.

Fencing

The type of fencing depends on what are the most likely predators in your area. They typical one-unit residence will have a hedge and/or fence along all sides of the property line. This should be kept in good condition as it will serve to keep most predators out. Should it not, consider that dogs, rats, raccoons, and coyotes are the most prevalent in neighbourhoods, and your coop and run need to be secured against these animals. It's best to build the strongest deterrents possible.

Chain link panels or welded or woven fencing on a sturdy frame reinforced at the bottom with small mesh metal wire that prevents predators from tunneling under the fence will discourage most intruders. Regular inspection is key to security.

Cover

The outdoor pen should be covered to keep hens in and predators out. Covering the pen with a roof such as corrugated fiberglass can provide shade and rain shelter.

Windbreak

Providing a wind and rain/snow break will provide the birds a protected area to allow them to be outdoors even in winter. For example, consider locating the coop along the side of a fence, hedge or built structure, such as a garage.

Shade

Shade must be available and can be provided by vegetation or strategically placed materials.

Dust bath

Taking a dust bath is essential for the health of the chicken. They bathe in loose dry soil depressions in the dirt which cleans their feathers and rids them of parasites. Birds will usually dig their own hole for dust baths.

If they are unable to dig their own dirt bath area you will need to provide one. Keep the soil in the dust bath loose and add play sand if it is a heavy clay soil. Adding a little poultry dust, diatomaceous earth or wood ash increases the effectiveness of parasite control.

Large heavy rubber feed buckets filled with play sand are a welcome addition to the indoor coop in the winter.

Enrichment furnishings

Lots of large branches, stumps or platforms provide places to go and things to do and look natural and attractive in the pen. You can include bushes, boxes or other objects to sit in or hide behind. You can plant kale or other safe, edible vegetation around the outside of the pen for forage. Overcrowding, boredom and barren pens are the most common cause of behaviour problems.

Nontoxic Plants

Chickens are inquisitive and voracious eaters of vegetation and many ornamental garden plants can be toxic to them. Learn which of your plants might be harmful and be sure your hens cannot reach them through the fencing.

CHICKEN CARE & WELL BEING

General

Fresh food and water are required daily and should be available at all times of day and night. Hay, grain and prepared feed should be fresh, less than one year old and free of mould, insects or other contaminants. Feed should be stored in rodent proof containers in a cool dry area inaccessible to animals. Food that is uneaten or spilled should be removed from animal enclosures daily.

Caution toxic: onion, avocados, chocolate, among other items

Supplements: oyster shells or limestone for calcium, granite grit for digestion, mineral salt or ground salt licks for micro nutrients.

Chickens drink 1 - 2 cups of water a day.

Social Needs

Temperament and social structures of animals should be taken into account, and separate areas provided for incompatible birds. With multiple birds, chickens will establish a *pecking order* where one bird is dominant and the rest fall behind in a declining hierarchical scale. Between the 'top chicken' and the 'bottom chicken', the access to food and water is determined by the pecking order established in the flock.

Vet Care

Locate a veterinary clinic nearby that will see chickens before one is needed, preferably one that specializes in avian care. Chickens are welcome in increasing numbers of clinics.

Sanitation

Chickens will defecate anywhere and in everything, even their food and water. It is your role as a keeper to maintain a basic level of hygiene in the coop. Monitoring the level of cleanliness on a daily basis is a matter of public health, reducing odours (as per the nuisance by-law) and keeping your chickens healthy.

General

Keeping shelter areas clean and dry will help prevent bacteria, fungi, insects, rodents, etc. Housing animals in spacious, clean and relatively dust free environments will keep them healthy and will minimize human exposure to infectious disease.

Daily Cleaning

Manure and wet bedding should be removed from coop and animal feeding areas daily.

Annual Cleaning

A thorough and complete cleaning of walls and perches, removal of all bedding and disinfecting of coop and furnishings should be done at least once a year.

