



DISTRICT OF TAYLOR



Zoning Bylaw

No. 898, 2025

A Bylaw to Regulate the Use of Land, Buildings, and Structures and
the Provision of Parking, Screening and Landscaping





DISTRICT OF TAYLOR
BYLAW No. 898, 2025
ZONING BYLAW

WHEREAS the Council of the District of Taylor wishes to repeal "Zoning Bylaw No. 887, 2024" and amendments thereto, and wishes to adopt a new Zoning Bylaw pursuant to section 479 of the *Local Government Act*.

AND WHEREAS Council has provided a public notice pursuant to Section 467 of the *Local Government Act*.

NOW THEREFORE the Council of the District of Taylor in open meeting assembled ENACTS as follows:

1. This bylaw may be cited as "Zoning Bylaw No. 898, 2025".
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the District of Taylor:
 - a. Schedule A - Zoning Bylaw
 - b. Schedule B - Zoning Bylaw Map
3. If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid shall not affect the validity of the remaining portion of this bylaw.
4. Zoning Bylaw No. 887, 2024 cited as the District of Taylor Zoning Bylaw and amendments thereto are hereby repealed.

Read a first time the __17th__ day of __November__, 2025.

Read a second time the __19th__ day of __January__, 2026.

Advertised this __13th__ day of __January__, 2026.

Public Hearing was held on the __19th__ day of __January__, 2026.

Read a third time the __17th__ day of __February__, 2026.

Adopted the __2nd__ day of __March__, 2026.

"Original Signed by Mayor"



Mayor (Brent Taillefer)

"Original Signed by Chief Administrative Officer"



Chief Administrative Officer (Ryan Galay)



SCHEDULE A

Zoning Bylaw



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1.0 Basic Provision

1.1 Purpose

- .1 The purpose of this bylaw is to establish a clear and effective framework for regulating land use to ensure the orderly, economic, beneficial, equitable and environmentally responsible use, development, and redevelopment of the District of Taylor, in alignment with the goals and policies of the District of Taylor Official Community Plan.

1.2 Application

- .1 This bylaw applies to the entire area within the legal boundaries of the District of Taylor as shown on Schedule "B" (Zoning Bylaw Map) and includes to all land, buildings and structures including the surface of water within the boundaries of the District of Taylor.

1.3 Conformity

- .1 Land, including air space and the surface of water, shall not be used, and buildings and structures shall not be constructed, altered, located or used, except as specifically permitted in this bylaw, except as otherwise authorized by the *Local Government Act*.
- .2 Lots created prior to the date of adoption of this bylaw, regardless of area or dimensions, may be used for any of the uses permitted by its zone.
- .3 A building existing at the time of adoption of this bylaw that fails to comply with the requirements relating to siting, size and shape must not be altered or extended unless such alterations or extensions are in accordance with all respects with the requirements of this bylaw.
- .4 Buildings may be converted, altered, or remodeled for another use, provided that the converted building conforms to all the provisions and regulations prescribed for the zone in which it is located, as well as any applicable provisions and regulations of the BC Building Code and District of Taylor bylaws.
- .5 Non-conforming uses and siting are subject to provisions of the *Local Government Act*.



1.4 Compliance with Other Legislation

- .1 In addition to this bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, or provincial or federal statutes and regulations.
- .2 All lands designated as “Agricultural Land Reserve” pursuant to the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act* and *Agricultural Land Commission Regulation*, and all conditions, orders and regulations thereto.
- .3 The provisions of this bylaw do not apply to the use of land, buildings, or structures by the provincial or federal governments, including their ministries, agencies, and Crown corporations, except where such bodies are expressly made subject to local government bylaws by provincial or federal legislation.



2.0 Administration

2.1 Interpretation

- .1 The General Regulations (Section 4.0), Landscaping and Screening Regulations (Section 5.0), Sign Regulations (Section 6.0), and Off-Street Parking and Loading Regulations (Section 7.0) apply to all zones established within this bylaw. These regulations form part of the development standards for every zone and shall be applied in conjunction with the specific regulations of each zone, unless expressly excluded, modified, or overridden by another section of this bylaw.
- .2 All dimensions and other measurements in this bylaw are expressed in the standard International Units (Metric) System.
- .3 Whenever references to a zone start with and include only the letters (i.e., A, C, I, P, or OR), they shall be deemed to include all zones starting with those letters in combination with other numbers or letters.
- .4 Uses not listed in respect of a particular zone are prohibited.
- .5 Where this bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.
- .6 When the calculation of residential density or parking requirements results in a fraction of a dwelling or parking space, the nearest positive integer shall be used.

2.2 Inspection

- .1 Subject to the provisions of the *Community Charter*, the District of Taylor's Chief Administrative Officer or other officers of the District who may be designated to administer this bylaw is hereby authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulation under this bylaw to determine whether the regulations of this bylaw are being observed.

2.3 Violation

- .1 Every person who:
 - .i Violates any of the provisions of this bylaw;
 - .ii Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
 - .iii Neglects or omits to do anything required under this bylaw;
 - .iv Carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this bylaw;
 - .v Fails to comply with an order, direction or notice given under this bylaw; or
 - .vi Prevents, obstructs or attempts to prevent or obstruct the authorized entry of an officer onto the property under Section 2.2



- .2 shall be deemed to be guilty, upon summary conviction, of an offence under this bylaw.

2.4 Offences and Penalties

- .1 This bylaw may be enforced by means of a ticket issued under the Municipal Ticket Information Bylaw.
- .2 Every person who violates any provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw, or who refuses, omits, or neglects to fulfil, observe, carry out, or perform any duty or obligation imposed by this bylaw is liable upon summary conviction, to a fine and penalty not exceeding \$10,000 and the costs of prosecution.
- .3 Each day during which an offence against this bylaw is continued is deemed to constitute a new and separate offence.
- .4 The penalties imposed will be in addition to and not in substitution for any other penalty or remedy imposed by this bylaw.



3.0 Definitions

- .1 In this bylaw, all words or phrases shall have the meaning defined below, except for words or phrases with common meaning or defined in legislation or other bylaws. Definitions may be amended, changed or modified in the future.
- .2 Individual uses are grouped into definitions with common functional or physical effects or characteristics that are principal, secondary, or accessory, with or without conditions, within various zones of this bylaw.
- .3 Examples listed in a use definition are to illustrate typical uses and are not intended to be exclusive, exhaustive, or restrictive.
- .4 Where a specific use generally conforms to the wording of two or more uses, the use shall be construed to conform to and is included in the use that is most similar in character, performance, and purpose.

ABUT or ABUTTING means sharing a boundary, or physically touching, and when used with respect to parcels, means two or more parcels that share a common property line.

ACCESSORY BUILDING means a detached building or structure that is incidental to, secondary to, or exclusively devoted to a principal use, expressly permitted by this bylaw on the same parcel or, if the accessory use, building or structure is located on the common property in a bare land strata plan, on a strata parcel in that strata plan.

ACCESSORY DWELLING UNIT means a dwelling unit that is detached and ancillary to the use of the principal building (i.e., single detached dwelling) on the same parcel. An accessory dwelling unit is a self-contained residential accommodation unit, and has cooking, sleeping and bathroom facilities, and is secondary and subordinate to a principal dwelling located on the same property. An accessory dwelling unit does not include secondary suites.

ACCESSORY USE means a use which is normally ancillary to, incidental to, subordinate to, dedicated exclusively to and located on the same parcel as the permitted use. Parking may be an accessory use when it serves the permitted use. Accessory uses include recreational amenities in residential developments that are devoted to the exclusive use of residents living on the same site and includes accessory uses expressly permitted by this bylaw.

ADJACENT means land that abuts and is bordering a parcel and also includes land that would be bordering other parcels if not for a street, lane, walkway, stream, utility parcel, underground pipeline, power line, drainage ditch, watercourse, or similar feature.

AGRICULTURAL means the use of land, buildings or structures for the growing, producing, raising or keeping of livestock, or harvesting agricultural crops and includes processing and retail of agricultural products from the same property. Barns, processing, and retail facilities for primary agricultural products are considered incidental to agricultural uses. Agriculture does not include commercially operated feedlots, stables, piggeries, and poultry farms except as an allowable farm use on lands within the *Agricultural Land Reserve*.

AMENITY SPACE means an outdoor or indoor space provided in a development devoted to the exclusive use of residents living on the same site and not used for commercial purposes. Such spaces may include



but are not limited to, community meeting spaces, plazas, sports and fitness facilities, cultural facilities, artist studios, workshops, tennis courts, outdoor swimming pool, garden patches, and playground equipment.

APARTMENT means a single building on a parcel consisting of multiple dwelling units, where each dwelling unit has its principal access from a common entrance or hallway. Ground level dwelling units may have a common entrance or hallway and/or may have direct ground level access to the outside.

APIARY means a place where bees, beehives, or bee keeping equipment are kept for the purpose of bee keeping.

AUTOMOBILE SERVICE means a business engaged in passenger vehicle, off-road vehicle and recreational vehicle sales, rental, and/or repair provided that these services are enclosed in the principal building and may include accessory uses like service station and automobile wash.

AUTOMOBILE WASH means an enterprise offering facilities for the washing or cleaning of automated vehicles on an automated or semi-automated basis.

BED AND BREAKFAST means a single detached dwelling occupied by the owner or operator as their principal residence, where one or more rooms are offered for rent for temporary overnight accommodation and may include the service of limited meals to overnight guests. Lands within the Agricultural Land Reserve must comply with the *Agriculture Land Commission Act* and *Agriculture Land Commission Regulations* for Tourist Accommodation.

BREWERY AND DISTILLERY means the use of facilities for brewing and manufacturing beer and cider or distilling and manufacturing spirits as authorized under the *Liquor Control and Licensing Act*.

BUILDING OR STRUCTURE means any temporary or permanent structure designed, erected, or intended for the shelter, enclosure or occupancy of persons or property including animals, materials, chattels and/or equipment. Any tent, awning, bin, bunk, container, vessel, vehicle or trailer used for the purposes above shall be deemed a building or structure.

BUILDING SUPPLY means the retail sale or wholesale of building materials, fixtures or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and lumber yard, and may include accessory rental of home construction, maintenance or repair equipment. This does not include concrete plants and other manufacturing and processing plants.

BULK FUELING STATION means any building or land used or intended to be used for the sale of fuels or lubricants to commercial vehicles and industrial equipment, either through the use of key cards or service attendants but will not include automobile service.

CAMPGROUND means an area of land, managed as a unit, providing for the seasonal short-term accommodation of tents, recreational vehicles and campers for a period not exceeding April 1st to October 31st. Campgrounds are not to be used for year-round storage or accommodation for residential use. This may include temporary accommodation for workers, accessory office and laundry facilities.

