



**DISTRICT OF HOUSTON
BYLAW NO. 1225, 2026**

A bylaw to establish zoning and other development regulations.

WHEREAS, the Council of the District of Houston may, pursuant to Part 14 of the *Local Government Act* establish zoning, off-street parking, screening, and other development regulations;

NOW THEREFORE, the Council of the District of Houston in an open meeting assembled enacts as follows:

1. CITATION

1.1. This Bylaw will be cited as “*Zoning Bylaw No. 1225, 2026.*”

2. APPLICATION

2.1. This Bylaw shall apply to all lands within the District of Houston.

3. SCHEDULES

3.1. The following Schedules are attached to and form part of this bylaw:

3.1.1. Schedule A – Zoning Bylaw Text

3.1.2. Schedule B – Zoning Bylaw Map

4. SEVERABILITY

4.1. If any section, subsection, paragraph, subparagraph or clause of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

READ A FIRST TIME THIS 1ST DAY OF SEPTEMBER, 2026

READ A SECOND TIME THIS 1ST DAY OF SEPTEMBER, 2026

PUBLIC HEARING HELD THIS 22ND DAY OF SEPTEMBER, 2026

READ A THIRD TIME THIS 22ND DAY OF SEPTEMBER, 2026

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 29th day of September, 2026



for Minister of Transportation & Transit

MoTT File No. 2026-03749

ADOPTED THIS 6TH DAY OF OCTOBER, 2026



MAYOR


CORPORATE OFFICER

Certified to be a true copy of "The Corporation of the District of Houston Bylaw No. 1225, 2026".



District of Houston
Zoning Bylaw No. 1225, 2026
Schedule 'A'

This document includes the text of the zoning bylaw.

Adopted: October 6, 2026

Updated: N/A

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PART 1 - ADMINISTRATION

1.1 APPLICATION

- (1) The District of Houston is hereby divided into zones as shown on “Schedule B – Zoning Map”, which is attached to and forms an integral part of this Bylaw.
- (2) This Bylaw applies to all land, buildings, and structures, including the surface of water, within the boundaries of the District of Houston.

1.2 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found to be invalid by a decision of a Court of competent jurisdiction, the invalid portion shall be severed and the validity of the remaining portion of the Bylaw shall not be affected.

PART 2 – ENFORCEMENT

2.1 GENERAL

The Chief Administrative Officer, Building Inspector, Bylaw Enforcement Officer or other persons whose job description involves administration and enforcement of this bylaw are authorized to enforce the provisions of this Bylaw.

2.2 RIGHT OF ENTRY

- (1) Persons appointed under Section 2.1 are authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.
- (2) A person must not interfere with or obstruct persons appointed under Section 2.1 from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3 PROHIBITIONS

- (1) Land, buildings, or structures must not be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
- (2) In each zone, land, building or other structure must not be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a Secondary Use unless a Principal Use lawfully exists on the same parcel as the Secondary Use.

2.4 VIOLATION OF BYLAW

- (1) Any person who:
 - (a) violates any provision of this bylaw;
 - (b) permits, suffers, or allows any act to be done in violation of this bylaw; or
 - (c) neglects to do anything required to be done by this bylaw;commits an offence.
- (2) Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.

2.5 PENALTY

Any person who commits an offence against this Bylaw is liable on summary conviction to a penalty not exceeding \$50,000.00 and the costs of prosecution.

2.6 ENFORCEMENT

Without limiting the authority of the District to enforce this bylaw by a civil proceeding in BC Supreme Court under s. 274 of the Community Charter, the Chief Administrative Officer, Building Inspector, or Bylaw Enforcement Officers may also enforce this bylaw by one or more of the following:

- (a) municipal ticketing information system;
- (b) bylaw enforcement notice;
- (c) a prosecution under the *Offence Act*.

PART 3 – INTERPRETATION

3.1 GENERAL

- (1) Section headings in this Bylaw have been inserted as a matter of convenience and for reference only, and in no way shall define or limit any of its provisions.
- (2) Words or phrases not defined in this Bylaw but defined by the *Community Charter* or the *Local Government Act* shall have the same meaning as defined therein.
- (3) Words or phrases not defined in this Bylaw, the *Community Charter*, or the *Local Government Act* shall be given their usual and customary meaning.
- (4) A reference in this Bylaw to any enactment shall be a reference to the enactment as amended, revised, consolidated, or replaced from time to time.

3.2 FIGURES

All figures used in this Bylaw are for illustrative purposes only and are not to scale.

3.3 UNITS OF MEASUREMENT

- (1) Metric units are used for all measurements in this Bylaw.
- (2) For the purpose of this Bylaw, units of measure are abbreviated as follows:
 - (a) hectares – ha
 - (b) metres – m
 - (c) square metres – m²
 - (d) cubic metres – m³
 - (e) centimetres – cm
- (3) Regulations provided to one decimal place must not be rounded to whole numbers.
- (4) If a calculation has been made for the purposes of compliance with the provisions of this Bylaw and does not yield a whole number, metric fractions of one half (≥ 0.5) or greater shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

PART 4 – DEFINITIONS

4.1 In this Bylaw:

ABATTOIR means the use of land, buildings or structures for the slaughter of livestock, animals, fish, poultry, and other fowl and the preliminary processing of animal carcasses.

ACCOMMODATION, BED AND BREAKFAST means the use of one or more sleeping units within a principal dwelling unit to provide temporary accommodation for remuneration, and may include the provision of breakfast.

ACCOMMODATION, HOTEL means a building or group of buildings with a common entrance lobby and shared corridors, divided into self-contained sleeping units which may include cooking facilities, used or intended to be used as accommodation for transient visitors. This use may include other associated assembly, commerce, entertainment, indoor recreation, or food and beverage services for the convenience of guests.

ACCOMMODATION, MOTEL means a building or group of buildings divided into self-contained sleeping units for the purposes of temporary accommodation, which may include cooking facilities, each with a separate exterior entrance and convenient access to on-site parking.

ACCOMMODATION, VACATION RENTAL means the use of a dwelling unit to provide temporary accommodation for remuneration.

AGRICULTURE, LIGHT means the growing of crops or the production of farm products, including but not limited to farming, horticulture, or the keeping of bees, poultry, dairy livestock, and horses, but not including intensive agriculture.

AGRICULTURE, INTENSIVE means high impact agricultural activities, including but not limited to feedlots, the growing of mushrooms, cannabis production, the rearing of fur-bearing animals for the purpose of harvesting their pelts, the compaction, storage, and drying of hay using electrically powered machinery, and the auction of agricultural products.

AMENITY AREA means indoor or outdoor space on a lot designed for shared or private recreation or enjoyment, including but not limited to, landscaped open space, child play areas, courtyards, patios, sun decks, balconies, terraces, swimming pools, saunas, exercise areas, and craft and games rooms.

AUTOMOTIVE AND EQUIPMENT SERVICES means the provision of services associated with new or used automobiles, motorcycles, bicycles, snowmobiles, tent trailers, boats, travel trailers, recreational vehicles, and similar vehicles, including but not limited to retail sales, rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of related parts and accessories that are associated with the primary automotive and equipment service.

BUILDING means a structure having a non-fabric roof supported by columns or walls, used for the shelter, enclosure, or accommodation of persons and/or property.

BUILDING, ACCESSORY means a Structure which is not a Principal Building, which is used for an Accessory Use.

BUILDING, PRINCIPAL means a Building within which or in relation to which the permitted Principal Uses are occurring.

BUILDING SUPPLY ESTABLISHMENT means a lot, building, or structure used for the wholesale or retail sales of building or construction supplies and accessories, including outdoor storage of building materials which may include: lumber, millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings, but may not include any retail sale of appliances, audio-visual equipment, home furnishings or furniture.

CAMPGROUND means the provision of designated sites and associated facilities for the seasonal and temporary accommodation of travellers using tents, trailers, campers, temporary structures, or recreational vehicles for recreational purposes.

CANNABIS DISTRIBUTION means premises licensed under the *Cannabis Act* to deliver, dispense, store, or transfer cannabis or cannabis products, but specifically excludes cannabis retail.

CANNABIS PRODUCTION means premises licensed under the *Cannabis Act* to grow, process, test, package, store, distribute, and destroy cannabis or cannabis-related products, but specifically excludes cannabis retail.

CANNABIS RETAIL means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes cannabis production and cannabis distribution.

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

CARETAKER SUITE means a dwelling unit used to provide on-site accommodation for a single-person household, including a person employed on the property or a site caretaker.

CEMETERY means lands used for the interment of human remains or memorialization of the deceased, and may include facilities for memorial services.

CARE FACILITY, MAJOR means a community care facility intended to provide day care, educational services, and supervision for more than eight persons in care, or as a residence

for more than ten persons where more than six of whom are persons in care.

CARE FACILITY, MINOR means a community care facility operated out of a principal dwelling unit, intended to provide care, educational services, and supervision for no more than eight persons in care, or as a residence for no more than ten persons, where more than six of whom are persons in care.

COMMUNITY CARE FACILITY means a community care facility as defined under the *Community Care and Assisted Living Act*.

CONVENIENCE STORE means an establishment where a limited range of groceries and other daily household necessities are offered for sale.

COOP means an enclosed, weatherproof structure used to house hens, including but not limited to roosting areas, nesting boxes, and feeding areas.

CREMATORIUM means the use of land, Building or other Structure for the cremation of human or animal remains.

CULTURAL AND COMMUNITY SERVICES means premises used for cultural, recreational, or social purposes, including public or private clubs, spectator entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to municipal offices, community halls, social clubs, libraries, museums, galleries, and theatres.

DEVELOPMENT means the alteration of land or any construction or related activities, including on, over, or under water.

DISTRICT means the Corporation of the District of Houston.

DRIVE-THROUGH means a premises used for the delivery of goods or services normally permitted in that zone to patrons in standing automobiles, usually, but not exclusively, through a delivery window for consumption or use off-site.

DWELLING UNIT means a building, or self-contained portion thereof, containing sleeping, cooking, and bathing facilities, used or intended to be used as a residence for one household.

DWELLING, CARRIAGE HOUSE means a self-contained dwelling unit that is detached from and clearly secondary to a single detached dwelling.

DWELLING, DUPLEX means a building containing two principal dwelling units sharing a common wall, oriented either side-by-side or one over the other, where each dwelling unit is accessed via a common entrance foyer or separate exterior entrances.

DWELLING, MULTI-UNIT means a building containing three or more principal dwelling units, oriented either side-by-side or one over the other, or any combination of side-by-side and above/below, where each dwelling unit is accessed via a common hallway or entrance foyer, or separate exterior entrances.

DWELLING, SINGLE DETACHED means a building comprising one principal dwelling unit and may include a modular home.

EDUCATION SERVICES means the provision of training, instruction, education, and/or certification in a specific trade, skill, or service, including classrooms, administrative offices, gymnasiums, or maintenance and/or storage facilities associated with the primary education service. Typical uses include but are not limited to public or private schools, community colleges, universities, vocational schools, and adult education centres.

EMERGENCY AND PROTECTIVE SERVICES means premises used as a base of operations for fire protection, police, ambulance, or other such services.

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

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 a tent.