If your birds have been diagnosed with an illness, you will want to clean your entire coop and outdoor area before getting any new hens.

Rodent levels will be minimized by keeping all feed in rodent proof containers and removing spilled or uneaten food promptly. Litter can be double bagged and disposed of

as solid waste or composted but must be done in an area where chickens will not scratch for at least a year.

APPENDIX 4 ILLUSTRATIVE PLANS

Examples of urban character are portrayed in the following **Downtown and Highway Perspective and Plan Views**; giving representative descriptions of the following:

The Downtown Core and Highway, and **village nodes**, especially with mixed use (residential/commercial), need private/public design to fashion community character.

These visualizations exemplify **smart growth principles** - articulated in this Development Bylaw and the Official Community Plan.

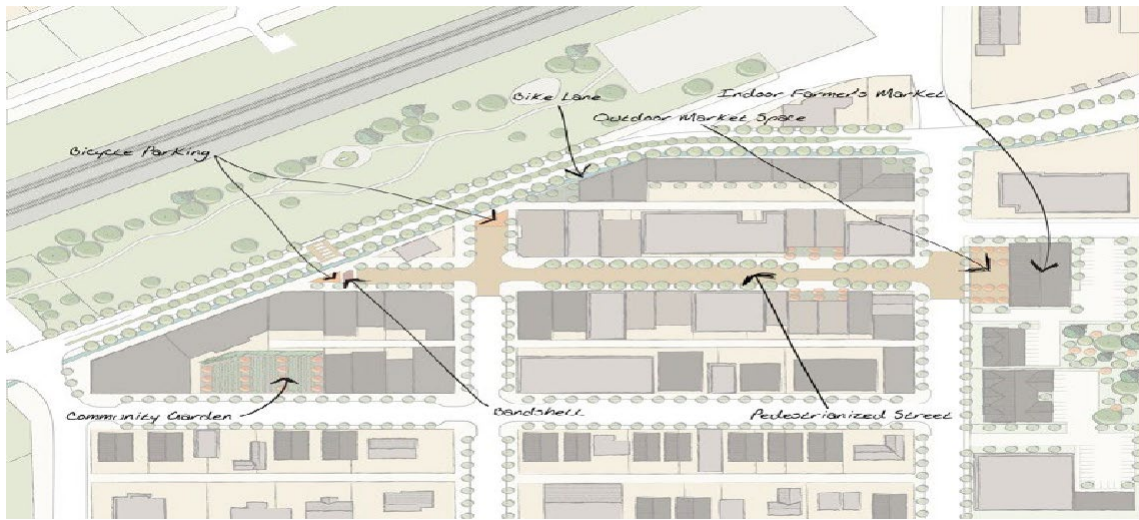
- **streetscapes** – trees and landscaping, lighting, pedestrian orientation, bike storage and travel, parking and garbage storage; and
- **building form** – aesthetic, color, street orientation, height, size, and public/private space engagement.



Drawing 1 - Current Plan View – Downtown Core



Drawing 2 – Plan View Phase 2 – Downtown Core



Drawing 3 – Plan View Phase 3 – Downtown Core



Current Perspective View of 9th. Street – Illustrative Plan



Phase 2 Perspective View of 9th. Street – Illustrative Plan



Phase 3 - Perspective View of 9th. Street – Illustrative Plan



Aerial view – Current Downtown – Illustrative Plan



Aerial View – Phase 1 – Downtown – Illustrative Plan



Aerial View – Phase 2 – Downtown – Illustrative Plan



Aerial View – Phase 3 – Downtown – Illustrative Plan



Appendix - with Sunset Illustrative Plan

Perspectives Phase 2



Appendix - 9th Street Illustrative Plan

Perspectives Phase 3

Parklets or temporary parking lot conversions to park and public spaces help shape the private and public realm, and demonstrate pedestrian centered uses, not in conflict with motorized modes (car or truck).