CANNABIS PRODUCTION FACILITY means a facility used for the cultivation, growth, processing, testing, storing, destruction, packaging, shipping or distribution of cannabis or its derivatives for recreational purposes, as lawfully permitted and authorized under the *Federal Cannabis Act*.

CANNABIS RETAIL means the retail sale of cannabis or cannabis-related products and accessories as lawfully permitted and authorized under the *Cannabis Control and Licensing Act*.



COGENERATION FACILITY means a facility that generates both electricity and heat from a single source as a bi-product of a manufacturing process and used for onsite or off-site distribution.

COMMERCIAL ENTERTAINMENT FACILITY means any building or land used for the provision of entertainment on a user-pay basis. Typical facilities include but are not limited to arcade, billiard and pool hall, bowling alleys, mini-golf and theatres.

COMMUNITY CARE FACILITY means the use of premises as a community care facility by a licensee under the *Community Care and Assisted Living Act* to provide residential care to 3 or more persons not related by blood or marriage to the licensee, or if the licensee is a corporation, to any director, officer or member of the corporation.

COMMUNITY GARDEN means a piece of land gardened by a group of people for the non-commercial purpose of providing a garden, education or food production. A community garden may be developed to support food security for an individual, family, or non-profit group, but not for retail or wholesale.

CONVENIENCE STORE means the retail sale of goods required by area residents or employees on a day to day basis. Typical uses include but are not limited to small food stores selling confectionery, tobacco, groceries, personal care items, or printed matter. This use does not include the sale of liquor or cannabis.

DANGEROUS GOODS means any product, substance or organism included by its nature or by the regulations in any of the classes listed in the Schedule appended to *Transport of Dangerous Goods Act*.

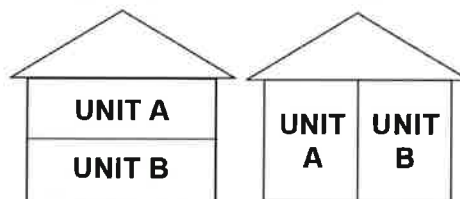
DAYCARE means a facility that provides care, supervision, social or educational training to no more than eight children, which shall be licensed pursuant to the *Community Care and Assisted Living Act*.

DAYCARE CENTRE means a facility that provides care, supervision, social or educational training, to more than eight children, which is licensed pursuant to the *Community Care and Assisted Living Act*.

DENSITY means a measure of the intensity of use of the land, parcel or area, or of any buildings or structures typically measured in dwelling units per area.

DUPLEX means a building divided horizontally or vertically into two separate dwelling units, as shown in Figure 1. Each dwelling unit has an independent entrance either directly from the outside or through another common entrance.

Figure 1: Illustration of Duplex



DWELLING UNIT means a building, or self-contained portion of a building, containing sleeping, cooking and bathing facilities intended as a permanent residence, and having a private entrance either directly from the outside of the building or from a common hall inside the building.

FINANCIAL INSTITUTION means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors, loan dealers, or related businesses.



FOURPLEX means a building consisting of four dwelling units which could be located beside each other or above and below each other. The dwelling units may have a common entrance or have their own individual entrances.

FRONTAGE means the length of the front parcel line.

GARAGE means an accessory structure, or part of a principal building, designed and used primarily for the storage of vehicles, and may include a carport.

GRADE means the average elevation of all finished or unfinished ground measured at the exterior perimeter of the building or structure, as shown in Figure 2.

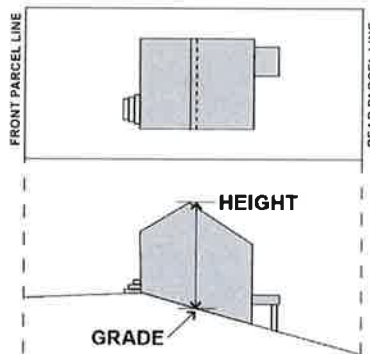
GREENHOUSE AND NURSERY means the display and retail sale of plants and/or trees, garden and landscaping materials and supplies, garden furniture, and may include the sale of incidental refreshments, fruit and produce.

GROSS FLOOR AREA means the total area of all floors of a building or structure enclosed by the inside face of exterior walls, including all enclosed spaces such as stairways, elevator shafts, lobbies, storage and mechanical rooms.

HEALTH SERVICE ESTABLISHMENT means any development used for the provision of physical or mental health services on an outpatient basis. Services 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 and acupuncture clinics, reflexology, health clinics, and counselling services and may include accessory medical and diagnostic laboratories, the retail sale or rental of medical supplies, and a pharmaceutical dispensary.

HEIGHT means the maximum vertical distance between grade and the highest point of the building or structure, as shown in Figure 2. Fence height is an exception and is not measured from grade.

Figure 2: Illustration of Height and Grade



HIGHWAY means a public street, road, trail, lane, bridge, trestle and any other public way or improvement under the *Transportation Act*.

HOME BASED BUSINESS means a small-scale occupation or professional service conducted entirely within a single detached dwelling or an accessory building or structure, where the dwelling is the principal residence of the business owner or operator. A home based business must be clearly incidental and accessory to the principal dwelling. Typical uses include professional services, tutoring, craft or personal services.



HOME INDUSTRY means a small-scale light industrial activity, such as woodworking, manufacturing and artisan production, conducted entirely within the single detached dwelling or an accessory building or structure, where the dwelling is the principal residence of the owner or operator. Home industry must be clearly incidental and accessory to the principal dwelling and may involve limited outdoor storage. Heavy industrial uses as permitted in the Heavy Industrial (I-2) zone are not permitted.

HOTEL means a building which provides rooms or suites for temporary sleeping accommodation where the rooms have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include accessory uses such as a restaurant, liquor sales, liquor primary establishment, retail sales, indoor recreation, and meeting rooms.

INDOOR RECREATION means the provision of recreational services entirely within an enclosed building for sports, active recreation, performing and cultural arts. Typical uses include athletic clubs, health and fitness clubs, swimming pools, bowling alleys, karate clubs, and dance studios.

JUNKYARD means the use of land, buildings and structures for the collection, storage, and/or sale of used furniture or household appliances that can be repurposed, reused, or recycled.

LANDSCAPE BUFFER means a landscaped or natural area intended to visibly separate and screen one use from another. This also refers to the use of vegetation and other screening or separation methods to separate non-farming and Agricultural Land Reserve land uses.

LANDSCAPING means a vegetated area and/or garden, or a combination thereof, which has a mix of ground cover, plants, shrubs and trees. Hard surfacing, such as decorative stonework, retaining walls, or other architectural elements, may also be incorporated.

LIGHT MANUFACTURING means manufacturing activities carried out within an enclosed building or structure involving the assembly of materials or components from pre-manufactured materials, and includes the assembly, repair, finishing products; fabrication, welding and machine shop; maintenance, service, repair and sale of small machinery, engines, and electrical equipment.

LIQUOR PRIMARY means a premises licensed under the *Liquor Control and Licensing Act* where the primary purpose is the service of liquor for onsite consumption rather than food, such as pubs, bars, lounges, and night clubs.

LIQUOR STORE means premises licensed pursuant to the *Liquor Control and Licensing Act* where the primary purpose is the retail sale of bottled or canned alcoholic beverages.

MANUFACTURED HOME means a factory-built dwelling unit bearing a valid certification label indicating compliance with either CSA Standard A277 (Modular Home) or CSA Standard Z240 (Mobile Home) under the *Manufactured Home Act* or constructed in accordance with the *BC Building Code*.

MINI STORAGE means a self-contained building or group of buildings containing lockers that are available for rent or lease for the storage of goods, materials and equipment.

MIXED USE means a building that has commercial uses located on the ground floor with residential uses located on the upper floors of the building.

MOBILE HOME means a factory-built dwelling unit built to CSA Standard Z240 under the *Manufactured Home Act* suitable for year-round, long-term occupancy, designed to be transported from the factory to its ultimate site on an integral chassis with integral or detached wheels and arriving at the site ready for occupancy with or without a permanent foundation when attached to the required facilities. A mobile



home does not include recreational vehicles or other vehicles which are exempt from the provisions of the *Manufactured Home Act*.

LOADING SPACE means an on-site space reserved for temporary parking for the purpose of loading or unloading goods and materials.

MODULAR HOME means a factory-built dwelling unit built to CSA Standard A277 under the *Manufactured Home Act* or constructed in accordance with the *BC Building Code*. Modular homes must be suitable for year-round, long-term occupancy, are transportable in one or more sections and are designed for use with a permanent foundation when attached to the required utilities.

MOTEL means providing rooms for temporary sleeping accommodation where each room has direct access to the parking lot and may be equipped with individual kitchen facilities. A motel may include an office for motel administration.

NATURAL RESOURCE DEVELOPMENT means the use of land for exploration, extraction, harvesting, processing, storage, or transport of natural resources. Typical uses include forestry, mineral and aggregates, oil and gas, soil removal and deposit, and may include ancillary equipment, temporary structures, and onsite processing.

OFFICE means a building or part thereof for the administration of a business, the practice of a profession, or the conduct of public administration, and includes the provision of business, professional, technical, or consulting services.

OWNER means a person(s) or organization listed as the titleholder on a property's legal certificate of title as registered at the Land Title Office in BC.

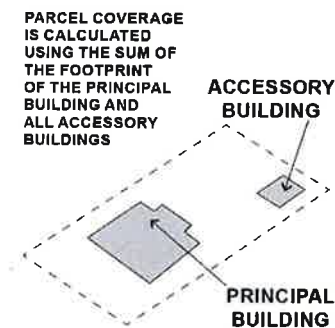
PARCEL means any block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act*.

PARCEL AREA means the total area of a parcel of land contained within the parcel boundaries, measured on a horizontal plane and expressed in metric units.

PARCEL, CORNER means a parcel located at the intersection of two or more highways, having both a front parcel line and an exterior side parcel line.

PARCEL COVERAGE means the percentage of the parcel area that is covered by the footprints of all buildings or structures on the parcel, measured on a horizontal plane, including the area within the drip line of the roof for any building or structure without walls, as shown in Figure 3.

Figure 3: Illustration of Parcel Coverage

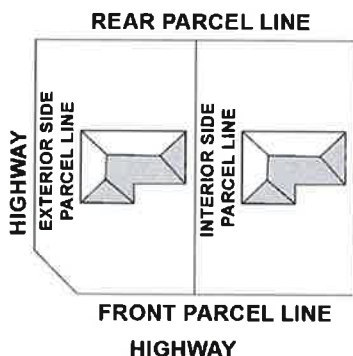




PARCEL FRONTAGE means the horizontal distance measured along the front parcel line between the two side parcel lines, which abuts a highway, or access route in a bare land strata, and for this purpose “highway” does not include a walkway or emergency access route.

PARCEL LINE means the boundary of a parcel as shown in Figure 4:

Figure 4: Illustration of Parcel Lines



EXTERIOR SIDE PARCEL LINE means a parcel line on a corner parcel that is common to the parcel and an abutting highway or access route in a bare land strata plan, but is not designated as the front parcel line.