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 RATIO (FAR) means the figure obtained when the gross floor area of all the buildings on a site is divided by the total lot area.

FLOOR AREA, GROSS (GFA) means the total area of all the floors for each storey in a building measured from the interior face of exterior walls, excluding areas used for off-street loading and areas used exclusively for parking, mechanical equipment, stairways, and crawl spaces with a vertical clearance of less than 1.8 metres.

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, but specifically excludes cannabis production and cannabis retail.

GRADE, FINISHED means the elevation of the ground following construction or land altering activities, calculated by averaging the elevation at any points at which any part of a building or structure comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the face the building or structure, and excluding the minimum window well width and depth required by the British Columbia Building Code.

GRADE, NATURAL means the elevation of the ground surface in its natural state, prior to the commencement of any alteration or development, or on sloping sites, the angle of the plane prior to the commencement of any alteration or development. Where land alteration has occurred, natural grade is determined using historical records or interpolation based on surrounding natural grades.

HEALTH SERVICES means the provision of physical or mental health services, on an outpatient basis, which may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics, and counselling services.

HEIGHT means the vertical distance from finished grade to the highest point of any structure, or with respect to a building, the vertical distance between finished grade and the highest point of a non-sloping roof (less than 4% slope), or the mid-point of a sloping roof.

HIGHWAY means a highway as defined under the *Land Title Act*.

HOME OCCUPATION means the use of a portion of a dwelling, dwelling unit, or accessory building by a resident of the premises to operate a business.

INDUSTRIAL, HEAVY means the storage, processing, or manufacturing of materials or products predominantly from extracted, bulk, or raw materials, including processes using flammable or explosive materials or processes that potentially involve hazardous or commonly recognized offensive conditions, and includes incidental sales of such products, but specifically excludes the storage, processing or handling of hazardous waste.

INDUSTRIAL, LIGHT means a use providing for the processing, fabricating, assembling, leasing, warehousing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods or materials, where the primary activity of such a use is carried out wholly within a building.

KENNEL means land or buildings used or intended to be used for the breeding, buying, selling, or overnight boarding of any combination of cats and dogs, up to a maximum of ten animals over the age of six months, plus twenty animals under the age of six months.

LANE means an unnamed public highway which may provide rear or side yard access to a lot, or any other public highway that is otherwise undesignated.

LANDSCAPING means any combination of landscape features designed to enhance the visual appearance of a lot, including soil-based landscape elements, decorative paving, walkways, fencing, patios, and other ornamental features used to beautify or screen the appearance of all or a portion of a lot, but specifically excludes enclosed structures or buildings.

LICENSED ESTABLISHMENT means premises used for the sale of beverages, including alcoholic beverages, where those beverages are consumed on that lot, where a liquor primary licence is required pursuant to the *Liquor Control and Licensing Act*.

LOT means a separate and distinct parcel of land that is legally defined by a recorded subdivision plan or description of land filed in the Provincial Land Title Office.

LOT AREA means the total horizontal area within the lot lines of a lot, expressed in square metres or hectares.

LOT, CORNER means a lot which is situated at the intersection of, and has frontage abutting, two or more highways.

LOT COVERAGE means the percentage of the lot area covered by buildings or other structures, including accessory buildings or structures, which are 10.0 square metres or larger, but specifically excludes outdoor stairs, eaves, cornices, cantilevered balconies, pergolas, or similar projections.

LOT LINE means any line that forms the legally defined boundary of a lot.

LOT LINE, EXTERIOR SIDE means a lot line abutting a highway other than a lane, which is not the front lot line.

LOT LINE, FRONT means the lot line that is common to a lot and an abutting highway, other than a lane. Where two or more lot lines abut a highway, the shortest line, excluding the corner cut-off lot line, shall be deemed to be the front lot line. Where a lot does not abut a highway, the lot line from which common vehicle access is provided shall be considered the front lot line.

LOT LINE, INTERIOR SIDE means a lot line other than the front, rear, or exterior side lot lines.

LOT, PANHANDLE means a lot which has its primary legal access from a highway through a narrow strip of land, referred to as the access strip, which is an integral part of the lot.

LOT LINE, REAR means the lot line, which is opposite to, and most distant from the front lot line, or, where there is not such lot line, the point of intersection of any lot lines other than the front lot line which is furthest from and opposite the front lot line.

LOT WIDTH means the horizontal distance between opposite side lot lines measured at the minimum front yard setback, such distance being measured along a line parallel to the front lot line, except in the case of an irregularly shaped lot.

MOBILE HOME means a building containing one dwelling unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture, and constructed to the CAN/CSA Z-240 (Mobile Home) standard, but specifically excludes recreational vehicles.

MODULAR HOME means a building built in a factory environment in accordance with the British Columbia Building Code or the CAN/CSA A-277 (Modular Home) standard, intended to be assembled and then occupied as a dwelling unit in a place other than its manufacture.

MANOEUVRING AISLE means a pathway designated for use by vehicular traffic, within a parking lot or similar area, for the purpose of accessing individual parking and loading spaces.

MANUFACTURED HOME PARK means a site specifically designed for the serviced installation of two or more mobile homes on individual mobile home spaces in accordance with the *Manufactured Home Park Bylaw*.

MOBILE VENDING means the sale or rental of goods or services from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart.

NATURAL RESOURCE PROCESSING means the processing and off-site sale of earth,

gravel, sand, rock, or other natural substances.

OFFICE SERVICES means the provision of technical, management, administrative, consulting, or financial services which do not include the servicing and repair of goods, the manufacturing or handling of a product, or on-site retail sales.

PARK means land used or intended to be used for passive outdoor recreation by the public or for the protection of environmentally sensitive or ecologically significant areas.

PARKING LOT means a lot or portion thereof used to temporarily park more than five vehicles, inclusive of any associated driveways, manoeuvring aisles, landscaping, and pedestrian walkways.

PARKING SPACE means an area designated for the parking of one vehicle, exclusive of any driveways, manoeuvring aisles, landscaping, and pedestrian walkways.

PERSONAL SERVICES means the provision of services which are related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods that are associated with the primary personal service operation. Typical uses include, but are not limited to, barbershops, hairdressers, tattoo parlours, manicurists, tailors, shoe repair shops, dry cleaners, and laundromats; specifically excludes health services.

PLACE OF WORSHIP means any land or buildings used or intended to be used for religious assembly and/or worship and related religious, philanthropic, or social activities, and which is maintained and controlled for use by the general public.

PUBLIC UTILITY means any land or buildings used or intended to be used for the provision of utilities for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, storage or supply, heating fuel, district heat, electric power, and telecommunications.

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, gymnasia, 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, miniature golf, theme park, and go-cart track.

RECYCLING DEPOT means premises for purchasing, collection, sorting, packaging, and temporary storage of empty bottles, cans, and containers or other recyclable and reusable materials and where storage is contained within an enclosed building.

RESTAURANT means premises where prepared food and beverages are offered for sale to the public. Typical uses include but are not limited to licensed restaurants, banquet facilities, cafes, and take-out restaurants.

RETAIL SALES means the provision of goods, merchandise, and other materials for sale or rent at retail to the general public, including uses associated with the primary retail operation, such as on-site storage and/or limited seasonal outdoor sales, but specifically excludes cannabis retail or cannabis distribution. Typical uses include but are not limited to grocery, liquor, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores.

RETAINING WALL means a structure designed to support, stabilize, and/or restrain existing earth or imported fill materials as a result of differences in grade.

SANI-DUMP means any facility that is used or may be used for the discharge of recreational vehicle water to a sewer.

SECONDARY SUITE means a self-contained dwelling unit located within, and secondary to, a principal building or portion of a building.

SETBACK means the shortest horizontal distance between a building or structure and a lot line.

SERVICE STATION means premises used for the selling and dispensing of vehicular fuels, lubricants, electricity, and automotive parts and accessories, and may include a car wash or the sale of food, tobacco, pharmaceuticals, periodicals, or other similar convenience items.

SHIPPING CONTAINER is a large portable metal or steel unit that is intended for the transport of any combination of materials, products, or goods from one mode of transport to another without unloading and reloading the contents of the container, regardless of whether it is actually used for such a purpose. Shipping containers include any intermodal freight container, including ISO, shipping, cargo, and hi-cube containers, conex boxes, and sea cans, but specifically excludes receptacles used for waste management purposes.

STORAGE, OUTDOOR means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land.

STORAGE, WAREHOUSE means a building or structure used or intended to be used for the receiving and storage of equipment, goods, and materials, but does not include on-site retail sale of such equipment, goods, and materials.

STRUCTURE means any construction or erection of any kind, of any material, which is fixed to, supported by, or sunk into land or water and includes:

- a building;
- tent;
- awning;
- bin;
- container;
- tower;
- arbour;
- trellis;
- swimming pool;
- dock;
- solar panel.

For the purposes of this bylaw, the following shall not be Structures:

- a fence;
- retaining wall;
- open air surface areas at grade, such as paving or other surfacing materials;
- walkways;
- signs;
- light posts;
- curbs.

TRANSFER STATION means premises used to receive, sort, and temporarily store solid waste before it is transported to a treatment, recycling, recovery, or disposal facility.

TRANSPORTATION TERMINAL means premises used as a break of-bulk or assembly point for commodities that enter or leave a lot by rail, common carrier trucking lines, or freight forwarders, and may include uses associated with the primary transportation terminal use, such as warehousing, maintenance and repair of related vehicles and equipment, and the storage of shipping containers, trailers, and rail cars.

USE, ACCESSORY means a use that is customarily incidental, subordinate, and exclusively devoted to a permitted principal use or secondary use located on the same lot, but does not include a secondary use.

USE, PRINCIPAL means the main purpose for which land, building or other structure is ordinarily used.

USE, SECONDARY means uses that are only permitted on property that is legally occupied and used for one or more of the permitted principal uses.

VETERINARY CLINIC means premises licensed as required under the *Veterinarians Act* to provide preventative, diagnostic, treatment, therapeutic, rehabilitative, medical, or surgical care to animals, which may include indoor or outdoor shelter facilities for animals receiving overnight medical care, but specifically excludes a kennel.

WRECKING YARD means premises used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials, including furniture, scrap metal, vehicles, machinery, and other discarded materials.

YARD means the area on a lot between a lot line and the nearest wall or supporting member of a building or structure, extending across the full width of the lot in the case of a front or rear yard, and the full width of the building face in the case of a side yard.

ZONE means a zone established under this Bylaw.

PART 5 – GENERAL REGULATIONS

5.1 USES PERMITTED IN ALL ZONES

The following uses, buildings, and structures are permitted in all zones:

- (a) accessory uses, unless specifically prohibited in a zone;
- (b) public works yards;
- (c) parks, open space, community gardens, multi-use trails, and ecological reserves;
- (d) public utilities; and;
- (e) traffic control devices, free-standing lightning poles, flag poles, and clock towers.