(Excerpted from Case-In-Point Parklets Article Canadian Institute of Planners – Chris Larson and John J. Guenther) – *Establishing a parklet involves a complex dynamic of policy, partners, and perspectives... Considerations and strategies include:*

1. Identify Potential Parklet Opportunities

An inventory can quantify the sites and space available for local parklet opportunities. These can be strategically prioritized around the potential contribution of the site based on location. Certain sites may have significance to enhance urban connectivity or to potential community partners... planning must be supported by an informed Council through a hierarchical and on-going decision-making process (refer to chart).

Developing streetscape enhancement project plans such as parklets increases public greenspace and pedestrian traffic complementing community goals and Official Community Plan policy. The low cost of such a civic amenity reduces fiscal impacts including capital plans. At the project design level, parklets play a key role in community economic development and CPTED (crime prevention through environmental design) strategies, putting more eyes on the street and increasing pedestrian traffic.

2. Interdepartmental Collaboration

Within a municipality, the planning department is in the prime position to broker various city departments to build support and facilitate action. However, the necessity of administrative buy-in must not be underestimated. As well as Council and administration, parklet projects will require involvement from the Finance, Public Works, and Parks & Recreation departments. This is where a parklet project puts planning principles to work in City Hall. Interdepartmental collaboration can ensure parklets are maintained and functioning over the long-term, revealing shared goals such as complimentary location of street furniture (garbage cans, bicycle parking, benches, planters, etc.), tree storage (parklets can function as small-scale nurseries), and seasonal public-works function (snow storage).

3. Community Engagement and Collaboration

Parklets present an opportunity to directly collaborate with community members and a good focal point for ongoing engagement to ensure that local concerns are addressed and realized through the planning process. Employing business and funding models can support community economic development. Ensuring community involvement and engagement, providing opportunities to benefit, contribute, and commit to the project promotes citizen ownership, supporting continued maintenance and viability of the parklet project.

Private interests and community groups should be identified for potential public/private partnerships. Parklets provide opportunities to promote community groups, local artists, and business interests, including business improvement associations and the local Chamber of Commerce. Collaborating with community groups can ensure the establishment of these unique places and on-going maintenance. Parklets provide a unique opportunity to recognize the community champions supporting local identity, building social capital, and promoting community building.



Aerial View – Business Parklet



Street View – Business Parklet



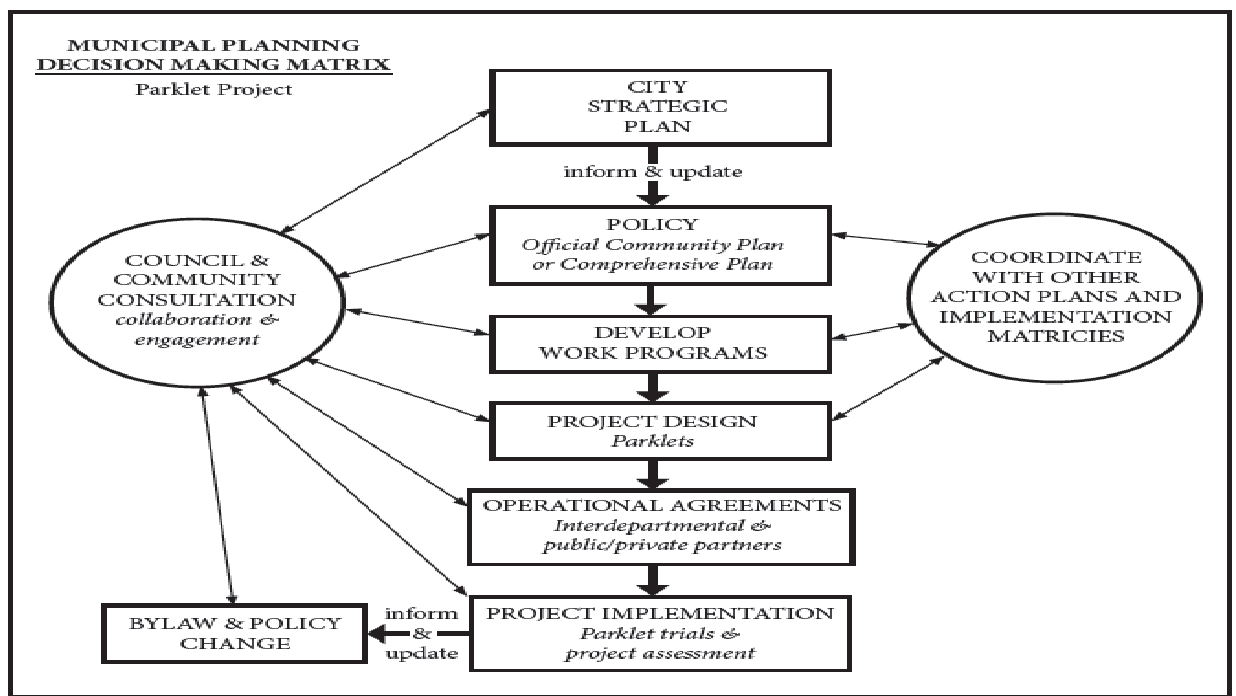
Aerial View – Sidewalk and Private Space Engagement