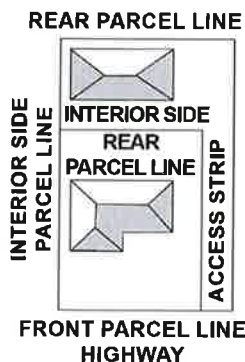
FRONT PARCEL LINE means the parcel line that is common to the parcel and an abutting highway or access route in a bare land strata plan, and where there are two or more such parcel lines the shortest is deemed the front parcel line. In the case of a panhandle parcel, front parcel line is the parcel line nearest to the abutting highway from which access is obtained, excluding the access strip.

INTERIOR SIDE PARCEL LINE means a parcel line that is not a front, rear or exterior side parcel line and that is common to another parcel.

REAR PARCEL LINE means the parcel line opposite to the front parcel line, in the case of a parcel having four sides. Where the rear portion of a parcel is bound by intersecting side parcel lines, the point of intersection is deemed the rear parcel line for the purpose of determining setbacks.

PARCEL, PANHANDLE means a parcel that gains access to an abutting highway or access route in a bare land strata plan by way of a narrow access strip of land which is part of the parcel, as shown in Figure 5.

Figure 5: Illustration of Panhandle Parcel Shape





PARCEL WIDTH means the average horizontal distance between the side parcel lines, measured at both the front parcel line and the midpoint of the parcel.

PARK means any outdoor land specifically for passive or active recreation including playgrounds, walkways, trails, environmentally significant areas, forest reserves, wildlife sanctuaries, greenbelts, conservation areas, community gardens, buffers, nature and cultural interpretation areas, and similar land uses. It includes all landscaping, sports fields, trails, buildings and structures consistent with the general purpose of parkland. It does not include a campground or recreation site.

PARKING LOT means a parcel, or portion of a parcel, or a building or structure that is designated and maintained for the temporary parking of two or more motor vehicles.

PARKING SPACE means a clearly defined and marked area within a parking lot, designed and maintained for the temporary parking of a single motor vehicle, and having minimum dimensions consistent with the standards set out in this bylaw.

PAWN SHOP means a commercial establishment where goods, such as personal property or valuables, are pledged as security for loans or bought and sold, and where customers may obtain loans by depositing such goods as collateral.

PERSONAL SERVICE ESTABLISHMENT means services to an individual which are related to the care and appearance of the body. Typical services may include, but are not limited to, barber shops, hairdressers, manicurists, tanning, laundromat and dry-cleaning, and tattooing, but does not include health services.

PLACE OF WORSHIP means the use of a building, or portion thereof, for religious worship, ceremonial services, rites, instruction and other faith or religious social activities. Typical uses include, but are not limited to chapels, churches, convents, monasteries, mosques, parish halls, rectories, seminaries, synagogues, and temples.

PRINCIPAL in relation to a use, building or structure means the main or primary use, building or structure on a parcel, to which all other uses, buildings, or structures are subordinate or accessory.

PRINCIPAL BUILDING means main or primary building on a parcel that is associated with the principal use of the land. Where more than one building exists on a parcel, the principal building is the one that primarily accommodates the main use permitted in the applicable zone.

PRINCIPAL USE means the primary purpose for which land, buildings, or structures are used as permitted in the applicable zones under this bylaw.

PUBLIC USE means land, buildings, or facilities typically provided by a government, government agency or non-profit organization for purposes such as education, health care, social services, public administration, emergency and protective services, communications infrastructure or public works.

QUALIFIED PROFESSIONAL means a person who is registered and in good standing in British Columbia with an appropriate professional organization, acting within their respective area of expertise, under that association's code of ethics and is subject to disciplinary action by that association.

RECREATION SITE means a parcel(s) which provides basic outdoor recreation opportunities for the public area including day-use or short term camping (five days or less) in a tent or recreational vehicle. There are no assigned camp sites or services available, and no fees shall be collected. These sites shall be used in conjunction with events occurring on that parcel.



RECREATIONAL VEHICLE means a transportable, self-contained vehicle or trailer designed and intended to provide temporary accommodation for travel, vacation, or recreational use. This does not include mobile or manufactured homes.

RECYCLING CENTRE, MAJOR means the buying, selling, collection, sorting, bailing, packing, and temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics (computers, TV's, cell phones, radios, stereos), household appliances (blenders, toasters, coffee makers, vacuums), office equipment (photocopiers), and batteries (dry cell, rechargeable, wet cell), where all storage is contained within an enclosed building. This use does not include waste management or a wrecking yard.

RECYCLING CENTRE means a site containing unattended bins and containers for the collection and temporary storage of recyclable materials such as cardboard, plastics, glass, paper, cans and similar household goods. Recyclable material left at the drop-off shall be periodically removed and transported to larger, permanent recycling facilities for processing. This use does not include waste management, transfer stations or a wrecking yard. Minor recycling centres are permitted as an accessory use with any multiple dwelling residential, commercial, industrial, or institutional use subject to the landscaping and screening provisions of this bylaw.

RESTAURANT means an establishment where food and beverages are prepared, served, and sold to the public for consumption on the premises or as take-out.

RETAIL STORE means the retail sale of goods, wares, merchandise, substances, articles, or other products to the public, and includes storage on or about the premises of limited quantities sufficient only to service the retail operation.

RETAINING WALL means a structure constructed to hold back, stabilize or support an earthen bank.

SCREENING means a continuous barrier, such as a fence, wall, or vegetation, that will effectively screen the parcel it encloses from adjacent parcels and public thoroughfares, and is only broken by accesses for driveways, lanes and walkways. Screening is often used to provide a visual barrier sufficient to conceal parking areas, garbage collection and storage areas.

SECONDARY SUITE means a self-contained dwelling unit located within and forms part of a single detached dwelling. It has its own separate cooking, sleeping and bathing facilities, and direct access to the outside without passing through any part of the principal dwelling unit. It is incidental and secondary to the principal dwelling unit.

SERVICE INDUSTRIAL means those activities associated with the supply, rental and maintenance of machinery, vehicles or equipment, and shall include sale and service of motor vehicle parts, commercial vehicles, recreational vehicles, and farm and industrial equipment. This use may also include a vehicle storage compound.

SERVICE STATION means the retail sale of vehicle fuels, lubricating oils and other vehicle products, and may include facilities for automobile servicing and repair, such as oil changes, tire inflation, and battery replacement, but shall not include vehicle sales, vehicle body repairs or painting.

SETBACK means the minimum horizontal distance between a building, structure or use specified in this bylaw, and a parcel line or other feature as defined in this bylaw.



SHIPPING CONTAINER means a rectangular, metal container customarily used for the transportation and storage of goods by ship, rail or truck, and which may be used for temporary or permanent storage.

SIGN means any device, structure, fixture, or placard that uses words, letters, numbers, symbols, logos, or images to convey information, attract attention, or advertise goods, services, activities, or events, visible from any highway or parcel other than the one on which it is located.

SINGLE DETACHED DWELLING means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. This use includes manufactured housing that conforms to the CSA A277 standard but does not include a mobile home conforming to the CSA Z240 standard. Where permitted, a single detached dwelling may contain a secondary suite.

STORAGE YARD means 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. Typical uses include pipe yards, shipping and cargo containers, trailers and rail car storage, or heavy equipment storage compounds. This use does not include junkyard or wrecking yard.

TOWNHOME means a building divided into five or more dwelling units under one roof with private, exterior entrances to each, with each dwelling unit sharing at least one common wall or party wall.

TRADE CONTRACTOR means specialized constructions, repair, installation or maintenance services in a particular trade such as to electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation and air conditioning. This use may include ancillary office, storage yard, and limited fabrication related to the trade.

TRIPLEX means a building containing three dwelling units located above or below each other or three side by side units facing the front property line that each share a wall with each other. Triplexes may have their own individual entrances or one communal entrance.

UTILITY means a system, facility, building, structure, or equipment owned by a public or private utility company or government agency for the provision of services such as water, sewer, drainage, gas electricity, transportation or communication.

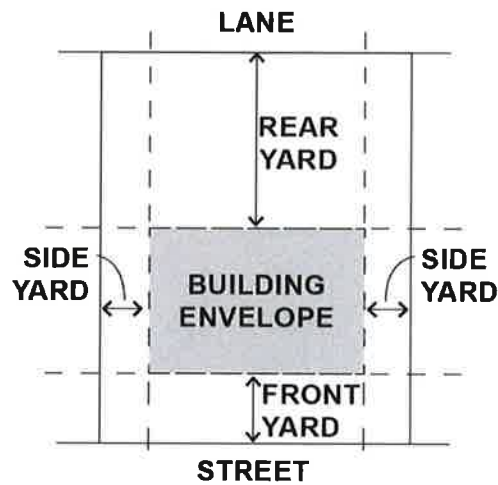
VETERINARY HOSPITAL means any building, structure or premise used for the care including grooming, treatment or hospitalization of small animals. Small animals typically include but are not limited to dogs, cats, rabbits or birds. Large farm animals like horses, cows, sheep, goats and pigs are not treated onsite but may receive care off-site.

WAREHOUSING means the use of enclosed buildings and structures primarily for the shipping, receiving and storage of large quantities of goods.

WRECKING YARD means the use of land, buildings and structures for the collection, demolition, dismantling, storage, salvage, bailment, recycling, reclamation, reuse, remanufacture and/or the sale of waste materials including scrap metal, inoperable vehicles, vehicle parts, tires, building materials and machinery. The presence on any site of two or more vehicles, which, for a period exceeding thirty (30) days, have not been capable of operating under their own power or from which parts have been or are to be removed for reuse or sale shall be deemed to be a wrecking yard.

YARD means an area created by a setback, as shown in Figure 6.

Figure 6: Illustration of Front, Rear and Side Yards



YARD, FRONT means the portion of a parcel lying between the front parcel line and the front of the principal building and extending across the full width of the parcel.

YARD, EXTERIOR SIDE means a side yard immediately adjoining a street, typically on a corner lot.

YARD, INTERIOR SIDE means a side yard other than an exterior side yard.

YARD, REAR means the portion of a parcel lying between the rear parcel line and the rear of the principal building and extending across the full width of the parcel.

YARD, SIDE means the portion of a parcel extending from the front yard to the rear yard and lying between the side parcel line and the nearest side of the principal building.

ZONE means a zone as established in this bylaw.



4.0 General Regulations

4.1 Uses Permitted in Any Zone

- .1 Except where specifically excluded the following uses, buildings and structures are permitted in every zone and are exempted from minimum parcel size requirements as established in this bylaw:
 - .i Underground and overhead lines, cables and telecommunication towers except that transmission towers are not allowed within 150.0 m of any R-zones or school sites.
 - .ii Underground utilities.
 - .iii Pipelines, traffic control devices, clock towers, and underground or submarine utility systems.
 - .iv Transportation rights-of-way established by a government or Crown corporation.