5.2 USES PROHIBITED IN ALL ZONES

- (1) Except as otherwise permitted in this Bylaw, the use of any trailer, recreational vehicle, camper, boat, houseboat, tent, or other vehicle and/or vessel as a residence, irrespective of whether connected to services or otherwise made stationary, is prohibited in all zones.
- (2) 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 a Residential Zone, except as follows:
 - (a) one commercial vehicle or truck not exceeding 4,000 kg gross vehicle weight or a manufacturers' rated capacity of one tonne;
 - (b) one recreational vehicle or trailer;
 - (c) trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises during normal working hours; or
 - (d) 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.

5.3 SETBACKS AND SITING

- (1) Where a zone establishes minimum setback regulations, no building or structure within that zone shall be placed, erected, constructed, reconstructed, altered, or enlarged nearer to the lot line than the distance specified.
- (2) For certainty, all portions of a building or structure are subject to all setbacks for the zone in which it is located, including portions located above and below grade.
- (3) Without limiting the generality of Sections 5.3(1) and 5.3(2):
 - (a) the following may be located anywhere on a lot:
 - i. arbours, trellises, pergolas, and other such unenclosed landscaping features;

- ii. fences and retaining walls; and
 - iii. playground equipment.
- (b) the following are permitted to project beyond the face of a building into a setback:
 - i. chimneys, cornices, headers, gutters, pilasters, sills, bay windows, or ornamental features, provided such projections do not exceed 0.6 metres;
 - ii. staircases, eaves, sunlight control projections, canopies, balconies, or porches, provided such projections do not exceed 0.6 metres for an interior side yard or 1.25 metres for a front, rear, or exterior side yard; and
 - iii. fuel pump islands in a front or side yard, provided that such pump islands are not located closer than 4.5 metres from a lot line in an Industrial zone or 6.0 metres from a lot line in a Commercial zone.
- (4) For the purpose of establishing the setback requirements of a panhandle lot, the front lot line shall be the lot line approximately parallel to the shortest lot line abutting a highway.

5.4 APPLICATION OF SITING REQUIREMENTS TO STRATA AND BARE LAND STRATA LOTS

The interior side lot line requirements of this bylaw will not apply to strata lots under a registered plan pursuant to the *Strata Property Act* where there is a common wall shared by two or more principal dwelling units within a building.

5.5 HEIGHT

- (1) Where a zone establishes maximum height regulations, no building or structure within that zone shall be placed, erected, constructed, reconstructed, altered, or enlarged such that it exceeds the height specified.
- (2) Despite Section 5.5(1), the following are permitted to exceed the maximum height requirements of this Bylaw:
 - (a) chimneys;
 - (b) church spires and belfries;
 - (c) hose and fire alarm towers;
 - (d) industrial cranes;
 - (e) mechanical appurtenance on rooftops;
 - (f) renewable energy apparatuses;
 - (g) telecommunications towers and antenna; and
 - (h) water towers.

5.6 FENCES AND RETAINING WALLS

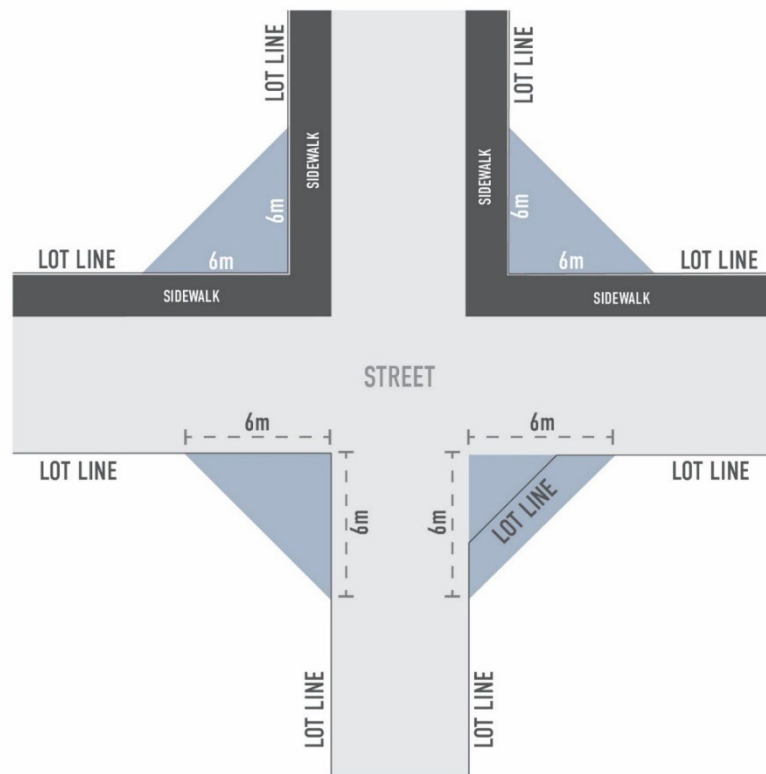
- (1) The height of a fence shall be determined by measurement from the mean landscape grade 1.0 m from both sides of the fence. In the case of a retaining wall, the height at the high side will be used.
- (2) The maximum height of a fence is:
 - (a) 1.2 metres when located within a front yard; and
 - (b) 1.8 metres when located within a rear or side yard.
- (3) Despite Section 5.6(2), for any lot within a Rural or Residential zone abutting a provincial highway, or an arterial or collector road as designated by the Official Community Plan, the maximum height of a fence located within a front yard is 1.8 metres.
- (4) The maximum height of a retaining wall, or combination of a retaining wall and a fence, is (Table 5-6):

Table 5-6: Retaining Wall Height Restrictions		
Zone	Front Yard	Rear and Side Yard
(a) Residential Zones	1.8 metres	1.8 metres
(b) Rural, Commercial, Industrial, and Public Use Zones	2.4 metres	2.4 metres

5.7 VISUAL CLEARANCE AT INTERSECTIONS

On any corner lot, no building, structure, fence, retaining wall, landscaping, screening, or other such object shall be placed, planted, erected, sunk into, or constructed to exceed a maximum height of 1.0 metre within the triangular space formed by measuring 6.0 metres along the two adjoining exterior lot lines and joining any point on the diagonal between the ends of such area (see Figure 5-7).

Figure 5-7. Required Sight Triangles



5.8 SCREENING AND LANDSCAPING

5.8.1 Landscaping

- (1) Not less than 40% of the lot in any Residential or Rural zone shall be maintained as a landscaped area with a permeable surface.
- (2) Not less than 5% of any lot within a Commercial, Industrial, and Public Use zone shall be maintained as landscaped areas with a permeable surface.
- (3) For all landscaped areas, new landscape plantings shall consist of native, water-conserving, herbaceous and/or woody plant species proven to endure in the District of Houston.

5.8.2 Landscaping Strips

- (1) A continuous landscaping strip consisting of trees, shrubs, and ground cover shall be provided along the front parcel line:
 - (a) In all zones except R1, R2, A1, and A2, with a minimum width of 3.0 metres; and
 - (b) In R1, R2, A1, and A2 zones, with a minimum width of 2.5 metres.
- (2) Where a landscaping strip is required by this Bylaw, the following must be planted throughout the landscaping strip:
 - (a) Trees shall be planted at a maximum spacing of 5.0 metres on centre;

- (b) Shrubs shall be planted at a maximum spacing of 1.0 metre on centre; and
- (c) All other non-planted areas shall be covered by natural plants and grasses. In

5.8.3 Screening

- (1) A landscape screen shall be provided to act as a visual and physical separation:
 - (a) along the boundary of any lot within a Commercial zone which abuts a lot within a Residential, Rural, or Public Use zone;
 - (b) along the boundary of any lot within an Industrial zone which abuts a lot within a Residential, Commercial, Public Use, or Rural zone;
 - (c) surrounding any outdoor storage area.
- (2) Where a landscape screen is required by this Bylaw, it must be provided in the form of:
 - (a) existing vegetation no less than 1.2 metres in height, which provides a complete and permanent visual screen;
 - (b) a continuous row of native, drought-tolerant plants that are expected to attain a height of 1.8 metres and are no less than 1.0 metres in height at the time of planting; or
 - (c) a solid fence, brick or stone wall not exceeding 1.8 metres in height.
- (3) A landscape screen shall be continuous except to accommodate access/egress to or from the screened area(s).
- (4) A landscape screen shall not consist of plywood, corrugated metal, or chain link fencing, except for chain link fencing that contains slat inserts.
- (5) All landscape screens required by this Bylaw shall be maintained by the property owners of the lot on which the landscape screen is situated in accordance with the following regulations:
 - (a) non-vegetative landscape screens shall present a neat and orderly appearance by means of:
 - i. structural repairs or replacements;
 - ii. paint or other exterior finishing material; and
 - iii. clearing of litter or debris.
 - (b) vegetative landscape screens shall be kept in a healthy growing condition and present a neat and orderly appearance by means of:
 - i. watering;
 - ii. fertilizing;
 - iii. pruning;
 - iv. weeding;
 - v. replacement of dead or diseased plant materials; and
 - vi. clearing of litter or debris.

PART 6 – USE-SPECIFIC REGULATIONS

6.1 ABATTOIRS

- (1) The operation of an abattoir shall be restricted in accordance with Table 6-1:

Table 6-1: Abattoir Restrictions	
Lot Size	Maximum Total Live Weight (Slaughter Weight), per Year
(a) < 2.0 hectares	4,550 kilograms
(b) 2.0 - 16.0 hectares	11,375 kilograms
(c) > 16.0 hectares	n/a

6.2 ACCESSORY BUILDINGS AND STRUCTURES

- (1) An accessory building or structure with a gross floor area greater than 10 square metres shall only be permitted where a principal use has already been established, or is in the process of being established, on the same lot.
- (2) In no instance shall a building containing a dwelling unit be considered an accessory building.

6.3 AMENITY AREAS

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

- (a) a private amenity area of not less than 15.0 square metres and having a minimum dimension of 3.0 metres must be provided for and contiguous to each ground oriented dwelling unit;
- (b) a common amenity area of not less than 200.0 square metres and a minimum dimension of 6.0 metres must be provided for all residential buildings comprising ten or more dwelling units.

6.4 HOME OCCUPATIONS

- (1) Home occupations are categorized according to the following classifications (Table 6-4):

Table 6-4: Home Occupation Classification	
Classification	Description
(a) Standard Home Occupation	Standard home occupations are intended to be low-impact businesses, operated within a dwelling unit or accessory building by a resident of the property and up to one non-resident employees.
(b) Industry Home Occupation	Industry home occupations are larger-scale businesses of an industrial nature, operated within a dwelling unit or accessory building by a resident of the property and up to three non-resident employees.
(c) Bed and Breakfast Accommodation Home Occupation	Bed and Breakfast Accommodation home occupations utilize bedrooms within a single-detached dwelling to provide temporary guest accommodation for periods of less than 90 consecutive days.
(d) Vacation Rental Accommodation Home Occupation	Vacation Rental Accommodation home occupations provide temporary guest accommodation within a principal dwelling unit, secondary suite, or carriage house in accordance with provincial short-term rental regulation.

- (2) All home occupations shall be subject to the following regulations:
- (a) All home-based businesses shall hold a valid business licence from the District of Houston.
 - (b) Home occupations shall be conducted entirely within a building, except where the primary purpose of the home occupation is a care facility or agriculture.
 - (c) The display and retail sale of goods shall be limited to goods that were produced or manufactured on-site incidentally to the home occupation, or goods produced or manufactured off-site which are directly related to the home occupation. In no instance shall the display and sale of a good be the primary purpose of any home occupation.