Aerial View – Public/Private Space – Close up



Public/Private Space Parklet



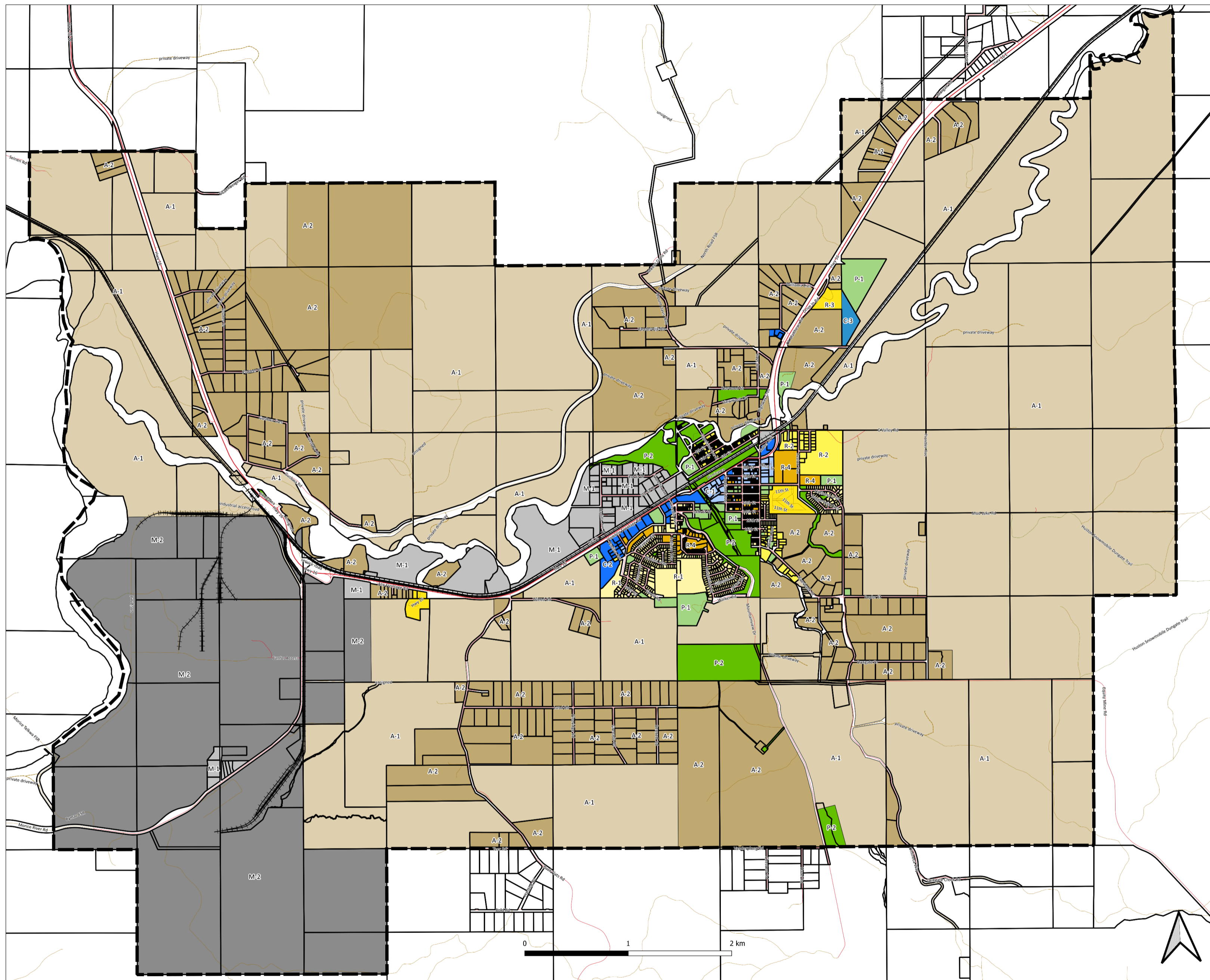


DEVELOPMENT BYLAW
NO. 1040, 2013
AS AMENDED
CONSOLIDATED JAN 2025

ZONING MAP

Zoning

- Rural Agricultural (A-1)
- Rural Residential (A-2)
- Core Commercial (C-1)
- Service Commercial (C-2)
- Campground (C-3)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Public & Institutional (P-1)
- Park & Recreation (P-2)
- One Family Residential (R-1)
- Two Family Residential (R-2)
- Manufactured Home Park (R-3)
- Multi-Family Residential (R-4)