4.2 Location and Siting

- .1 No principal building, accessory building or structure, or accessory dwelling unit shall be located in any required front, side or rear yard, except as provided in the Setback Exceptions (Section 4.3) of this bylaw.
- .2 All setback distances shall be measured horizontally from the applicable parcel line to the nearest point of the foundation, base, or structural support of a building or structure, including piers, posts, or footings that connect the structure to the ground.
- .3 Notwithstanding any other provision of this bylaw, where a parcel abuts a highway under the jurisdiction of the Ministry of Transportation and Transit, no building or structure, including signs, shall be constructed, erected, or placed within 4.5 m of the highway right-of-way, except:
 - .i Where vehicular access to the parcel is provided exclusively from a flanking street and not from the highway, the minimum setback from the highway right-of-way shall be 3.0 m; or
 - .ii Where a lesser setback has been approved by way of a permit from the Ministry of Transportation and Transit.

4.3 Setback Exceptions

- .1 The front, side and rear yard setback regulations of this bylaw do not apply to the following:
 - .i Fences and retaining walls.
 - .ii Uncovered steps, eaves and gutters.
 - .iii Uncovered or open patios, or terraces, provided the top floor is less than 0.6 m above the landscaped grade, and the projections do not exceed 50% of the width of the required front, side or rear yard.



- .iv Porches, decks, balconies, awnings and sunshades, provided that such projections do not extend more than 1.5 m or 50% of the width of a required front, side or rear yard, whichever is less.
 - .v Cornices, sills, belt courses, bay windows, pop outs, chimneys, or other similar features provided that such projections do not project more than:
 - a. 1.0 m into a side yard where the minimum side yard is 3.0 m;
 - b. 0.5 m into a side yard where the minimum side yard is 1.5 m;
 - c. 1.0 m into a front yard or rear yard; and
 - d. collectively occupy no more than 20% of the building face which is oriented to the required yard.
 - .vi Arbors, trellises, fishponds, flag poles, or other similar landscape features.
 - .vii Swimming pools, provided that they are:
 - a. Not constructed, sited or placed within a front yard;
 - b. At least 3.0 m from any side or rear parcel line;
 - c. Located within a fenced yard or surrounded by a fence; and
 - d. Constructed so that the roof or ridge of the pool cover does not extend more than 4.0 m above the landscaped grade.
- .2 Underground structures, except for pools, may be sited in any portion of a parcel provided that the top surface of such structure shall at no point extend above the average finished ground elevation.

4.4 Height Exceptions

- .1 Provided that no such structure covers more than 20% of the parcel area; or if located on a building, covers less than 10% of the roof area, the maximum height regulations of this bylaw do not apply to: chimney stacks, church spires, cranes, domes or cupolas, elevator housings, flag poles, floodlights, grain elevators, fire and hose towers, mechanical and HVAC units, masts, monuments, rooftop stairway entrances, skylights, stadiums (including bleachers), solar panels, telecommunication towers (including radio, television and cell towers), transmission towers, utility poles, warning devices, water towers, and wind turbines.

4.5 Parcel Area and Width

- .1 Except as otherwise permitted in this bylaw, no parcel shall be reduced in area, whether by subdivision, conveyance, dedication or any other means, if such reduction would result in non-compliance with the provisions or regulations of this bylaw.



4.6 Subdivision

- .1 All parcels created under any proposed plan of subdivision shall be adequate in area and logical in shape and dimensions for the intended use. Triangular or otherwise irregularly shaped parcels shall be avoided wherever practicable.
- .2 Minimum parcel size regulations do not apply where parcel lines are relocated to facilitate an existing development, provided that:
 - .i No additional parcels are created
 - .ii All parcels are contiguous
 - .iii No parcel shall be enlarged to a size permitting further subdivision
- .3 The minimum parcel area provisions of this bylaw shall not apply where an existing lot is being bisected into two lots by a highway that is dedicated at the time of subdivision, or an existing lot is being reduced in size because of land dedication for a highway.
- .4 The minimum parcel size required by this bylaw may be reduced to allow a subdivision to fit within an extension of the standard grid of streets, avenues and lanes within the District.
- .5 Notwithstanding other provisions of this bylaw, irregular or asymmetrical parcels shall have a parcel frontage of not less than 8.0 m, provided that the parcel width as defined by this bylaw complies with the minimum parcel width required in the applicable relevant zone.

4.7 Accessory Buildings

- .1 No accessory building or structure shall be erected on any lot unless the principal building to which the accessory building is incidental has been erected or will be erected simultaneously with the accessory building or structure.
- .2 The maximum size of accessory buildings is defined within each zone; however, these size limitations do not apply to accessory dwelling units.
- .3 If an accessory building contains an accessory dwelling unit which makes up less than 50% of the accessory building floor area, accessory building regulations apply to the building.
- .4 No accessory building or structure shall be located in the front yard.
- .5 Accessory buildings, structures and uses are not permitted on any parcel unless the principal building to which the building, structure, or use is accessory has been erected or will be erected simultaneously.
- .6 Shipping containers and other temporary storage containers are not permitted as an accessory building in any R-zone.
- .7 Where an accessory building or structure is not attached to the principal building, the accessory building or structure must be setback a minimum of 1.5 m from the principal building.



- .8 An accessory building can only be used as a dwelling unit if permitted as an accessory dwelling unit.
- .9 Where an accessory building or structure is attached to the principal building, it will be considered part of the principal building and must comply in all respects with the requirements of the bylaw applicable to principal buildings.
- .10 On a corner parcel in all zones, an accessory building must meet the same exterior side parcel line setbacks as the principal building on the parcel.
- .11 Two parcels may not be joined together at rear parcel lines in an R-zone for the purpose of using one parcel for an accessory building.
- .12 Accessory buildings must be constructed of similar exterior materials and colours as the principal building on the parcel.

4.8 Accessory Dwelling Units

- .1 Accessory dwelling units shall be permitted only where explicitly allowed in the applicable zone, and must comply with the regulations in this bylaw, including siting and site coverage.
- .2 An accessory dwelling unit shall be permitted only as an accessory use to a single detached dwelling on any parcel.
- .3 If an accessory dwelling unit is contained within an accessory building and makes up more than 50% of the accessory building floor area, accessory dwelling unit regulations apply to the building.
- .4 The principal and accessory dwelling units shall be located on the same lot.
- .5 Basements are not permitted in accessory dwelling units.
- .6 An accessory dwelling unit shall not be used for short-term rental accommodation. For the purposes of this bylaw, a short-term rental means the rental of a dwelling unit, or portion thereof, for a period of less than thirty (30) consecutive days to a person or persons in exchange for monetary or other compensation.
- .7 An accessory dwelling unit cannot be strata titled or subdivided.
- .8 The accessory dwelling unit must be connected to the water and sanitary sewer service of the principal dwelling unit.
- .9 Service cables including electrical, telephone and television will be buried underground if underground servicing is the normal practice in the neighborhood where the accessory dwelling unit is located.
- .10 The location of an accessory dwelling unit and the site grading must allow for proper drainage of the site.
- .11 Accessory dwelling units must meet all relevant building, plumbing and development codes and will be regulated by the District of Taylor's building permit and inspection process.



4.9 Secondary Suites

- .1 A maximum of one secondary suite shall be permitted only as an accessory use to a single detached dwelling on any parcel.
- .2 A secondary suite shall not be used for short-term rental accommodation. For the purposes of this bylaw, a short-term rental means the rental of a dwelling unit, or portion thereof, for a period of less than thirty (30) consecutive days to a person or persons in exchange for monetary or other compensation.

4.10 Home-Based Business

- .1 Home-based businesses shall be permitted only where explicitly allowed in the applicable zone and must comply with the regulations in this bylaw.
- .2 Must be operated by the permanent resident of the principal dwelling and shall hold a valid inter-community business license.
- .3 Must be clearly incidental and secondary to the use of the principal dwelling unit for residential purposes.
- .4 The maximum number of non-resident on-site employees shall be one (1).
- .5 There must be no exterior storage or display of materials, equipment or finished products.
- .6 Operations can occur between the hours 8:00 am and 10:00 pm and limited to one (1) client or customer an hour, to a maximum of ten (10) clients or customers per day.
- .7 There must be no nuisance of odorous, noxious or toxic matter or vapours, heat, glare, noise, radiation, electrical interference, or ground vibrations.
- .8 Delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers shall not be permitted.
- .9 All signage must comply with Section 4.
- .10 Home based businesses involving community care for children, as regulated by the *Community Care and Assisted Living Act*, shall not accommodate more than eight children.
- .11 The following uses are prohibited as home based businesses:
 - .i Restaurant
 - .ii Manufacturing, welding, or any other industrial use
 - .iii The salvage or repair, or both, of motor vehicles
 - .iv Storage of motor vehicles
 - .v Parking of commercial vehicles
 - .vi Adult entertainment or escort agency



- .vii Retail or wholesale sale of goods except for goods manufactured or produced as part of a home-based business

4.11 Home Industry

- .1 Home industries shall be permitted only where explicitly allowed in the applicable zone, and must comply with the regulations in this bylaw, in addition to the home-based business regulations in Section 4.10.
- .2 Home industry is only permitted on parcels 10,000 m² (1.0 ha) or greater.
- .3 All exterior storage must be screened or enclosed within a building or structure.
- .4 The maximum combined total floor area and outdoor site area of a home industry is 100 m².
- .5 A maximum of two home industry related vehicles exceeding 12,500 kg gross vehicle weight are permitted to be parked on the parcel at one time.

4.12 Bed and Breakfast

- .1 A bed and breakfast operation shall be permitted only where explicitly allowed in the applicable zone and must comply with the regulations in this bylaw. Where permitted on a parcel located in the Agricultural Land Reserve, a bed and breakfast shall comply with the tourist accommodation regulations of the Agricultural Land Reserve Use Regulation.
- .2 Must be operated by the permanent resident of the principal dwelling and shall hold a valid inter-community business license.
- .3 Shall be operated only by the permanent resident of the principal dwelling.
- .4 The maximum number of non-resident on-site employees shall be one (1).
- .5 The maximum number of guest rooms permitted in a bed and breakfast will be three, accommodating up to a maximum of six adult guests combined.
- .6 The maximum length of stay for any guest will not exceed thirty consecutive days.
- .7 A bed and breakfast must not alter the external appearance of the property.

4.13 Backyard Hen Enclosures

- .1 Where permitted within a zone, a backyard hen enclosure must comply with the regulations outlined within the District's Backyard Hen and Bee Keeping Bylaw in conjunction with the regulations in this bylaw.
- .2 A maximum of six (6) hens may be kept for personal egg consumption.
- .3 Backyard hen enclosures must be located in the rear yard and placed at least 2.5 m from the exterior side, interior side and rear parcel lines.
- .4 The maximum size of a backyard hen enclosure is 8.0 m² and 3.0 m in height.