- (d) In no instance shall a home occupation involve a heavy industrial, equipment services, wrecking yard, cannabis production, cannabis distribution, or cannabis retail use.
- (3) A standard home occupation shall:
- (a) be conducted entirely within a dwelling unit or accessory building;
 - (b) be operated by an individual whose principal residence is the dwelling unit associated with the home occupation;
 - (c) employ a maximum of one on-site, non-resident employee;
 - (d) not involve a light industrial use or outdoor storage use;
 - (e) be limited to the on-site parking of up to one commercial vehicle associated with the home occupation, provided such vehicle is no larger than 1,000 kilograms gross vehicle weight; and
 - (f) not occupy more than thirty percent (30%) of the gross floor area of the dwelling unit to a maximum of seventy square meters (70 m²).
- (4) Industry home occupation shall:
- (a) only be permitted on lots larger than one hectare
 - (b) only be permitted on lots where there is no other industry home occupation occurring
 - (c) be operated by an individual whose principal residence is the dwelling unit associated with the home occupation; and
 - (d) employ a maximum of three on-site, non-resident employees.
 - (e) industry home occupations on a lot smaller than two hectares shall:
 - i. be conducted entirely within a dwelling unit or accessory building;
 - ii. not involve an outdoor storage use;
 - iii. be limited to the on-site parking of up to one commercial vehicle associated with the home occupation, provided such vehicle is no larger than 3,500 kilograms gross vehicle weight; and
 - iv. not occupy more than thirty percent (30%) of the gross floor area of the dwelling unit to a maximum of seventy square meters (70 m²).
 - (f) industry home occupations on a lot larger than two hectares may:
 - i. occupy up to 95.0 square metres of floor area within an accessory building, provided such accessory building is setback 7.5 metres from all front, rear, and side lot lines;
 - ii. occupy up to 250.0 square metres of floor area within an accessory building, provided such accessory building is setback 60.0 metres from the front lot line

and 7.5 metres from all rear and side lot lines;

- iii. involve an outdoor storage use occupying up to 95.0 square metres the lot, subject to the screening requirements prescribed in Section 5.8 of this Bylaw; and
- v. involve the on-site parking of up to four commercial vehicles associated with the home occupation, provided each vehicle is no larger than 3,500 kilograms gross vehicle weight.

(5) Bed and breakfast accommodation home occupation shall:

- (a) only be permitted on lots where there is no other accommodation home occupation occurring;
- (b) be conducted entirely within a single detached dwelling;
- (c) be limited to two guests per sleeping unit, up to a maximum of three sleeping units, for periods of up to 31 consecutive days;
- (d) be operated by an individual whose principal residence is the single detached dwelling associated with the home occupation; and
- (e) not employ any on-site, non-resident employees.

(6) A vacation rental accommodation home occupation shall:

- (a) only be permitted on lots where there is no other accommodation home occupation occurring; and
- (b) occupy no more than one dwelling unit per lot.

6.5 HEN KEEPING

(1) The keeping of hens is permitted in the R1 Zone, only as an accessory use to a dwelling used for residential purposes.

(2) A hen enclosure must only use a coop and an associated pen in accordance with the following:

- (a) The maximum size of a coop is 6.0 square metres in gross floor area and 2.0 metres in height;
- (b) The coop and associated pen must be placed at least 2.5 metres from an exterior side lot line, interior side lot line, and rear lot line;
- (c) The coop and associated pen must be located in a rear yard; and
- (d) The coop and associated pen must be securely fenced so as to prevent predators from entering the yard or allowing the hens from leaving the yard.

(3) Subsections (1) and (2) do not apply or limit the keeping of hens in zones where agriculture is a permitted use.

6.6 SECONDARY SUITES

- (1) A secondary suite shall not be connected to the principal dwelling unit via breezeway, garage, or other such unconditioned space.
- (2) Not more than one secondary suite shall be permitted per principal dwelling unit.
- (3) A secondary suite shall not be subdivided under the *Strata Property Act* from the principal dwelling unit.

6.7 CARRIAGE HOUSES

- (1) A carriage house dwelling may be located on a lot containing a principal dwelling unit.
- (2) Not more than one carriage house dwelling shall be permitted per principal dwelling unit.
- (3) A carriage house dwelling shall not be located less than 3.0 metres from a principal dwelling unit.
- (4) A carriage house dwelling shall have a maximum gross floor area of 90 square metres.
- (5) A carriage house dwelling shall not be subdivided from the principal dwelling unit under the *Land Title Act* or the *Strata Property Act*.

6.8 SHIPPING CONTAINERS

- (1) The use of a shipping container as an accessory building is not permitted in a Residential or in the Core Commercial zone
- (2) The maximum number of shipping containers used as accessory buildings on a lot at any one time is:
 - (a) One in the Service Commercial (C2), Campground (C3), Public and Institutional (P1), and Park and Recreation (P2) zones; or
 - (b) Two in the Agricultural (A1), Rural Residential (A2), Light Industrial (M1), and Heavy Industrial (M2) zones.
- (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 fence of a height no less than 2.5 metres.

PART 7 – PARKING AND LOADING REGULATIONS

7.1 GENERAL

- (1) Except as otherwise specified, parking spaces, accessible parking spaces, and loading spaces shall be provided and maintained in accordance with the regulations of Part 7 for any development, including new development, a change of use associated with an existing development, or the expansion of an existing development.
- (2) For existing uses which have been lawfully established, the number of required parking and loading spaces shall be the lesser of:
 - (a) the number of parking and loading spaces existing on the lot at the time that this Bylaw was adopted, provided such spaces satisfied the applicable regulations at the time that the uses were established; or
 - (b) the number of parking and loading spaces applicable to the existing uses in accordance with the regulations of this Part.
- (3) Where a specific use is not listed in the standard parking requirements table (Table 7-3), the parking requirements applicable to the use listed in the standard parking requirements table (Table 7-3) which is most appropriate in character and purpose shall apply.
- (4) Where multiple uses are established on a single lot or parking collectively serves multiple uses established on a single lot, the total number of required parking and loading spaces shall be the sum of the parking and loading requirements for each use calculated separately.
- (5) Parking spaces will not be credited as loading spaces or vice versa.
- (6) No parking space, accessible parking space or loading space required by this Bylaw shall be used for access or egress, driveways, commercial repair work, displays, or the sale or storage of goods of any kind.
- (7) Where the calculation of the required off-street parking spaces or loading spaces results in a fraction, one parking or loading space must be provided in respect of that fraction.

7.2 LOCATION, SITING, AND DIMENSION STANDARDS

- (1) Except as otherwise specified in this Bylaw, all parking and loading spaces shall be located on the same lot as the building, structure, or use which they serve.
- (2) Despite Section 7.2(1), standard parking spaces shall be permitted on a separate lot located within 120.0 metres of the lot on which the building, structure, or use which they serve is located, provided the following conditions are met:
 - (a) the building, structure, or use requiring the spaces is not on a lot within a Rural or Residential zone;

- (b) the lot is in the same zone as the lot on which the building, structure, or use requiring the spaces is located;
 - (c) parking lot is a permitted use on the lot; and
 - (d) pursuant to Section 219 of the Land Title Act, a restrictive covenant is registered on the title of the lot to limit the use of all or a portion of said lot to the provision of parking spaces in accordance with the parking space requirements of this Bylaw.
- (3) Despite Section 7.2(1), in the C1 Zone – Core Commercial off street parking is only required for residential uses.
- (4) No parking or loading space shall be located within 1.0 metre of a highway.
- (5) All parking and loading spaces shall comply with the standards outlined in Table 7-1:

Table 7-1: Minimum Dimensions for Parking and Loading Spaces		
Type of Parking Space		Minimum Dimension
(a) Standard Parking Space (90°)		
i.	Minimum Length	6.0 metres
ii.	Minimum Width	2.75 metres
iii.	Minimum Height Clearance	2.1 metres
(b) Standard Parallel Parking Space (0°)		
i.	Minimum Length	7.3 metres
ii.	Minimum Width	3.0 metres
iii.	Minimum Height Clearance	2.1 metres
(c) Angled Parking Space (30°, 45°, or 60°)		
i.	Minimum Length	5.5 metres
ii.	Minimum Width	2.8 metres
iii.	Minimum Height Clearance	2.1 metres
(d) Accessible Parking Space		
i.	Minimum Length	6.0 metres
ii.	Minimum Width	3.0 metres
iii.	Minimum Height Clearance	3.0 metres
iv.	Minimum Side and Rear Access Aisle Width	2.0 metres

(e) Loading Space		
i.	Minimum Length	8.0 metres
ii.	Minimum Width	3.5 metres
iii.	Minimum Height Clearance	4.0 metres

- (6) All drive aisles shall comply with the standards outlined in Table 7-2:

Table 7-2: Minimum Drive Aisle Widths	
Type of Drive Aisle	Minimum Width
(a) One-way drive aisles serving angled or parallel parking spaces	4.0 metres
(b) One-way drive aisles serving standard parking spaces	6.0 metres
(c) All two-way drive aisles	7.0 metres

- (7) All parking and loading spaces associated with commercial (C1 and C2) and multi-family zones (R2), including areas used for access and egress, shall:

- (a) have a durable, dust-free hard surface of concrete, asphalt, or semi-permeable material such as cobblestones, turf block, and honeycomb grid, constructed such that surface drainage is directed to an approved on- or off-site stormwater drainage system;
- (b) not exceed a maximum grade of 8%;
- (c) have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon lot lines; and
- (d) where there is no fencing or curb between a required parking or loading space and an abutting pedestrian walkway, sidewalk, or highway, a secured wheel stop that is 0.15 metres in height shall be installed 0.9 metres from the abutting pedestrian walkway, sidewalk, or highway.