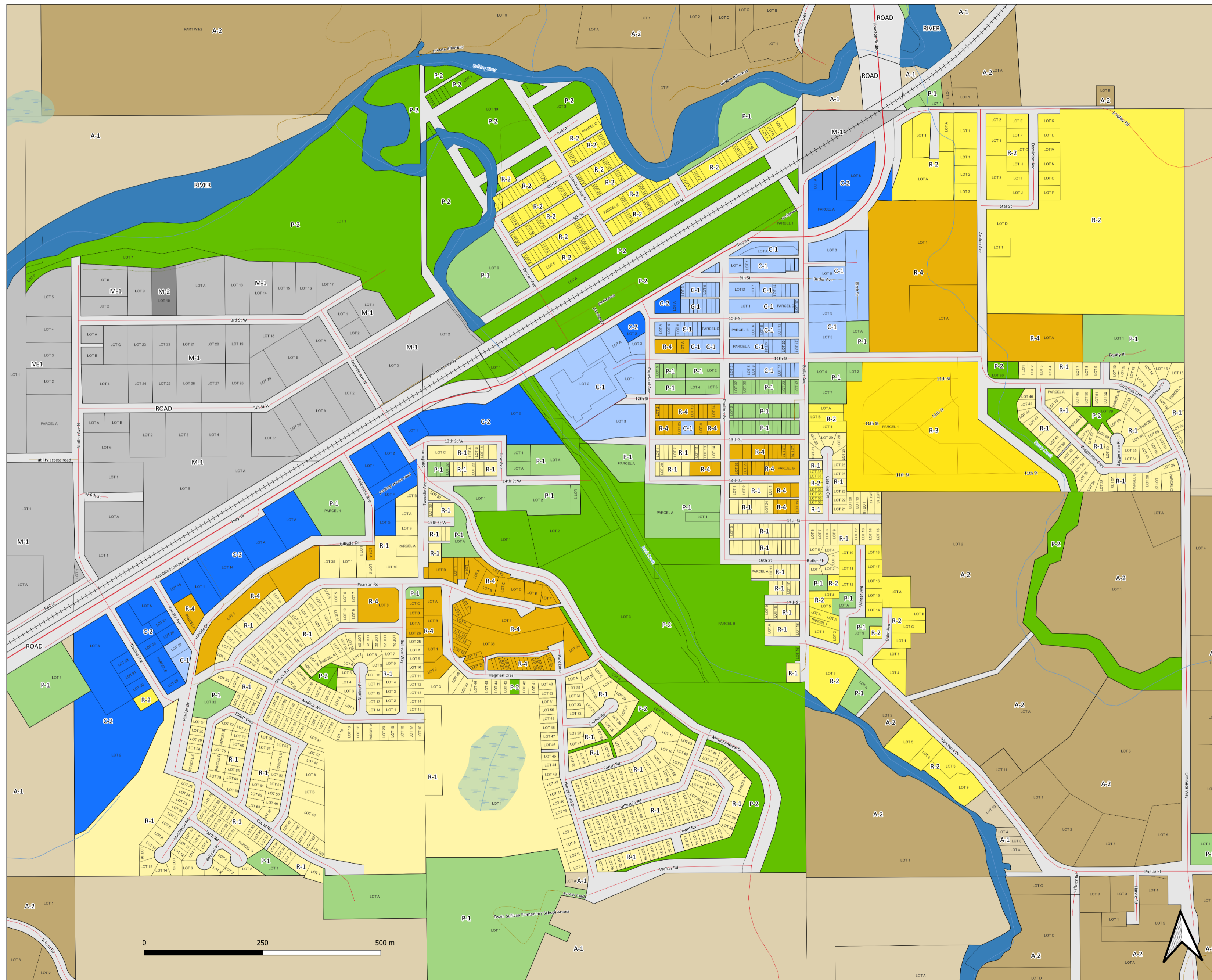


DEVELOPMENT BYLAW
NO. 1040, 2013
AS AMENDED
CONSOLIDATED JAN 2025

ZONING MAP

Zoning

- Rural Agricultural (A-1)
- Rural Residential (A-2)
- Core Commercial (C-1)
- Service Commercial (C-2)
- Light Industrial (M-1)
- Heavy Industrial (M-2)
- Public & Institutional (P-1)
- Park & Recreation (P-2)
- One Family Residential (R-1)
- Two Family Residential (R-2)
- Manufactured Home Park (R-3)
- Multi-Family Residential (R-4)