4.14 Bee Keeping

- .1 Where permitted within a zone, every person keeping bees and the owner of any parcel of land on which bees are kept must comply with the District's Backyard Hen and Bee Keeping Bylaw in conjunction with the regulations in this bylaw.
- .2 The apiary and beehives must be kept in the rear yard and are not permitted within 7.5 m of any parcel line except when:
 - .i The hive is situated 2.5 m or more above the adjacent ground level.
 - .ii The hive is situated less than 2.0 m above adjacent ground level and behind a solid fence or hedge 2.0 m or more in height running parallel to any parcel line and extending at least 6.0 m beyond the hive in both directions.
 - .iii No more than two colonies of bees are permitted on a parcel having an area less than 1,100 m².

4.15 Shipping Containers

- .1 Unless otherwise stated in this bylaw, the use of shipping containers is permitted only as an accessory building in the I-zones and the A-2 zone as permitted under this bylaw.
- .2 Shipping containers shall be sited in accordance with the development regulations for siting and setbacks of buildings and structures as permitted in the applicable zones under this bylaw.
- .3 Shipping containers may only be stacked in I-zones, to a maximum of two containers high and subject to the prior issuance of a building permit.
- .4 Shipping containers shall be free of advertising or signage, and must be painted a uniform colour.
- .5 Shipping containers shall only be used to store materials or products that are accessory to the operation of a business or facility located on the same parcel on which the containers are located.
- .6 Shipping containers shall not be placed, used or sited unless they are screened or located to ensure they are not visible from Highway 97.
- .7 Shipping containers must not occupy any required off-street parking spaces.
- .8 Shipping containers must not occupy any areas that are required for open space or landscaping.
- .9 Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and pedestrian movement from adjacent properties and rights-of-ways, including Highway 97 N, with solid fencing, landscaping or by being placed behind, between or within buildings.
- .10 Shipping containers are not permitted in any R-zones unless for temporary storage associated with the demolition, construction, maintenance or alteration of a building



or structure on the same parcel, with an active building permit in good standing. The shipping container must be removed within 3 months of construction ceasing.

- .11 Shipping containers must not display any logos or otherwise be used as a sign.

4.16 Manufactured Homes

- .1 Every manufactured home within the District of Taylor must be placed on a permanent foundation.
- .2 Manufactured homes must bear a valid certification label indicating compliance with either CSA Standard A277 (modular) or CSA Standard Z240 (mobile).
- .3 A manufactured home must be no older than fifteen years from the date it is placed on a parcel and have a BC Registration Number.
- .4 Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation.
- .5 The towing hitch must be removed within thirty days from the date that the manufactured home is placed on the foundation.

4.17 Recreational Vehicles

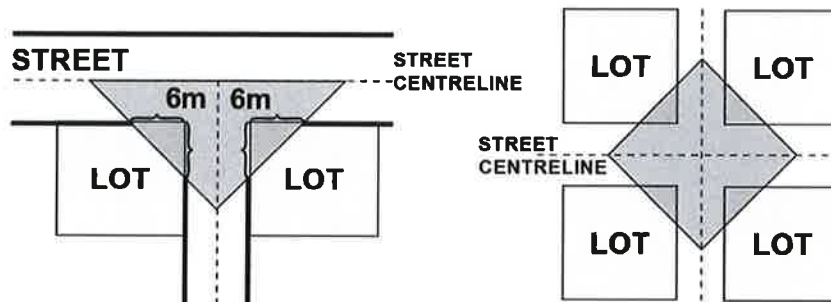
- .1 The occupancy and storage of recreational vehicles is not permitted, except for temporary accommodation within a campground as permitted in the applicable zones under this bylaw.
- .2 No more than one recreational vehicle not exceeding a body length of 14.0 m shall be parked or stored on any R-zones, provided that it is located at least 1.5 m back from the curb or edge of the roadway.
- .3 There shall be no or skirting around the sides of the recreational vehicle. Only tire coverings are permitted.
- .4 There shall be no sewer hookups to the recreational vehicle, except within a campground. All sewage must be disposed of at an approved Sani-Dump.
- .5 The use of a recreational vehicle for the aforementioned purposes are subject to the issuance of a valid permit from the District of Taylor, at the expressed written consent of the owner of the property.

5.0 Landscaping and Screening

5.1 Visibility at Intersections - Sight Triangle

- .1 As illustrated in Figure 7, on a corner parcel, within the site triangle (unshaded area) formed by the lines extending 6.0 m from the point of intersection of the curb lines, joining perpendicular to the parcel lines and joining the parcel lines, no landscaping, screening, fence, building or structure shall be planted, constructed, or maintained to a height greater than 0.9 m above the grade of the adjacent street, in accordance with the *Provincial Public Undertakings Regulation*.

Figure 7: Visibility at Intersections



5.2 Landscaping and Screening

- .1 A detailed Landscape Plan prepared by a qualified professional in accordance with the requirements of this bylaw shall be required with the submission of any building permit application for new development, additions, or site alterations in C- and I- zones.
- .2 A minimum 1.0 m wide landscaped screen is required along all highway frontages of parcels in C- and I- zones.
- .3 In all C- and I- zones, a minimum of 15% of the total site area shall be devoted to landscaping containing a mix of trees and other plants that are suited to Taylor's climate.
- .4 A minimum 1.0 m wide landscaped screen shall be required along the interior side yard of any C-zones and P-zones adjacent to an R-zone. Developments may be exempt from providing a vegetative buffer if the setback is required for a fire lane access.
- .5 The minimum 2.0 m wide landscaped screen shall be required along the interior side yard of any I-zones adjacent to a residential use and shall be at least 2.0 m in height on the industrial parcel.
- .6 Landscaping shall incorporate cold-hardy, low-maintenance plant species that retain structure or color in winter.



- .7 Landscaping shall be designed to maintain clear sightlines by maintaining shrubs at a maximum height of 0.9 m adjacent to pedestrian paths, building entrances, windows and parking areas.
- .8 Wherever possible, landscape and screening areas will retain existing trees and natural vegetation and add planting that enhances the natural environment.
- .9 Landscape and screening areas must not be located on septic fields, and a septic field must not be located in a landscape and screening area, unless approved in writing by a Qualified Professional. Existing healthy woody plants (trees, shrubs) shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate the proposed development, or if the vegetation poses a safety hazard.
- .10 A landscape buffer is required for all land abutting the Agricultural Land Reserve including non-farm developments as following:
 - .i In C- and I-zones, a maximum of 30% of the landscaped area may include hard surfacing.
 - .ii In C- and I- zones adjacent to lands within the Agricultural Land Reserve, an 8.0 m vegetative buffer shall be provided from the agriculture-urban boundary.
 - .iii In A- and R- zones adjacent to lands within the Agricultural Land Reserve, an 15.0 m vegetative buffer shall be provided from the agriculture-urban boundary.
- .11 All storage of goods and materials in a C-zone, P-zone, or I-zone shall be screened from view from any street, and from adjacent sites in an R-zone by opaque fences, berms, landscape materials or a combination thereof.
- .12 All refuse, recycling and compost bins in a C-zone, P-zone, I-zone or R-3 zone shall be screened from view from any street, and from adjacent sites in an R-zone by fences, berms, landscape materials or a combination thereof. Containers must be sealed to contain odours and to prevent disturbance by animals.
- .13 Site grading shall respect the natural contour of the land to the extent possible, minimize the necessity to use retaining walls, and ensure drainage away from buildings and abutting properties. Erosion control measures shall be used during construction to prevent pollution, degradation or siltation of natural areas, watercourses and roads.
- .14 Landscaping plans shall allocate space for snow storage that does not obstruct walkways, sightlines, fire hydrants, or building entrances.



5.3 Fencing

- .1 A fence shall not be constructed on a parcel unless a principal use has been established.
- .2 The maximum fence height in the front yard of all zones shall not exceed 1.2 m, except on a corner parcel where the maximum height within the sight triangle is 0.9 m in compliance with Section 5.1.
- .3 Fences in R-zones shall not exceed a height of 2.0 m along the side and rear parcel lines.
- .4 An opaque fence with a minimum height of 2.0 m is to be installed for all I-zones or utility developments that have outdoor storage (excluding display areas) or will abut non-industrial development.
- .5 A fence located in an I-zone or C-zone shall have a maximum height of 2.5 m on any side or rear yard.
- .6 Open mesh and chain link fences in a P-zone for a cemetery, public works or utility, public playground, park or school must not exceed a height of 3.0 m.
- .7 Fence and retaining wall materials shall be consistent with the character of the applicable zone in which they are located and may include the following:
 - .i Pressure-treated or cedar wood;
 - .ii Vinyl;
 - .iii Composite;
 - .iv Metal (steel, aluminum or decorative iron);
 - .v Living fences (hedges, shrubs); or
 - .vi Other materials at the discretion of the District.
- .8 The use of scrap, salvaged, hazardous, or non-traditional materials for fences and retaining walls is prohibited.
- .9 Barbed wire may be used as part of fences in all A- and I-zones.



6.0 Sign Regulations

6.1 Application

- .1 Compliance with this Bylaw does not exempt any person from the requirement to comply with applicable provincial or federal regulations or to obtain any necessary approvals from other authorities.
- .2 No sign shall be erected, placed, displayed, altered or moved except in accordance with the regulations of this Bylaw.

6.2 Sign Exemptions

- .1 The regulations contained in this section do not apply to signage existing as of the date of the adoption of this bylaw provided that signs existing at the time of adoption of this bylaw shall be maintained in accordance with this section for any change or addition to the existing signage after adoption of this bylaw.
- .2 Election signs.
- .3 Temporary signage for a special event such as a non-recurring, time-limited event open including but not limited to fairs, festivals, parades, and weddings.

6.3 Location, Size and Number of Signs

- .1 Where a sign is placed adjacent to a highway under the jurisdiction of the Ministry of Transportation and Transit, the structure may not be located within 4.5 m of the highway right of way, in compliance with the *Provincial Public Undertakings Regulation*.
- .2 No person, owner or tenant shall place a sign on public property or across any street or public thoroughfare. Temporary signs advertising special events for community causes and charitable fundraising campaigns may be placed if specifically permitted by the District.
- .3 The maximum number of freestanding signs is:
 - .i one per parcel in all zones, except any C-zone; and
 - .ii two per parcel in any C-zone.
- .4 The maximum size of signs is as follows:
 - .i In C-zones, signs combined must not exceed 3.0 m²
 - .ii In I-zones, signs combined must not exceed 4.7 m².
 - .iii In P-zone, signs must not exceed 3.0 m².
 - .iv In R-zones and A-zones, sign is restricted to real estate for sale signage which must not exceed 0.05 m², except where a licensed home-based business, home industry or bed and breakfast occurs on the same site related signs are permitted and must not exceed 1.0 m² in area and 1.2 m in height.