7.3 STANDARD PARKING REQUIREMENTS

- (1) Parking spaces shall be provided in accordance with Table 7-3:

Table 7-3: Parking Space Requirements	
Use	Minium Number of Parking Spaces
Agriculture	
Animal Shelter	1 per 50 m ² of GFA
Farm Retail Sales	1 per 20 m ² of GFA of retail sale area
Kennel	1 per 30 m ² of GFA
Abattoirs	1 per 50 m ² of GFA

Table 7-3: Parking Space Requirements	
Use	Minium Number of Parking Spaces
Commercial	
Automotive and Equipment Services	1 per 50 m ² of GFA
Building Supply Establishment	1 per 100 m ² of GFA
Cannabis Retail	1 per 30 m ² of GFA
Car Wash	1 per 50 m ² of GFA
Convenience Store	1 per 50 m ² of GFA
Entertainment Facility	1 per 30 m ² of GFA
Accommodation, Hotel	1 per guest room
Licensed Establishment	1 per 20 m ² of GFA
Accommodation, Motel	1 per guest room
Personal Services	1 per 50 m ² of GFA
Recycling Depot	1 per 50 m ² of GFA
Restaurant	1 per 20 m ² of GFA
Retail Sales	1 per 50 m ² of GFA
Service Station	1 per 100 m ² of GFA
Transportation Terminal	1 per 10 m ² of waiting room area
Veterinary Clinic	1 per 30 m ² of GFA
Industrial	
Cannabis Distribution	1 per 50 m ² of GFA
Cannabis Production	1 per 50 m ² of GFA
Industrial, Light	1 per 50 m ² of GFA
Storage, Warehouse	2.5 spaces per 100 m ² of GFA for all floor area devoted to accessory activities such as any office services or retail sales.
Wrecking Yard	2.5 spaces per 100 m ² of GFA for all floor area devoted to accessory activities such as any office services or retail sales.
Institutional	
Care Facility, Major	2.5 spaces per 100 m ² of GFA
Care Facility, Minor	1space
Community and Cultural Services	1 per 30 m ² of GFA
Community Care Facility	0.5 per sleeping unit and 0.75 spaces per dwelling unit
Education Services	2 per classroom
Kindergarten/Elementary School	5 per classroom

Table 7-3: Parking Space Requirements	
Use	Minium Number of Parking Spaces
Secondary School Other Education Services	1 per 50 m ² of GFA
Emergency and Protective Services	1 per 40 m ² of GFA
Office Services	1 per 30 m ² of GFA
Health Services	1 per 50 m ² of GFA
Medical Offices	1 per 20 m ² of GFA
Place of Worship	1 per 30 m ² of GFA
Parks and Recreation	
Campground	1 space per campsite
Recreational Facility, Indoor	1 per 50 m ² of GFA
Recreational Facility, Outdoor	1 per 150 m ² of GFA
Residential and Residential Related	
Accommodation, Bed and Breakfast	1 per sleeping unit
Dwelling, Carriage House	1 per dwelling unit
Dwelling, Duplex	2 per dwelling unit
Dwelling, Multi-unit	1.5 per dwelling unit
Dwelling, Single Detached	2 per dwelling unit
Home Occupation	1 per business
Manufactured Home Park	1 per dwelling unit
Secondary Suite	1 per suite

7.4 REQUIRED LOADING SPACES

(1) Loading spaces shall be provided in accordance with Table 7-4:

Table 7-4: Required Loading Spaces	
Use	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	
• Per 2,000 m ² of gross floor area used for apartment units or townhouse units	1

PART 8 – ESTABLISHMENT OF ZONES

8.1 ZONES

- (1) The District of Houston is divided into zones as shown on the Zoning Map and described in Table 8-1:

Table 8-1: Zones	
Zone	Zone Abbreviation
Residential Zones	
Neighbourhood Residential	R1
Multi-Family Residential	R2
Manufactured Home Park Residential	R3
Rural Zones	
Rural Agriculture	A1
Rural Residential	A2
Commercial Zones	
Core Commercial	C1
Service Commercial	C2
Campground	C3
Industrial Zones	
Light Industrial	M1
Heavy Industrial	M2
Public Use Zones	
Public and Institutional	P1
Park and Recreation	P2

8.2 ZONE BOUNDARIES

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

- Where a zone boundary follows a street, lane, railway, pipeline, power line, utility, right-of-way, or easement, it follows the center line.
- Where a zone boundary is shown as approximately following the District boundary, it follows the boundary.
- 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.

- (d) Where a zone boundary is shown as approximately following a property line, it follows the property line.
- (e) Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line.
- (f) 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 scaling from the Zoning Map.
- (g) 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.

PART 9 – RESIDENTIAL ZONES

9.1 Neighbourhood Residential (R1)

INTENT

- (1) The purpose of the Neighbourhood Residential (R1) Zone is to provide for low-density residential development in the form of single detached and duplex dwellings.

PERMITTED USES

(2)	Principal Uses
	(a) Dwelling, Duplex (b) Dwelling, Single Detached
(3)	Secondary Uses
	(a) Care Facility, Minor (b) Community Care Facility (c) Dwelling, Carriage House (d) Hen Keeping (e) Home Occupation (see Table 6-4) i. Standard Home Occupation ii. Bed and Breakfast Accommodation Home Occupation iii. Vacation Rental Accommodation Home Occupation (f) Secondary Suite

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	500.0 m ²
	(b) Minimum Lot Width at Subdivision	15.0 m
	(c) Maximum Lot Coverage	45%

(5)

Principal and Secondary Buildings and Structures	
(a) Maximum Number of Dwelling Units	2 per lot
(b) Maximum Height for Principal Building	11.0 m
(c) Maximum Height for Secondary Building	8.0 m
(d) Minimum Setback	
i. Front Lot Line	5.0 m
ii. Interior Side Lot Line	1.2 m
iii. Exterior Side Lot Line	3.0 m
iv. Rear Lot Line	5.0 m

(6)

Accessory Buildings and Structures	
(a) Maximum Height	5.1 m
(b) Minimum Setbacks	
i. Front Lot Line	5.0 m
ii. Interior Side Lot Line	1.5 m
iii. Exterior Side Lot Line	3.0 m
iv. Rear Lot Line	1.5 m

9.2 Multi-Family Residential (R2)

INTENT

- (1) The purpose of the Multi-Family Residential (R2) Zone is to provide for multi-family residential development in the form of multi-unit dwellings.

PERMITTED USES

(2)	Principal Uses
	(a) Dwelling, Multi-Unit (b) Community Care Facility (c) Care Facility, Major
(3)	Secondary Uses
	(a) Home Occupation (see Table 6-4) i. Standard Home Occupation ii. Vacation Rental Accommodation Home Occupation

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	750.0 m ²
	(b) Minimum Lot Width at Subdivision	18.0 m
	(c) Maximum Lot Coverage	50%
	(d) Minimum Amenity Area	Required as per Part 5
(5)	Principal and Secondary Buildings and Structures	
	(a) Maximum Number of Buildings and Structures	1
	(b) Maximum Density	80 units/ha
	(c) Maximum Height	12.0 m
	(d) Minimum Setback	
	i. Front Lot Line	7.5 m
	ii. Interior Side Lot Line	3.0 m
	iii. Exterior Side Lot Line	4.5 m

(5)	Principal and Secondary Buildings and Structures	
	iv. Rear Lot Line	7.5 m

(6)	Accessory Buildings and Structures	
	(a) Maximum Gross Floor Area (GFA)	55.0 m ²
	(b) Maximum Height	4.0 m
	(c) Minimum Setbacks	
	i. Front Lot Line	5.0 m
	ii. Interior Side Lot Line	1.5 m
	iii. Exterior Side Lot Line	4.5 m
	iv. Rear Lot Line	1.5 m

9.3 Manufactured Home Park (R3)

INTENT

- (1) The purpose of the Manufactured Home Park (R3) Zone is to provide for Manufactured Home Park development in accordance with the *Manufactured Home Park Bylaw*.

PERMITTED USES

(2)	Principal Uses
	(a) Manufactured Home Park (b) Dwelling, Single Detached
(3)	Secondary Uses
	(a) Secondary Suite in a Single Detached Dwelling
	(b) Home Occupation (see Table 6-4) i. Standard Home Occupation

PART 10 – RURAL AND AGRICULTURAL ZONES

10.1 Agricultural Zone (A1)

INTENT

- (1) The purpose of the Agricultural (A1) Zone is to accommodate agricultural and low-density residential uses.

PERMITTED USES

- (2)

Principal Uses
(a) Abattoirs on a parcel that has an area equal to or greater than 16 ha
(b) Agriculture, Intensive
(c) Agriculture, Light
(d) Cannabis Production
(e) Commercial Recreation
(f) Dwelling, Single Detached
(g) Portable Sawmill
- (3)

Secondary Uses
(a) Agri-Tourism
(b) Farm Retail Sales
(c) Care Facility, Minor
(d) Dwelling, Carriage House
(e) Home Occupation (see Table 6-4)
i. Standard Home Occupation
ii. Industry Home Occupation
iii. Bed and Breakfast Accommodation Home Occupation
iv. Vacation Rental Accommodation Home Occupation
(f) Kennel
(g) Secondary Suite

DEVELOPMENT REGULATIONS

(4)

General Development Regulations	
(e) Minimum Lot Area at Subdivision	32 ha

(5)

Principal and Secondary Buildings and Structures	
Maximum Height	
i. Single Detached Dwelling	10.0 m
(a) Minimum Setbacks	
i. Front Lot Line	10.0 m
ii. Rear Lot Line	3.0 m
iii. Interior Side Lot Line	7.5 m
iv. Exterior Side Lot Line	7.5 m
(a) Minimum Setbacks - Abattoir	
i. All Lot Lines	100.0 m
(b) Minimum Setbacks – Portable Sawmill	
ii. All Lot Lines	75.0 m
Minimum Setbacks –Agriculture, Intensive	
iii. All Lot Lines	60.0 m

(6)

Accessory Buildings and Structures	
(a) Maximum Height	12.0 m
(b) Minimum Setbacks	
i. Front Lot Line	10.0 m
ii. Rear Lot Line	3.0 m
iii. Interior Side Lot Line	7.5 m
iv. Exterior Side Lot Line	7.5 m

10.2 Rural Residential Zone (A2)

INTENT

- (1) The purpose of the Rural Residential (A2) Zone is to provide for compatible agricultural and residential uses on large unserviced lots in a rural setting within the District.

PERMITTED USES

(2)	<table><tr><th>Principal Uses</th></tr><tr><td>(a) Agriculture, Light</td></tr><tr><td>(b) Dwelling, Single Detached</td></tr></table>	Principal Uses	(a) Agriculture, Light	(b) Dwelling, Single Detached									
Principal Uses													
(a) Agriculture, Light													
(b) Dwelling, Single Detached													
(3)	<table><tr><th>Secondary Uses</th></tr><tr><td>(a) Accommodation, Bed and Breakfast</td></tr><tr><td>(b) Care Facility, Minor</td></tr><tr><td>(c) Commercial Recreation</td></tr><tr><td>(d) Dwelling, Carriage House</td></tr><tr><td>(e) Home Occupation (see Table 6-4)</td></tr><tr><td> i. Standard Home Occupation</td></tr><tr><td> ii. Industry Home Occupation</td></tr><tr><td> iii. Bed and Breakfast Accommodation Home Occupation</td></tr><tr><td> iv. Vacation Rental Accommodation Home Occupation</td></tr><tr><td>(f) Kennel on a lot that has an area equal to or greater than 2 hectares and a Single Detached Dwelling is the principal use.</td></tr><tr><td>(g) Secondary Suite</td></tr></table>	Secondary Uses	(a) Accommodation, Bed and Breakfast	(b) Care Facility, Minor	(c) Commercial Recreation	(d) Dwelling, Carriage House	(e) Home Occupation (see Table 6-4)	i. Standard Home Occupation	ii. Industry Home Occupation	iii. Bed and Breakfast Accommodation Home Occupation	iv. Vacation Rental Accommodation Home Occupation	(f) Kennel on a lot that has an area equal to or greater than 2 hectares and a Single Detached Dwelling is the principal use.	(g) Secondary Suite
Secondary Uses													
(a) Accommodation, Bed and Breakfast													
(b) Care Facility, Minor													
(c) Commercial Recreation													
(d) Dwelling, Carriage House													
(e) Home Occupation (see Table 6-4)													
i. Standard Home Occupation													
ii. Industry Home Occupation													
iii. Bed and Breakfast Accommodation Home Occupation													
iv. Vacation Rental Accommodation Home Occupation													
(f) Kennel on a lot that has an area equal to or greater than 2 hectares and a Single Detached Dwelling is the principal use.													
(g) Secondary Suite													

GENERAL REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	1.0 ha

DEVELOPMENT REGULATIONS

(5)

Principal and Secondary Buildings and Structures	
(a) Maximum Number of Dwelling Units	2
(b) Maximum Height	11.0 m
(c) Minimum Setbacks	
i. Front Lot Line	10.0 m
ii. Rear Lot Line	5.0 m
iii. Interior Side Lot Line	5.0 m
iv. Exterior Side Lot Line	10.0 m

(6)

Accessory Buildings and Structures	
(a) Maximum Gross Floor Area (GFA)	20% of the lot area to a maximum of 450.0 m ² No single building will be greater than 200.0 m ²
(b) Maximum Height	6.4 m
(c) Minimum Setbacks	
i. Front Lot Line	10.0 m
ii. Rear Lot Line	5.0 m
iii. Interior Side Lot Line	5.0 m
iv. Exterior Side Lot Line	5.0 m

PART 11 – COMMERCIAL ZONES

11.1 Core Commercial Zone (C1)

INTENT

- (1) The purpose of the Core Commercial (C1) Zone is to function as the downtown core of the District, and uses are intended to be oriented to pedestrian traffic and provide for a full range of services and amenities.