DISTRICT OF HOUSTON

BYLAW NO1040-2013
SCHEDULE B

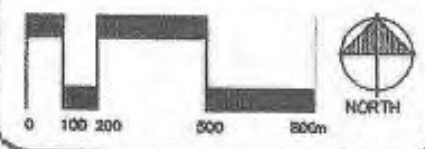
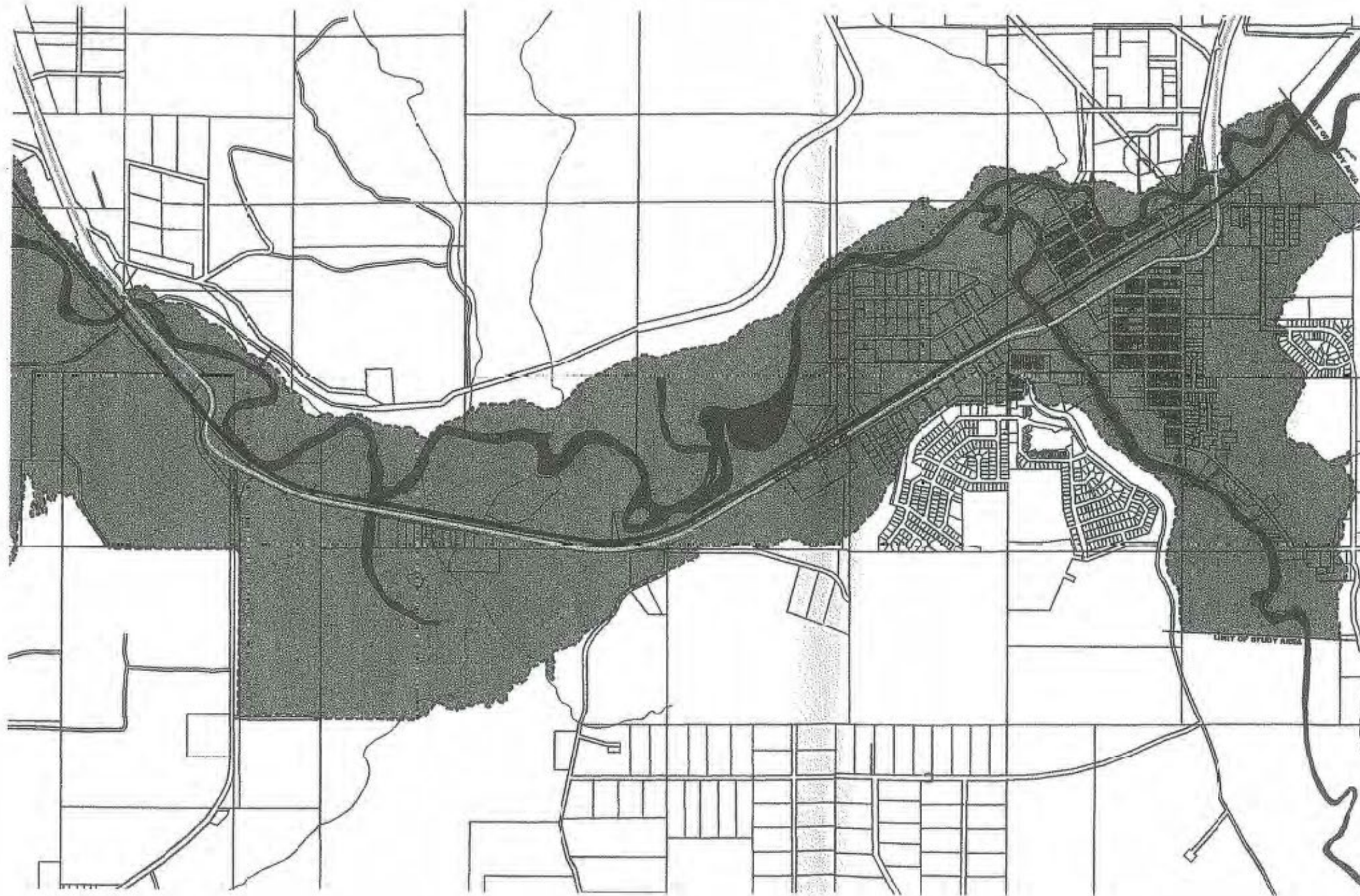
FLOOD PLAIN MAP