6.4 Sign Lighting

- .1 The illumination for any permanent sign shall not create a direct glare upon the surrounding site, street or lane.
- .2 A sign located on or at the rear or side of any building shall not be illuminated if such sign is adjacent to any R- or A-zones.
- .3 Backlighting or animation of signs is not permitted in any R- or A-zones.

6.5 Sign Maintenance

- .1 Signs shall be maintained in a safe and secure condition.
- .2 Where an official or officer of the District is of the opinion that a sign is not secure, safe, or in good state of repair, written notice of this fact shall be given to the person responsible for the maintenance of the sign. If the defect in the sign is not corrected within thirty (30) days, the Building Inspector or designate may take down the sign.



7.0 Off-Street Parking and Loading Regulations

7.1 General Parking Regulations

- .1 Owners and occupiers of any land, building, or structure must provide and maintain off-street parking and loading space for the use, building, or structure in accordance with Section 7.0.
- .2 The required number of off-street parking spaces are not considered as off-street loading spaces and shall only be used for accommodating the vehicles of clients, customers, visitors, employees, members, and residents or tenants who own or occupy, or make use of, the principal building for which the parking area is provided.

7.2 Parking in Residential Areas

- .1 Off-street parking spaces for residential uses must be located on the same parcel or, only in the case of multi-family buildings and excluding disability parking, located on another parcel within 40.0 m of the building served, provided the owner of the parcel on which the off-site parking is located grants a covenant, registerable under the *Land Title Act*, to the District of Taylor restricting the use of the parcel, in whole or in part, to off-street parking.
- .2 In all R-zones, parking shall be in carports, garages or approved off-street parking spaces provided or on access driveways or improved driveways located on the parcel.
- .3 Parking and storage of vehicles in residential areas shall be permitted outside of a building provided that it is located at least 1.5 m back from the curb or edge of the roadway as follows:
 - .i Vehicles must be licensed pursuant to the *Motor Vehicle Act*.
 - .ii No more than two operating and licensed trucks or commercial vehicles not exceeding 12,500 kg gross vehicle weight as indicated on a present or past vehicle registration. In the A-zones, these two vehicles may exceed the 12,500 kg gross vehicle weight provided that the property is accessed in accordance with the District of Taylor's Traffic Regulation Bylaw.
 - .iii Trucks, commercial vehicles or equipment are temporarily required for the ongoing construction, repair and servicing or maintenance of the premises.
 - .iv Any dismantled or wrecked automobile, truck, recreational vehicle, trailer, or construction equipment for a period of not more than fifteen consecutive days, except where kept entirely within an enclosed building or garage and at no time shall the property or premises be used as a wrecking yard.
 - .v One boat or vessel not exceeding a centre line length of 11.0 m.
 - .vi One recreational vehicle not exceeding a body length of 14.0 m.
 - .vii One cargo or flat deck trailer not exceeding a body length of 8.0 m.



- .4 Except where specifically permitted, no parcel may be used for:
 - .i The keeping of detached parts of motor vehicles or storing of unlicensed vehicles, unless the parts are completely enclosed in a permanent building where a principal use is established.
 - .ii The wrecking or storage of derelict vehicles.

7.3 Parking Lots and Facilities

- .1 Off-street parking spaces for classes of buildings other than residential dwelling units may be located on the same parcel or on another parcel within 120.0 m of the building it serves, provided the owner on which the off-site parking is located grants a covenant, registerable under the Land Title Act, to the District of Taylor restricting the use of that parcel, in whole or in part, to off-street parking.
- .2 All required off-street parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, residents, tenants or visitors who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, access or egress, commercial repair work, or the display, sale or storage of goods of any kind.
- .3 Except in the case of dwellings located in R-zones, off-street parking spaces may be provided and used collectively by two or more buildings or uses, provided that the total number of parking spaces when used in conjunction is not less than the sum of the required parking spaces for each individual use.
- .4 Heavy truck (exceeding 12,500 kg gross vehicle weight) parking is only permitted in an I-zone or C-2 zone.
- .5 Development and Maintenance Standards Regular and heavy truck parking lot designs must be certified by a Qualified Professional to meet the standards and regulations set out by the District of Taylor and by provincial and federal legislation.
- .6 Off-street parking spaces shall be designed to minimize the backing out of vehicles onto a highway, other than for residentially zoned buildings and uses.
- .7 All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- .8 All parking areas shall have individual parking spaces, maneuvering aisles, entrances and exits clearly marked.
- .9 Lighting in parking facilities (covered or open) requiring twenty or more spaces will conform to the standards in Table 1.



- .10 Lighting design of parking facilities of twenty (20) or more spaces must be certified by a Qualified Professional to meet the standards set out in Table 1. Lighting standards of access roads should match the adjacent highway lighting.

Table 1: Lighting Design Requirements

Lux (Minimum on Pavement)	Foot candles (Minimum on Pavement)	Uniformity Ratio (Average Minimum)
6	0.6	4:1

7.4 Accessible Parking

- .1 Where more than twenty (20) parking stalls are required, every off-street parking lot or parkade must provide 1% of the required stalls, with a minimum of one (1) stall for the use of accessible parking spaces. Each stall must be:
- .i Located as close as possible to a main accessible building entrance.
 - .ii Clearly identified, using the proper signage, for the exclusive use of accessible parking for disabled persons.

7.5 Parking Dimensions

- .1 Adequate provision shall be made for parking space dimensions in accordance with the minimum requirements specified in Table 2.

Table 2: Standards for Off-Street Parking - Space Dimensions

Parking Space Type	Minimum Dimensions
Standard vehicle space	5.5 m (L) x 2.6 m (W)
Standard vehicle, parallel space	7.5 m (L) x 2.5 m (W)
Small car space	4.6 m (L) x 2.5 m (W)
Accessible space	7.5 m (L) x 4.0 m (W)

- .2 Adequate provision shall be made for individual access and egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles. Maneuvering aisles of not less than the following widths, as set out in Table 3, shall be provided.

Table 3: Standards for Off-Street Parking - Maneuvering Aisles

Parking Angle in Degrees	Minimum Width of Aisle
90°	7.0 m
60°	5.0 m
45°	4.0 m



7.6 Number of Required Parking Spaces

- .1 The number of off-street parking spaces for vehicles required for any use is calculated according to Table 4, which sets out the number of required off-street parking spaces that are to be provided for each use of a building or parcel.
- .2 In respect to a use permitted under this bylaw which is not specifically referred to in Table 4, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in the table.
- .3 Where more than one use is located on a parcel the total number of off-street parking spaces to be required shall be the sum total of the requirements for each use.
- .4 Of the required number of parking spaces provided on a given site, a maximum of 20% may be designed to accommodate small car parking, if clearly designated and signed.

Table 4: Schedule of Off-Street Parking Requirements

Use of a Building or Parcel	Minimum Required Number of Parking Spaces
RESIDENTIAL	
Apartment, townhome	2 per dwelling unit plus 0.5 per dwelling unit for visitor parking
Bed and breakfast	1 per bedroom used for bed and breakfast accommodation plus parking requirements for the principal dwelling unit
Daycare	1 per every 4 children, plus parking requirements for the principal dwelling unit
Duplex, Triplex, Fourplex	2 per dwelling unit
Home-based business, Home Industry	1 plus parking requirements for the principal dwelling unit
Secondary suite, Accessory dwelling unit	1 plus parking requirements for the principal dwelling unit
Single detached dwelling, manufactured home	2 per dwelling unit
COMMERCIAL	
Art gallery	1 per 40 m ² of gross floor area
Auction, Building supply	1 per 175 m ² covered floor area and storage
Automobile service, Wash, Service station	3 per service bay or 1 per 50 m ² gross floor area, whichever is greater
Brewery and distillery	1 per 20 m ² of gross floor area
Cannabis retail	1 per 20 m ² of gross floor area
Convenience store, Retail store	1 per 30 m ² of gross floor area
Daycare centre	1 per every 4 children plus 1 per 2 employees
Financial institutions	1 per 20 m ² of gross floor area



Use of a Building or Parcel	Minimum Required Number of Parking Spaces
Greenhouse and nursery	1 per 30 m ² of retail floor area
Health service establishment	4 per practitioner
Hotel, motel	0.5 per guest room
Liquor store	1 per 30 m ² of gross floor area
Mini storage	1 per 5 storage units
Office, veterinary hospital	1 per 30 m ² of gross floor area
Restaurant, liquor primary establishment	1 per 4 seats
Commercial facilities not listed	1 per 20 m ² of gross floor area
INDUSTRIAL	
Building supply	
Service industrial	1 per 70 m ² of gross floor area plus 1 per 20 m ² of retail floor area
Light manufacturing, Trade contractor	1 per 100 m ² of gross floor area or 1 per 2 employees on duty, whichever is greater
Industrial facilities not listed	1 per 100 m ² of gross floor area or 1 per 2 employees on duty, whichever is greater
PARKS AND RECREATION / INSTITUTIONAL	
Arena	1 per 10 seats
Campground	1 per campsite plus 1 per 4 campsites
Community care facility	1 per employee plus 1 per 5 beds
Community centre	1 per 40 m ² of gross floor area
Golf course	50 per 9 holes
Place of worship	1 per 8 seating places
Public use	1 per 30 m ² of gross floor area
School (elementary and middle)	1 per classroom plus 1 per employee
School (secondary and adult)	4 per classroom
Indoor recreation	1 per 30 m ² of gross floor area
Institutional facilities not listed	1 per 30 m ² of gross floor area



7.7 Dimensions of Loading Spaces

- .1 Adequate provision shall be made for loading space dimensions in accordance with the minimum requirements specified in Table 5.

Table 5: Standards for Off-Street Loading - Space Dimensions

Loading Space Type	Minimum Dimensions
Standard loading space	9.0 m (L) x 3.7 m (W)

7.8 Number of Required Off-Street Loading Spaces

- .1 The number of off-street loading spaces for vehicles required for any use is calculated according to Table 6 which sets out the number of required off-street loading spaces that are to be provided for each use of a building or parcel.
- .2 In respect of a use permitted under this bylaw which is not specifically referred to in Table 6, the number of loading spaces is calculated on the basis of the requirements for a similar use that is listed in the table.
- .3 Where more than one use is located on a parcel the total number of off-street loading spaces to be required shall be the sum total of the requirements for each use.
- .4 All loading spaces must be located on the same parcel of which they serve and should be located at the side or behind the building.