PERMITTED USES

- | | |
|-----|-------------------------------------|
| (2) | Principal Uses |
| | (a) Accommodation, Hotel |
| | (b) Accommodation, Motel |
| | (c) Cannabis Retail |
| | (d) Care Facility, Major |
| | (e) Community and Cultural Facility |
| | (f) Education Services |
| | (g) Entertainment Facility |
| | (h) Licensed Establishment |
| | (i) Medical Offices |
| | (j) Office Services |
| | (k) Personal Services |
| | (l) Recreational Facility, Indoor |
| | (m) Restaurant |
| | (n) Retail Sales |
| | (o) Veterinary Clinic |
-
- | | |
|-----|--|
| (3) | Secondary Uses |
| | (a) Dwelling unit(s) |
| | (b) Home Occupation (see Table 6-4)
i. Standard Home Occupation |

(3)	Secondary Uses	
	ii.	Vacation Rental Accommodation Home Occupation
	(c)	Mobile Vending
	(d)	Parking Lot

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	300.0 m ²
	(b) Minimum Lot Width at Subdivision	7.62 m
	(c) Maximum Lot Coverage	100%
	(d) Maximum Floor Area Ratio	3.0

(5)	Principal and Secondary Buildings and Structures	
	(a) Maximum Height	15.2 m
	(b) Minimum Setback	
	i. Front Lot Line	0.0 m
	ii. Interior Side Lot Line	0.0 m
	iii. Exterior Side Lot Line	0.0 m
	iv. Rear Lot Line (with lane)	0.0 m
	v. Rear Lot Line (without lane or abutting residential zones)	6.0 m
	(c) Maximum Density	70 dwelling units/ha

(6)	Accessory Buildings and Structures	
	(a) Maximum Height	6.4 m
	(b) Minimum Setbacks	
	i. Front Lot Line	0.0 m
	ii. Interior Side Lot Line	1.5 m
	iii. Exterior Side Lot Line	4.5 m
	iv. Rear Lot Line	1.5 m

SPECIAL REGULATIONS

- (7) Dwelling units are permitted subject to the following requirements:
 - (a) dwelling units must be located within a principal building where there are other non-residential uses occurring as a principal use and shall not be connected to the principal building via breezeway, garage, or other such unconditioned space;
 - (b) dwelling units must be located above or to the rear of a principal use occurring on the first storey;
 - (c) dwelling units must be accessed through a separate entrance from all other non-residential uses occurring within the same building, and such entrance areas must not exceed 25% of the first storey business frontage;
 - (d) dwelling units located on the first storey must not exceed 40% of the first storey floor area; and
 - (e) No dwelling unit shall be stratified under the Strata Property Act from any portion of the principal building within which it is located.
- (8) On lots legally described as Lot 11, Lot 12, and Lot 13, Plan PRP1005, District Lot 622, Range 5, Coast Range 5 Land District, a car wash is a permitted use.

11.2 Service Commercial Zone (C2)

INTENT

- (1) The purpose of the Service Commercial (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.

PERMITTED USES

(2)	Principal Uses
	(a) Accommodation, Hotel (b) Accommodation, Motel (c) Automotive and Equipment Services (d) Cannabis Retail (e) Car Wash (f) Convenience Store (g) Cultural and Community Services (h) Licensed Establishment (i) Office Services (j) Recreation Facility, Indoor (k) Recreation Facility, Outdoor (l) Restaurant (m) Retail Sales (n) Sani-dump (o) Service Station (p) Transportation Terminal (q) Veterinary Clinic
(3)	Secondary Uses
	(a) Dwelling unit(s) (b) Drive Through (c) Garden Centre (d) Home Occupation (see Table 6-4) i. Standard Home Occupation

(3)	Secondary Uses	
	(e) Office Services	
	(f) Outdoor Storage	

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	550.0 m ²
	(b) Minimum Lot Width at Subdivision	18.0 m
	(c) Maximum Lot Coverage	50%

(5)	Principal and Secondary Buildings and Structures	
	(a) Maximum Height	13.0 m
	(b) Minimum Setback	
	i. Front Lot Line	3.0 m
	ii. Interior Side Lot Line	3.0 m
	iii. Exterior Side Lot Line	4.5 m
	iv. Rear Lot Line	4.5 m
	(c) Density (Dwelling Units)	35 units/ha

(6)	Accessory Buildings and Structures	
	(a) Maximum Height	6.4 m
	(b) Minimum Setbacks	
	i. Front Lot Line	9.0 m
	ii. Interior Side Lot Line	3.0 m
	iii. Exterior Side Lot Line	3.0 m
	iv. Rear Lot Line	4.5 m

SPECIAL REGULATIONS

- (7) Notwithstanding Section 11.2(4)(c), where a lot abuts a residential zone:
- (a) the minimum interior side lot line setback for principal buildings shall be 6.0 metres (20 ft); and
 - (b) the minimum rear lot line setback for principal buildings shall be 6.0 metres (20 ft).

- (8) Notwithstanding Section 11.2(4)(c), the minimum setback from the front lot line to a service station fuel pump island shall be 3.0 metres (10 ft).
- (9) Notwithstanding Section 11.2(3)(e) outdoor storage must be fully screened in accordance with the requirements of Part 5.
- (10) Outdoor display areas are permitted only in conjunction with automotive and equipment services, garden centres, and building supply establishments.
- (11) Dwelling units are permitted subject to the following requirements:
 - (a) dwelling units must be located within a principal building where there are other non-residential uses occurring as a principal use and shall not be connected to the principal building via breezeway, garage, or other such unconditioned space;
 - (b) dwelling units must be located above or to the rear of a principal use occurring on the first storey;
 - (c) dwelling units must be accessed through a separate entrance from all other non-residential uses occurring within the same building, and such entrance areas must not exceed 25% of the first storey business frontage;
 - (d) dwelling units located on the first storey must not exceed 40% of the first storey floor area; and
 - (e) No dwelling unit shall be stratified under the Strata Property Act from any portion of the principal building within which it is located.

11.3 Campground Zone (C3)

INTENT

- (1) The purpose of the Campground (C3) Zone is to function as an area for the seasonal and temporary accommodation of travellers using tents, trailers, or recreation vehicles.

PERMITTED USES

(2)	<table><tr><th>Principal Uses</th></tr><tr><td>(a) Campground</td></tr><tr><td>(b) Recreational Facility, Indoor</td></tr><tr><td>(c) Recreational Facility, Outdoor</td></tr></table>	Principal Uses	(a) Campground	(b) Recreational Facility, Indoor	(c) Recreational Facility, Outdoor			
Principal Uses								
(a) Campground								
(b) Recreational Facility, Indoor								
(c) Recreational Facility, Outdoor								
(3)	<table><tr><th>Secondary Uses</th></tr><tr><td>(a) Single Detached Dwelling</td></tr><tr><td>(b) Office Services</td></tr><tr><td>(c) Outdoor Storage</td></tr><tr><td>(d) Sani-Dump</td></tr><tr><td>(e) Secondary Suite</td></tr><tr><td>(f) Retail Sales</td></tr></table>	Secondary Uses	(a) Single Detached Dwelling	(b) Office Services	(c) Outdoor Storage	(d) Sani-Dump	(e) Secondary Suite	(f) Retail Sales
Secondary Uses								
(a) Single Detached Dwelling								
(b) Office Services								
(c) Outdoor Storage								
(d) Sani-Dump								
(e) Secondary Suite								
(f) Retail Sales								

DEVELOPMENT REGULATIONS

(4)	<table> <tr> <th colspan="2" data-bbox="285 1218 1427 1274">General Development Regulations</th></tr> <tr> <td data-bbox="285 1274 1047 1331">(a) Minimum Lot Area at Subdivision</td><td data-bbox="1047 1274 1427 1331">2.0 ha</td></tr> <tr> <td data-bbox="285 1331 1047 1383">(b) Maximum Lot Coverage</td><td data-bbox="1047 1331 1427 1383">50%</td></tr> </table>	General Development Regulations		(a) Minimum Lot Area at Subdivision	2.0 ha	(b) Maximum Lot Coverage	50%
General Development Regulations							
(a) Minimum Lot Area at Subdivision	2.0 ha						
(b) Maximum Lot Coverage	50%						

(5)

Principal and Secondary Buildings and Structures	
(a) Maximum Height	10.0 m
(b) Minimum Setback	
i. Front Lot Line	10.0 m
ii. Interior Side Lot Line	10.0 m
iii. Exterior Side Lot Line	10.0 m
iv. Rear Lot Line	10.0 m
(c) Retail Sales Maximum GFA	80 m ²
(d) Maximum Number of Dwelling Units	2

(5)

Principal and Secondary Buildings and Structures	
(a) Maximum Height	6.4 m
(b) Minimum Setbacks	
i. Front Lot Line	10.0 m
ii. Interior Side Lot Line	1.5 m
iii. Exterior Side Lot Line	4.5 m
iv. Rear Lot Line	1.5 m

PART 12 – INDUSTRIAL ZONES

12.1 Light Industrial Zone (M1)

INTENT

- (1) The purpose of the Light Industrial (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.