Legend

200 Year Flood Plain



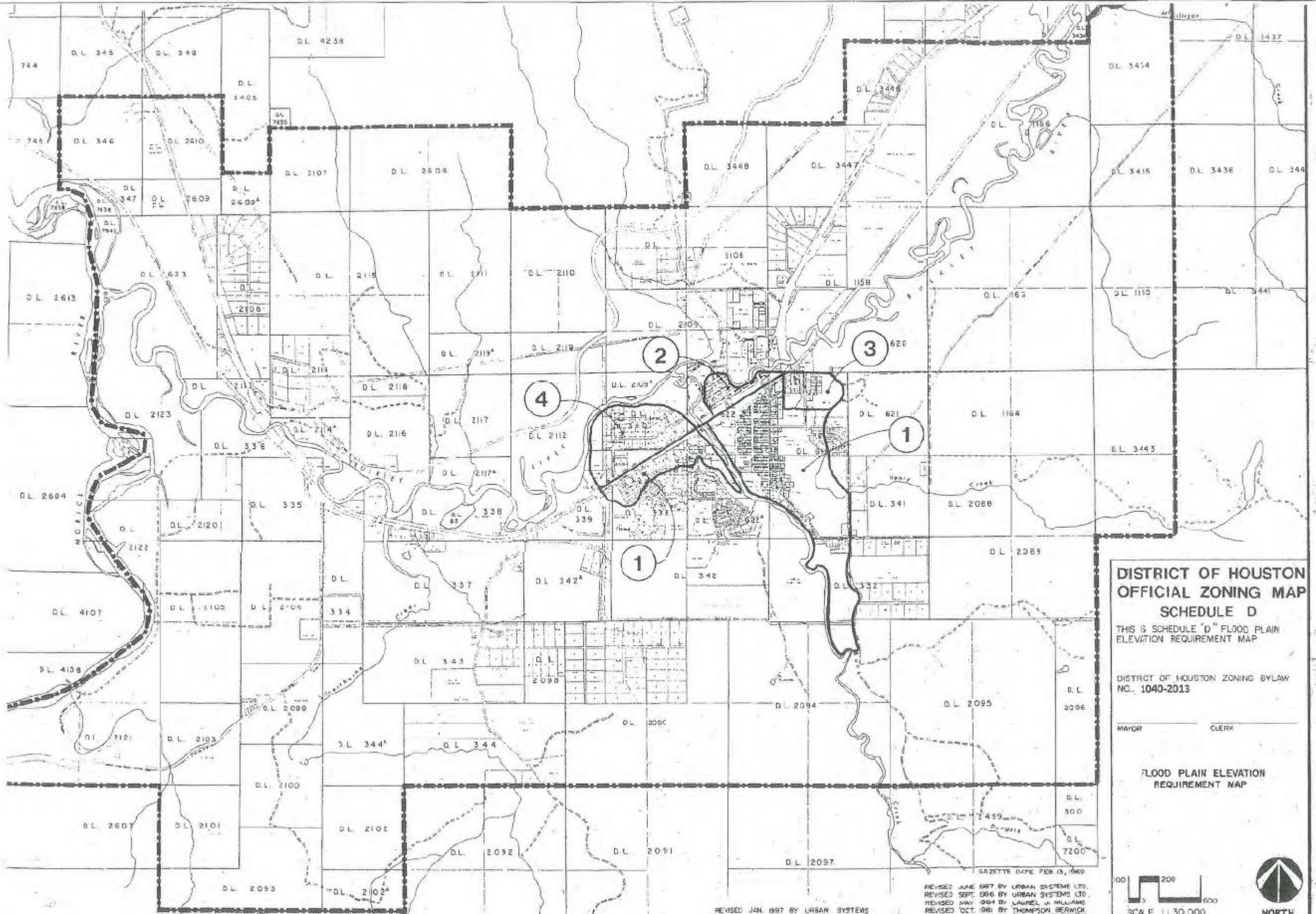
Existing Dyke



prepared for:
DISTRICT OF HOJSTON
prepared by:
URBANSYSTEMS
date:
March 2002

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

U:\2002\0718\17\Drawings\02020718\02020718.dwg 02/11/02 1:00



**DISTRICT OF HOUSTON
OFFICIAL ZONING MAP
SCHEDULE D**

THIS IS SCHEDULE "D" FLOOD PLAIN
ELEVATION REQUIREMENT MAP

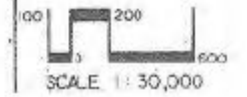
DISTRICT OF HOUSTON ZONING BYLAW
NO. 1040-2013

MAYOR _____ CLERK _____

FLOOD PLAIN ELEVATION
REQUIREMENT MAP

REVISÉ JUNE 1997 BY URBAN SYSTEMS LTD.
REVISÉ SEPT. 1996 BY URBAN SYSTEMS LTD.
REVISÉ MAY 1994 BY LAUREL J. WILLIAMS
REVISÉ OCT. 1981 BY THOMPSON BERWICK
DORIS A. FORTNER

REVISED JAN. 1997 BY URBAN SYSTEMS



GAZETTE DATE FEB 13, 1960