Table 6: Schedule of Off-Street Loading Space Requirements

Use of Building or Parcel	Minimum Required Number of Loading Spaces
.1 All retail stores, businesses, industries, warehouses or similar uses with a floor area:	
.i less than 500 m ²	1
.ii 500 m ² to 2,000 m ²	2
.iii 2,000 m ² - 5,000 m ²	3
.iv Each additional 5,000 m ² or each fraction thereof	1 additional
.2 All office buildings, places of public assembly, hospitals, institutions, hotels, clubs, lodges, auditoriums, public utilities, schools or similar uses with a floor area:	
.i less than 3,000 m ²	1
.ii 3,000 m ² - 6,000 m ²	2
.iii Each additional 6,000 m ² or each fraction thereof	2 additional



8.0 Establishment of Zones

8.1 Designation of Zones

- .1 All lands within the boundaries of the District of Taylor are divided into the zones identified in Table 7, including the name of each zone created by this bylaw and the short form equivalent for each.
- .2 Where a zone boundary is shown on the zoning maps, as following a highway or road right-of-way or watercourse, the centerline of the right-of-way or watercourse shall be the zone boundary.
- .3 The location of each zone is established on Schedule B, the Zoning Bylaw Map forming part of this bylaw.

Table 7: Designation of Zones

NAME OF ZONE	SHORT FORM
RESOURCE ZONES	
Agriculture	A-1
Rural	A-2
RESIDENTIAL ZONES	
Low Density Residential	R-1
Medium Density Residential	R-2
High Density Residential	R-3
COMMERCIAL ZONES	
Commercial	C-1
Service Commercial	C-2
INDUSTRIAL ZONES	
Light Industrial	I-1
Heavy Industrial	I-2
Transitional Industrial	I-3
PUBLIC USE ZONES	
Parks and Recreation	P-1
Civic and Institutional	P-2

9.0 Agriculture (A-1)

9.1 Purpose

- .1 The purpose of the A-1 zone is to identify lands which are within the Agricultural Land Reserve and to protect and enhance agricultural operations and other compatible land uses.

9.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Agricultural use	.i Accessory buildings or structures
.ii Manufactured home	.ii Accessory dwelling unit
.iii Natural resource development	.iii Backyard hen enclosure
.iv Single detached dwelling	.iv Bed and breakfast
	.v Bee keeping
	.vi Home-based business
	.vii Home industry
	.viii Secondary suite

9.3 Development Regulations

- .1 On a parcel located in an area zoned as A-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 8:

Table 8: A-1 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	200,000 m ²
.ii Minimum frontage	50.0 m
.iii Maximum residential density (dwelling units)	2
.iv Minimum setbacks:	
a. front parcel line	10.0 m
b. interior side parcel line	10.0 m
c. exterior side parcel line	10.0 m
d. rear parcel line	10.0 m
.v Maximum height for:	
a. principal building	10.0 m
b. accessory buildings and structures	7.0 m, except 15.0 m for a grain silo/elevator
.vi Maximum parcel coverage	20%

9.4 Other Provisions

- .1 In addition to the regulations listed above, all lands designated as “Agricultural Land Reserve” pursuant to the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act* and Agricultural Land Commission Regulation, and all conditions, orders and regulations thereto.
- .2 Notwithstanding the minimum lot sizes and land uses permitted by this Zoning bylaw, Agricultural Land Reserve lands affected by this zone require the submission of an application for subdivision and non-farm uses. The Agricultural Land Commission will review each application on its merits, considering its legislated mandate. It is possible that the Agricultural Land Commission may not permit the minimum lot size or non-farm use permitted by this bylaw.
- .3 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations
- .4 Maximum floor area of residential development on agricultural land which is 40 ha or less must not exceed 500 m².
- .5 The following properties have been approved for Non-Farm uses as set out in the specific ALC Resolutions:
 - .i Motorcross (PID: 018-242-146 and PID: 009-484-132 eastern most portion) - Resolution #599/91, #460/92 and #1005/92
 - .ii Stock car track (PID: 024-852-759) - Resolution #82/2000
 - .iii Public works yard (PID: 009-484-132 western most portion) - Resolution #211/2015

10.0 Rural (A-2)

10.1 Purpose

- .1 The purpose of the A-2 zone is to identify lands which, by reason of their resource potential, predominantly large parcels, general arability, isolation from urban development or freedom from hazardous conditions, are suited for agricultural, resource, recreational or low density rural uses located outside of the Agricultural Land Reserve.

10.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Agricultural use	.i Accessory buildings or structures
.ii Campground	.ii Accessory dwelling unit
.iii Manufactured home	.iii Backyard hen enclosure
.iv Natural resource development	.iv Bed and breakfast
.v Public use	.v Bee keeping
.vi Single detached dwelling	.vi Daycare
	.vii Home-based business
	.viii Home industry
	.ix Secondary suite

10.3 Development Regulations

- .1 On a parcel located in an area zoned as A-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 9:

Table 9: A-2 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	20,000 m ²
.ii Minimum frontage	30.0 m
.iii Maximum residential density (dwelling units)	2
.iv Minimum setbacks:	
a. front parcel line	10.0 m
b. interior side parcel line	6.0 m
c. exterior side parcel line	6.0 m
d. rear parcel line	10.0 m

Item To Be Regulated	Regulations
.v Maximum height for:	
a. principal building	10.0 m
b. accessory buildings and structures	9.0 m
.vi Maximum parcel coverage	20%

10.4 Other Provisions

- .1 In addition to the regulations listed above, all lands designated as “Agricultural Land Reserve” pursuant to the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act* and *Agricultural Land Commission Regulation*, and all conditions, orders and regulations thereto.
- .2 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

11.0 Low Density Residential (R-1)

11.1 Purpose

- .1 The purpose of the R-1 zone is to provide for low density residential development in the form of single detached dwellings and small-scale infill housing (e.g., secondary dwellings and duplexes) that respects the established character of existing neighbourhoods.

11.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Duplex	.i Accessory buildings or structures
.ii Single detached dwelling	.ii Accessory dwelling unit
	.iii Backyard hen enclosure
	.iv Bed and breakfast
	.v Bee keeping
	.vi Daycare
	.vii Home-based business
	.viii Secondary suite

11.3 Development Regulations

- .1 On a parcel located in an area zoned as R-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 10:

Table 10: R-1 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	800 m ²
.ii Minimum frontage	
a. for duplex	20.0 m
b. for single detached	15.0 m
.iii Maximum residential density (dwelling units)	2
.iv Maximum number of principal buildings per parcel	1
.v Minimum setback of principal buildings:	
a. front parcel line	6.0 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m

Item To Be Regulated		Regulations
.vi	Maximum height for principal building	10.0 m
.vii	Maximum size of accessory buildings or structures	90 m ²
.viii	Minimum setback of accessory buildings and structures:	
	a. front parcel line	6.0 m
	b. interior side parcel line	1.5 m
	c. exterior side parcel line	3.0 m
	d. rear parcel line	2.0 m
.ix	Maximum height of accessory buildings and structures	7.0 m
.x	Maximum site coverage	50%

11.4 Setback Exceptions

- .1 Where an accessory building is used as an accessory dwelling unit, the minimum rear yard setback shall be 3.0 m.
- .2 Accessory buildings and structures, and accessory dwelling units, shall be located to the rear of the single detached dwelling, except for (with the exception of corner parcels which may locate an accessory building on the exterior side of the principal dwelling).

11.5 Other Provisions

- .1 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

12.0 Medium Density Residential (R-2)

12.1 Purpose

- .1 The purpose of the R-2 zone is to accommodate residential development that supports compact, diverse, and attainable housing options. It is intended to bridge the gap between single-detached dwellings and apartment buildings through a range of housing typologies to better enable housing affordability.

12.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Community care facility	.i Accessory buildings or structures
.ii Duplex	.ii Accessory dwelling unit
.iii Fourplex	.iii Backyard hen enclosure
.iv Single detached dwelling	.iv Bed and breakfast
.v Triplex	.v Bee keeping
	.vi Daycare
	.vii Home-based business
	.viii Secondary suite

12.3 Development Regulations

- .1 On a parcel located in an area zoned as R-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 11:

Table 11: R-1 and R-1a Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	900 m ²
.ii Minimum frontage	
a. for duplex	20.0 m
b. for single detached	15.0 m
.iii Maximum residential density (dwelling units)	40 units / ha
.iv Minimum setback of principal buildings:	
a. front parcel line	6.0 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m
.v Maximum height for principal building	10.0 m

Item To Be Regulated		Regulations
.vi	Maximum number of principal buildings per parcel	1
.vii	Maximum size of accessory buildings or structures	90 m ²
.viii	Minimum setback of accessory buildings and structures:	
	a. front parcel line	6.0 m
	b. interior side parcel line	1.5 m
	c. exterior side parcel line	3.0 m
	d. rear parcel line	2.0 m
.ix	Maximum height of accessory buildings and structures	7.0 m
.x	Maximum site coverage	60%

12.4 Setback Exceptions

- .1 Where an accessory building is used as an accessory dwelling unit, the minimum rear yard setback shall be 3.0 m.

12.5 Other Provisions

- .1 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

13.0 High Density Residential (R-3)

13.1 Purpose

- .1 The purpose of the R-3 zone is to provide for multi-dwelling residential development that efficiently uses land and services, supports a more inclusive and diverse housing supply, and fosters vibrant, livable neighbourhoods located near community amenities, and may provide more affordable housing options. Development within this zone shall maintain appropriate design standards and be of a scale and character compatible with the surrounding area.

13.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Apartment	.i Accessory buildings or structures
.ii Community care facility	.ii Backyard hen enclosure
.iii Daycare centre	.iii Bee keeping
.iv Fourplex	.iv Home-based business
.v Townhome	
.vi Triplex	

13.3 Development Regulations

- .1 On a parcel located in an area zoned as R-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 12:

Table 12: R-3 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	1,000 m ²
.ii Minimum frontage	20.0 m
.iii Maximum residential density (dwelling units)	60 units / ha
.iv Minimum setback of principal buildings:	
a. front parcel line	6.0 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m
.v Maximum height for principal building	10.0 m, except 12.0 m for apartment
.vi Maximum number of principal buildings per parcel	1
.vii Maximum size of accessory buildings or structures	90 m ²

Item To Be Regulated		Regulations
.viii	Minimum setback of accessory buildings and structures:	
	a. front parcel line	6.0 m
	b. interior side parcel line	1.5 m
	c. exterior side parcel line	3.0 m
	d. rear parcel line	2.0 m
.ix	Maximum height of accessory buildings and structures	7.0 m
.x	Maximum site coverage	70%

13.4 Other Provisions

- .1 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

14.0 Low Density Manufactured Residential (R-4)

14.1 Purpose

- .1 The purpose of the R-4 zone is to provide for low density residential development in the form of single detached and manufactured homes that respect the established character of existing neighbourhoods.