PERMITTED USES

- (2)
- | Principal Uses |
|---------------------------------------|
| (a) Animal Shelter |
| (b) Automotive and Equipment Services |
| (c) Cannabis Distribution |
| (d) Cannabis Production |
| (e) Car Wash |
| (f) Industrial, Light |
| (g) Recycling Depot |
| (h) Building Supply Establishment |
| (i) Restaurant |
| (j) Transportation Terminal |
| (k) Veterinary Clinic |
| (l) Storage, Warehouse |
- (3)
- | Secondary Uses |
|--|
| (a) Dwelling Unit in a building containing a Principal Use |
| (b) Office Services |
| (c) Outdoor Storage |
| (d) Parking Lot |
| (e) Retail Sales |

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	1,850.0 m ²
	(b) Minimum Lot Width at Subdivision	30.0 m
	(c) Maximum Lot Coverage	60%

(5)	Principal and Secondary Buildings and Structures	
	(a) Maximum Height	10.0 m
	(b) Minimum Setback	
	i. Front Lot Line	6.0 m
	ii. Interior Side Lot Line	0 m
	iii. Interior Side Lot Line where the Lot abuts a residential zone	6.0 m
	iv. Interior Side Lot Line from one side lot line where there is no developed rear lane	6.0 m
	v. Exterior Side Lot Line	6.0 m
	vi. Rear Lot Line	0 m
	vii. Rear Lot Line where the Lot abuts a residential zone	6.0 m
	(c) Maximum Number of Dwelling Units	1

(6)	Accessory Buildings and Structures	
	(a) Maximum Height	12.0 m
	(b) Minimum Setbacks	
	i. Front Lot Line	6.0 m
	ii. Interior Side Lot Line	6.0 m
	iii. Exterior Side Lot Line	6.0 m
	iv. Rear Lot Line	6.0 m

SPECIAL REGULATIONS

- (7) Notwithstanding 12.1(3)(e), retail sales shall be restricted to 25% or less of the floor area of the principal building. This limitation does not apply to principal uses where retail sales are specifically included in that use's definition.
- (8) Outdoor storage is permitted only as an secondary use and, where located adjacent to the Yellowhead Highway, must be screened in accordance with the requirements of Part 5.

12.2 Heavy Industrial Zone (M2)

INTENT

- (1) The purpose of the Heavy Industrial (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.

PERMITTED USES

(2)	Principal Buildings, Structures, and Uses
	(a) Abattoir (b) Automotive and Equipment Services (c) Building Supply Establishment (d) Cannabis Distribution (e) Cannabis Production (f) Industrial, Heavy (g) Industrial, Light (h) Natural Resource Extraction (i) Outdoor Storage (j) Transportation Terminal (k) Storage, Warehouse (l) Wrecking Yard
(3)	Secondary Buildings, Structures, and Uses
	(a) Dwelling unit in a building containing a Principal Use (b) Office Services

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	1.0 ha
	(b) Maximum Lot Coverage	60%

(5)	Principal and Secondary Buildings and Structures	
(a) Maximum Height	15.0 m	
(b) Minimum Setback		
i. Front Lot Line	15.0 m	
ii. Interior Side Lot Line	15.0 m	
iii. Exterior Side Lot Line	15.0 m	
iv. Rear Lot Line	15.0 m	
(c) Maximum Number of Dwelling Units	1	

(6)	Accessory Buildings and Structures	
(a) Maximum Height	12.0 m	
(b) Minimum Setbacks		
i. Front Lot Line	15.0 m	
ii. Interior Side Lot Line	15.0 m	
iii. Exterior Side Lot Line	15.0 m	
iv. Rear Lot Line	15.0 m	

SPECIAL REGULATIONS

- (7) Notwithstanding Section 12.2(4)(c), the minimum setbacks for a liquified petroleum gas tank over 2,000.0 gallons equipped with a deluge system shall be as follows:
- (a) the minimum setback from the near side of any rail line shall be 30.0 metres;
 - (b) the minimum setback from all property lines shall be 15.0 metres; and
 - (c) the minimum setback from municipal roads or provincial highways shall be 30.0 metres.
- (8) Notwithstanding Section 12.2(2), a freight transport and storage operation including a helicopter pad shall be permitted, provided the helicopter pad is designed, constructed, and operated in accordance with Standard 325 – Heliports of the *Canadian Aviation Regulations* (CARs).
- (9) Outdoor storage and wrecking yard uses must be screened in accordance with the requirements of Part 5.

PART 13 – PUBLIC AND INSTITUTIONAL ZONES

13.1 Public and Institutional Zone (P1)

INTENT

- (1) The purpose of the Public and Institutional (P1) Zone is to provide for governmental, administrative, institutional, cultural, and other public services and facilities.

PERMITTED USES

(2)	Principal Uses	
	(a) Animal Shelter	
	(b) Cemetery	
	(c) Care Facility, Major	
	(d) Cultural and Community Services	
	(e) Education Services	
	(f) Emergency and Protective Services	
	(g) Funeral Home and Associated Crematoria	
	(h) Health Services	
	(i) Mobile Vending	
	(j) Office Services	
	(k) Park	
	(l) Place of Worship	
	(m) Retail Sales	
	(n) Transportation Terminal	
(3)	Secondary Uses	
	(a) Dwelling Unit in a building containing a Principal Use	
	(b) Parking Lot	
DEVELOPMENT REGULATIONS		
(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	500.0 m²

(4)	General Development Regulations	
	(b) Minimum Lot Width at Subdivision	30.0 m
	(c) Maximum Lot Coverage	50%
(5)	Principal and Secondary Buildings and Structures	
	(a) Maximum Height	15.0 m
	(b) Minimum Setback	
	i. Front Lot Line	6.0 m
	ii. Interior Side Lot Line	6.0 m
	iii. Exterior Side Lot Line	6.0 m
	iv. Rear Lot Line	6.0 m
	(c) Maximum Number of Dwelling Units	1
(6)	Accessory Buildings and Structures	
	(a) Maximum Height	6.4 m
	(b) Minimum Setbacks	
	i. Front Lot Line	6.0 m
	ii. Interior Side Lot Line	1.5 m
	iii. Exterior Side Lot Line	4.5 m
	iv. Rear Lot Line	1.5 m

SPECIAL REGULATIONS

- (7) Notwithstanding Section 13.1(5)(b):
- (a) where a lot abuts a lot in a Rural or Residential zone the minimum setback for crematoria and public mausoleums in conjunction with cemetery use shall be 60.0 metres from all lot lines; and
 - (b) where a lot abuts a lot in any zone lot listed above, the minimum setback for crematoria and public mausoleums in conjunction with cemetery use shall be 30.0 metres from all lot lines.

13.2 Park and Recreation Zone (P2)

INTENT

- (1) The purpose of the Park and Recreation (P2) Zone is to provide for the location, preservation and development of public land to serve the educational, park and recreation needs of the District.

PERMITTED USES

(2)	Principal Uses
	(a) Campground (b) Cultural and Community Services (c) Recreational Facility, Indoor (d) Recreational Facility, Outdoor (e) Farmer's Market (f) Visitor Information Centre (g) Park
(3)	Secondary Uses
	(a) Caretaker Suite (b) Mobile Vending (c) Parking Lot

DEVELOPMENT REGULATIONS

(4)	General Development Regulations	
	(a) Minimum Lot Area at Subdivision	0.2 ha
	(b) Minimum Lot Width at Subdivision	20.0 m
	(c) Maximum Lot Coverage	50%

(5)

Principal and Secondary Buildings and Structures	
(a) Maximum Height	12.0 m
(b) Minimum Setback	
i. Front Lot Line	6.0 m
ii. Interior Side Lot Line	6.0 m
iii. Exterior Side Lot Line	6.0 m
iv. Rear Lot Line	6.0 m
(c) Maximum Number of Dwelling Units	1

(6)

Principal and Secondary Buildings and Structures	
(a) Maximum Height	6.4 m
(b) Minimum Setbacks	
i. Front Lot Line	6.0 m
ii. Interior Side Lot Line	1.5 m
iii. Exterior Side Lot Line	4.5 m
iv. Rear Lot Line	1.5 m

PART 14 – TEMPORARY USE PERMITS

14.1 GENERAL

- (1) Council may issue a Temporary Use Permit in any zone, pursuant to Section 492 of the *Local Government Act*, to authorize:
- (a) the temporary use of a permanent building or structure;
 - (b) the erection or construction of a temporary building or structure;
 - (c) the temporary use of a recreational vehicle as a residence on the same lot during construction of a residential dwelling; or
 - (d) the use of land for a temporary purpose not otherwise permitted by this Bylaw.

14.2 ISSUANCE OF PERMIT

- (1) A Temporary Use Permit may specify conditions including, but not limited to the following:
- (a) the permitted days;
 - (b) hours of operation, when applicable to the type of use;
 - (c) the siting, size, dimensions, exterior design, finish, and form and character of any temporary building or structure, including landscaping requirements and security;
 - (d) the alteration of land, including but not limited to tree cutting, vegetation removal, grading, and retention;
 - (e) the provision of on-site parking spaces, including standards for size, surfacing, and lighting;
 - (f) on-site signage and advertising;
 - (g) site access;
 - (h) the restoration and landscaping of land, including demolition or removal of buildings or structures, upon expiry of the permit; and
 - (i) the posting of securities to guarantee performance of the permit conditions, including the form, amount, and circumstances under which default and forfeiture may occur.
- (2) When considering the issuance of a Temporary Use Permit, Council may consider whether the proposed temporary use:
- (a) operates at an intensity of use suitable to the surrounding area;
 - (b) is compatible in design, scale, and operation with surrounding land uses;
 - (c) will not unreasonably interfere with the orderly and efficient development of the neighbourhood; and

- (d) demonstrates a clear plan for relocation, discontinuation, or site restoration once the permit has lapsed.

PART 15 – DEVELOPMENT PERMIT GUIDELINES

15.1 APPLICATION

- (1) The Official Community Plan specifies four development permit areas:
- (a) Highway Corridor
 - (b) Downtown
 - (c) Multifamily Dwellings
 - (d) Wildfire areas

15.2 Highway Corridor Development Permit Area (Area A1)

15.2.1 DESCRIPTION

The Highway Corridor Development Permit Area is designated pursuant to the *Local Government Act* under the District of Houston Official Community Plan. 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.

Highway 16 is the primary linkage road from the eastern and western access to the downtown, Leisure Center and Amphitheatre. 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.

15.2.2 EXEMPTIONS

- (1) The construction or alteration of a single detached dwelling, carriage house dwelling, or secondary suite is exempt from the requirements of this Division.
- (2) The construction, erection, alteration, maintenance or replacement of signs for an existing development is exempt from the requirements of this Division.

15.2.3 GUIDELINES

- (2) All Development Permits must comply with the following guidelines:
 - (a) The form and character of new buildings, and renovations to existing buildings, must project a high quality image which complements the Downtown.
 - (b) In terms of scale, massing, materials and colours, buildings must be complementary to and integrated into their immediate land use context;
 - (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 be designed to 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. Parking and service areas located at the rear of buildings are strongly encouraged, with appropriate screening and landscaping. Parking requirements may be reduced to up to 50% of demand provided the building placement encourages pedestrian and bicycle access; Consideration should be given to ease of pedestrian access as well as vehicular

- access when designing parking areas;
- (g) Recycling and garbage bins must be screened from view and located in alleyways;
and
- (h) 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.

15.3 Downtown Development Permit Area (Area A2)

15.3.1 DESCRIPTION

The Downtown Development Permit Area is designated pursuant to the *Local Government Act* under the District of Houston Official Community Plan. 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.

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.

15.3.2 EXEMPTIONS

- (1) The construction or alteration of a single detached dwelling, carriage house dwelling, or secondary suite is exempt from the requirements of this Division.
- (2) The construction, erection, alteration, maintenance or replacement of signs for an existing development is exempt from the requirements of this Division.

15.3.3 GUIDELINES

- (2) All Development Permits must comply with the following guidelines:
 - (a) The development of new buildings and renovations to existing buildings must be complementary to the scale, mass, materials and colours found in traditional wood structures and buildings. 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 Facility and Amphitheatre;
 - (b) Site furnishings, lighting, brick work and other materials must be designed to be compatible with materials currently in place both on the streetscapes of 9th Street and 10th Street and at buildings like the Leisure Facility 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. 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) Mixed-use developments are encouraged within this zone to promote pedestrian-oriented developments, complete community design principles, and sustainable development patterns. The form and character principles prescribed through the policies in this Division will be applied to mixed-use developments. Vehicle access and parking areas for residential uses in the development permit area must be to the rear of the property;
 - (i) 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
 - (j) Development should minimize impacts to surrounding land uses, particularly existing single-family residences. Use of shielded lighting, fencing, building orientation, building variation, open space and other mechanisms is encouraged to maximize privacy and minimize adverse impacts.

15.4 Multi-Family Dwellings Development Permit Area (Area A3)

15.4.1 DESCRIPTION

The Multifamily Dwellings Development Permit Area is designated pursuant to the *Local Government Act* under the District of Houston Official Community Plan. 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.

15.4.3 POLICIES

- (1) 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.
- (2) All Development 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 should 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;
 - (g) 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;
 - (h) 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;
 - (i) Recycling and garbage bins must be screened from view and located in the rear yard

of the property;

- (j) 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;
- (k) 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; and
- (l) 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.

15.5 Wildfire Development Permit Area (Area A4)

15.5.1 DESIGNATION

The Wildfire Development Permit Area is designated in the District of Houston Official Community Plan pursuant to Section 488(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

15.5.2 AREA

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

15.5.3 BACKGROUND

The risk of wildfire is a significant threat within the region and can result in economic, social, and environmental impacts. Woodlands and forests adjacent to development increases this threat and places pressure on emergency service providers. Certain development practices can reduce the risk of damage from wildfire in high-hazard or interface areas.

15.5.4 OBJECTIVES

Ensure that development within the Wildfire hazard Development Permit Area is managed to:

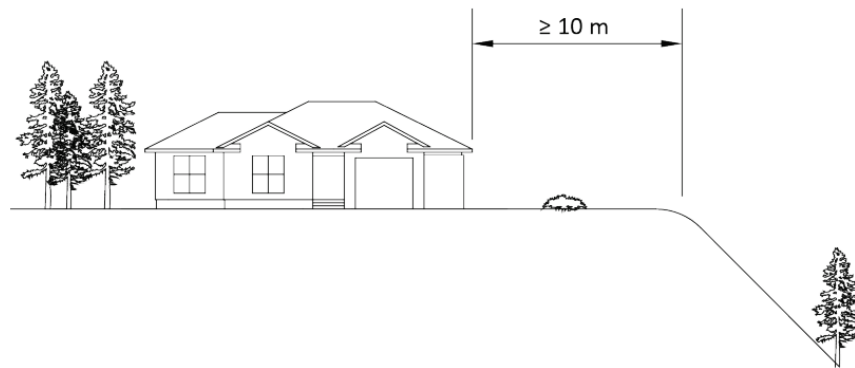
- (a) Minimize the risk to property from wildfire hazards;
- (b) Promote activities to reduce wildfire hazards; and
- (c) Proactively manage conditions affecting potential fire behavior to support fire suppression and containment.

15.5.5 WILDFIRE DEVELOPMENT PERMIT

- (1) Despite any other enactment of the District of Houston, every owner of a parcel who is required to apply for a building permit for a new building in the Wildfire Development Permit Area must first apply for and obtain a Wildfire Development Permit that is consistent with these guidelines.
- (2) Subdivision applications and land alterations are exempt from this requirement.

15.5.6 GENERAL GUIDELINES

- (1) Consideration should be given to the provisions recommended in the document titled “Wildfire-Resilience Best-Practice Checklist for Home Construction, Renovation and Landscaping” available on the BC FireSmart Website.
 - (a) Building Siting
 - i. Buildings should be set back at least 10 m from the crest of any hill with a slope over 30% where possible.

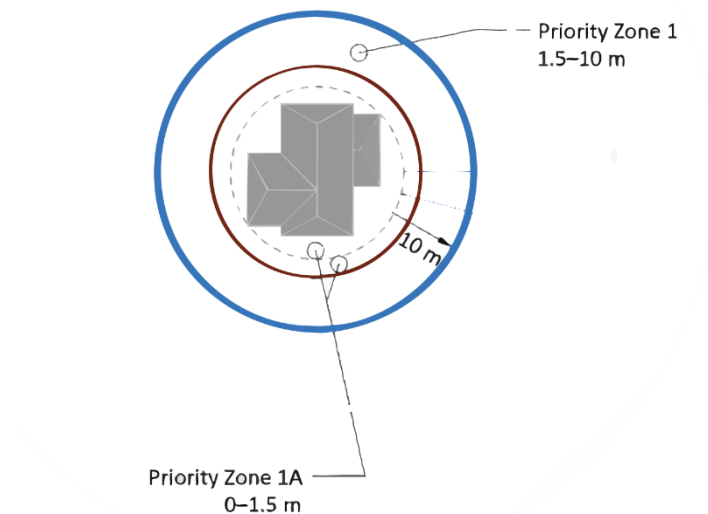


(b) Other Considerations

- i. Liquefied petroleum gas (LPG) tanks located within 100 m of a building should rest on a non-combustible surface, and combustible material and/or vegetation should not be located within 3 m of the tank. LPG tanks should not be stored under a deck, balcony, or roof eave or soffit.
- ii. 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.
- iii. The installation of underground sprinkler systems should be considered.

(2) Guidelines for Priority Zone 1A and Zone 1

- (a) As described in the National Research Council Canada publication “National Guide for Wildland-Urban Interface Fires,” fuel is recommended to be managed in Priority Zones as illustrated below:



- i. Priority Zone 1A extends 0-1.5 m from the furthest projection of the building and generally should be kept free of combustible materials.
- ii. Priority Zone 1 extends 1.5-10 m from the furthest projection of the building and

generally, fuel should be carefully managed to mitigate fire risk.

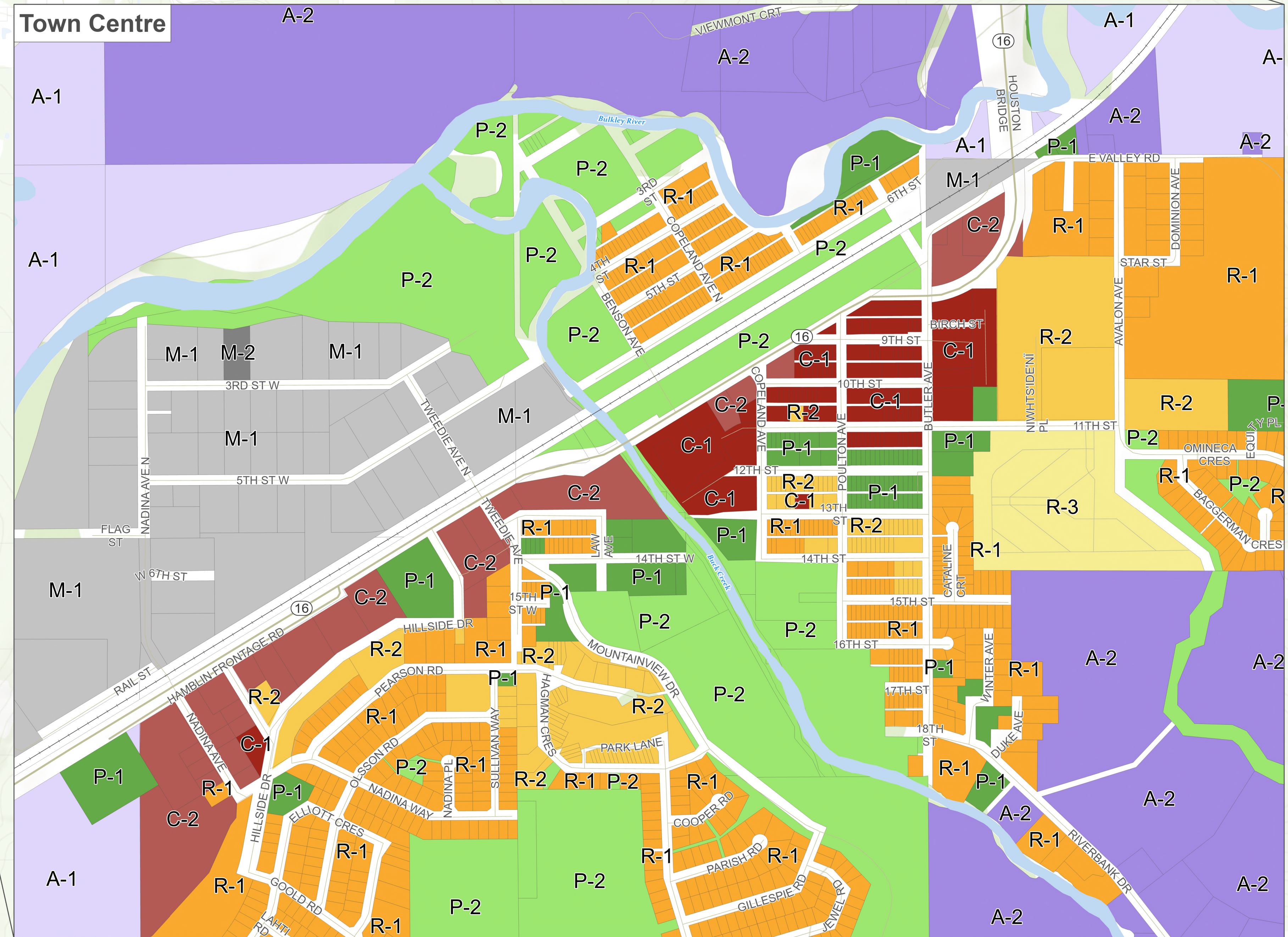
- iii. The goal of fuel management is to create enough defensible space to protect buildings from approaching wildfire and to reduce the potential for a building fire spreading to the wildland.

(b) Priority Zone 1A Guidelines

- i. Vegetation and combustible material including woody shrubs, tree, and tree branches should be removed;
- ii. Non-combustible materials such as gravel, brick, and concrete should be used for landscaping features; and
- iii. No combustible materials should be stored under raised or elevated buildings, including decks.

(c) Priority Zone 1 Guidelines

- i. over-mature, dead, and dying trees with potential to ignite and carry fire should be removed,
- ii. highly flammable species of trees with potential to ignite and carry fire should be removed,
- iii. vegetation should be thinned and pruned to prevent a fire from being carried toward or away from the building,
- iv. remaining vegetation should be converted to less fire-prone species if compatible with ecological considerations,
- v. combustible debris and items, including firewood piles, construction materials, furniture, decorative items, trailers, recreational vehicles, storage sheds, and ancillary structures, should not be present.

[illegible]

October 6, 2026
Date