14.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Duplex	.i Accessory buildings or structures
.ii Manufactured home	.ii Accessory dwelling unit
.iii Single detached dwelling	.iii Backyard hen enclosure
	.iv Bed and breakfast
	.v Bee keeping
	.vi Daycare
	.vii Home-based business
	.viii Secondary suite

14.3 Development Regulations

- .1 On a parcel located in an area zoned as R-4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 13:

Table 13: R-4 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	800 m ²
.ii Minimum frontage	
a. for duplex	20.0 m
b. for single detached	15.0 m
.iii Maximum residential density (dwelling units)	2
.iv Minimum setback of principal buildings:	
a. front parcel line	6.0 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m
.v Maximum height for principal building	10.0 m
.vi Maximum size of accessory buildings or structures	90 m ²

Item To Be Regulated		Regulations
.vii	Minimum setback of accessory buildings and structures:	
	a. front parcel line	6.0 m
	b. interior side parcel line	1.5 m
	c. exterior side parcel line	3.0 m
	d. rear parcel line	2.0 m
.viii	Maximum height of accessory buildings and structures	7.0 m
.ix	Maximum site coverage	50%

14.4 Setback Exceptions

- .1 Where an accessory building is used as an accessory dwelling unit, the minimum rear yard setback shall be 3.0 m.
- .2 Accessory buildings and structures, and accessory dwelling units, shall be located to the rear of the single detached dwelling, except for (with the exception of corner parcels which may locate an accessory building on the exterior side of the principal dwelling).

14.5 Other Provisions

- .1 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

15.0 General Commercial (C-1)

15.1 Purpose

- .1 The purpose of the C-1 zone is to support and encourage a diverse range of commercial activities that contribute to the economic vitality and social vibrancy of the District of Taylor.

15.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Art gallery	.i Accessory buildings or structures
.ii Automobile service	.ii Apartment, mixed use only
.iii Automobile wash	.iii Backyard hen enclosure
.iv Brewery and distillery	.iv Bee keeping
.v Cannabis retail	
.vi Commercial entertainment facility	
.vii Community care facility	
.viii Community garden	
.ix Daycare centre	
.x Financial institutions	
.xi Health service establishment	
.xii Hotel / Motel	
.xiii Indoor recreation	
.xiv Liquor store	
.xv Office	
.xvi Parking lot	
.xvii Pawn shop	
.xviii Personal service establishment	
.xix Public use	
.xx Restaurant	
.xxi Retail store	
.xxii Service station	

15.3 Development Regulations

- .1 On a parcel located in an area zoned as C-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 14:

Table 14: C-1 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	900 m ²
.ii Minimum frontage	20.0 m

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Item To Be Regulated	Regulations
.iii Maximum residential density (dwelling units)	3
.iv Minimum setbacks:	
a. front parcel line	3.0 m
b. interior side parcel line	0 m
c. exterior side parcel line	0 m
d. rear parcel line	3.0 m
.v Maximum height for principal building	12.0 m
.vi Maximum height of accessory buildings and structures	7.0 m
.vii Maximum site coverage	80%

15.4 Other Provisions

- .1 The following properties have been approved for Manufactured Home Park Sale and Storage:
 - .i Manufactured Home Park Sale and Storage (PID: 004-553-683)
- .2 Where a parcel zoned C-1 abuts a parcel in an R-zone, the minimum setback from a side parcel line shall be 2.0 m and a landscape buffer shall be provided and maintained per Section 5.0 of this bylaw.
- .3 Parking lots are permitted, except for the parking of vehicles with a gross vehicle weight exceeding 12,500 kg and trucks carrying or storing dangerous goods.
- .4 Cannabis retail shall be prohibited:
 - .i Within 200 m (in a straight line from closes parcel line to the closest parcel line) of a community care facility, daycare, daycare centre or school; and
 - .ii Within 100 m (in a straight line from closes parcel line to the closest parcel line) of a golf course, park, or place of worship.
- .5 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

16.0 Service Commercial (C-2)

16.1 Purpose

- .1 The purpose of the C-2 zone is to accommodate a diverse range of commercial uses along major transportation corridors, such as Highway 97, that serve both the general public and the needs of local resource industries.

16.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Auction sales and storage	.i Accessory buildings or structures
.ii Automobile service	.ii Manufactured housing
.iii Automobile wash	.iii Backyard hen enclosure
.iv Brewery and distillery	.iv Bee keeping
.v Building supply	
.vi Cannabis retail	
.vii Laboratory, scientific and research	
.viii Mini storage	
.ix Manufactured home sale and storage	
.x Parking lot	
.xi Recycling centre	
.xii Service industrial	
.xiii Trade contractor	
.xiv Veterinary hospital	

16.3 Development Regulations

- .1 On a parcel located in an area zoned as C-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 15:

Table 15: C-2 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	900 m ²
.ii Minimum frontage	20.0 m
.iii Maximum residential density (dwelling units)	1
.iv Minimum setbacks:	
a. front parcel line	3.0 m
b. interior side parcel line	0 m
c. exterior side parcel line	0 m
d. rear parcel line	3.0 m
.v Maximum height for principal building	12.0 m

Item To Be Regulated		Regulations
.vi	Maximum height of accessory buildings and structures	7.0 m
.vii	Maximum site coverage	80%

16.4 Other Provisions

- .1 Where a parcel zoned C-2 abuts a parcel in an R-zone, the minimum setback from a side parcel line shall be 2.0 m and a landscape buffer shall be provided and maintained per Section 5.0 of this bylaw.
- .2 Parking lots are permitted and may include vehicles with a gross vehicle weight exceeding 12,500 kg, except for trucks carrying or storing dangerous goods.
- .3 Cannabis retail shall be prohibited:
 - .i Within 200 m (in a straight line from closes parcel line to the closest parcel line) of a community care facility, daycare, daycare centre or school; and
 - .ii Within 100 m (in a straight line from closes parcel line to the closest parcel line) of a golf course, park, or place of worship.
- .4 Outdoor storage and display areas shall be permitted in the C-2 zone in accordance with the following regulations:
 - .i Outdoor storage shall not be permitted in required front yards, except for the display of items for sale or rental.
 - .ii A front yard used for display of items for sale or rental shall be separated from an adjoining highway by a fully landscaped strip not less than 2.0 m in width.
 - .iii Any part of a parcel used or intended to be used as an outdoor storage area shall be enclosed by screening consisting of a solid 2.5 m high fence or wall, noting that materials shall not exceed this height.
- .5 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

17.0 Light Industrial (I-1)

17.1 Purpose

- .1 The purpose of the I-1 zone is to accommodate a variety of low- to medium-impact industrial uses that support the economic development of the District of Taylor. This zone is intended for manufacturing, processing, warehousing, distribution, and service-related activities that are generally.

17.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Agricultural use	.i Accessory buildings or structures
.ii Automobile service	.ii Backyard hen enclosure
.iii Automobile wash	.iii Bee keeping
.iv Brewery and distillery	
.v Building supply	
.vi Bulk fueling station	
.vii Cartage, delivery and express facility	
.viii Food processing	
.ix Greenhouse and nursery	
.x Light manufacturing	
.xi Parking lot	
.xii Recycling centre	
.xiii Secondary wood processing	
.xiv Service industrial	
.xv Storage yard (excluding junkyard and wrecking yard)	
.xvi Trade contractor	
.xvii Warehousing	
.xviii Wholesale	

17.3 Development Regulations

- .1 On a parcel located in an area zoned as I-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 16:

Table 16: I-1 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	1,350 m ²
.ii Minimum frontage	30.0 m
.iii Maximum residential density (dwelling units)	1

Item To Be Regulated	Regulations
.iv Minimum setbacks:	
a. front parcel line	6.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m
.v Maximum height for principal building	12.0 m
.vi Maximum height of accessory buildings and structures	7.0 m
.vii Maximum site coverage	70%

17.4 Other Provisions

- .1 Minimum setbacks of the interior side, exterior side and rear parcel lines will be increased to 6.0 m when subject property abuts R-zones.
- .2 Outdoor storage shall not be permitted in required front yards, except for the display of items for sale or rental where fully landscaped strip not less than 2.0 m in width.
 - .i Automobile service may include heavy vehicle (gross vehicle weight exceeding 12,500 kg) repair and service.
 - .ii Parking lots are permitted and may include vehicles with a gross vehicle weight exceeding 12,500 kg, except for trucks carrying or storing dangerous goods.
 - .iii Food processing shall not include the slaughter of animals, except where specifically permitted.
- .3 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

18.0 Heavy Industrial (I-2)

18.1 Purpose

- .1 The purpose of the I-2 zone is to provide lands for uses considered to be heavy industrial so that the permitted uses are convenient for industry to access and minimize negative impacts on residential and natural areas. Most heavy industrial land uses are intense by nature and present compatibility issues; therefore, heavy industrial designated areas should be primarily located southeast of Highway 97.

18.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Agricultural use	.i Accessory buildings or structures
.ii Brewery and distillery	.ii Backyard hen enclosure
.iii Bulk fueling station	.iii Bee keeping
.iv Cogeneration facility	
.v Feed and seed storage	
.vi Food processing, including slaughter	
.vii Heavy truck and equipment sale, rental, service and repair	
.viii Hydrocarbon land treatment facility	
.ix Light manufacturing	
.x Natural resource development	
.xi Parking lot	
.xii Processing, storage of sand and gravel and other non-metallic mineral products	
.xiii Recycling centre, major	
.xiv Sawmills and planer mills (including storage facilities)	
.xv Secondary wood processing	
.xvi Service Industrial	
.xvii Storage and warehousing of dangerous goods	
.xviii Storage and warehousing of explosives	
.xix Storage facility (including cold storage and ice plant)	
.xx Storage yard (excluding junkyard and wrecking yard)	
.xxi Warehousing	
.xxii Wholesale	

18.3 Development Regulations

- .1 On a parcel located in an area zoned as I-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 17:

Table 17: I-2 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	10,000 m ²
.ii Minimum frontage	30.0 m
.iii Maximum residential density (dwelling units)	1
.iv Minimum setbacks:	
a. front parcel line	10.0 m
b. interior side parcel line	10.0 m
c. exterior side parcel line	10.0 m
d. rear parcel line	10.0 m
.v Maximum height for principal building	N/A
.vi Maximum height of accessory buildings and structures	N/A
.vii Maximum site coverage	90%

18.4 Other Provisions

- .1 All permitted uses must be completely housed within an enclosed building, except for permitted outdoor displays, storage yards, rental and sales, parking and loading facilities and specialized outdoor work yards.
- .2 Parking lots are permitted and may include vehicles with a gross vehicle weight exceeding 12,500 kg, and trucks carrying or storing dangerous goods.
- .3 Industrial uses must not emit or discharge to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation or vibrations which exceed standards set out by provincial and federal legislation.
- .4 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

19.0 Transitional Industrial (I-3)

19.1 Purpose

- .1 The purpose of the I-3 zone is to provide site-specific regulations for a transitional area immediately north of Pine Avenue East, supporting a mix of business, office, and industrial uses. This zone is intended to be compatible with any adjacent non-industrial zone, and to accommodate limited, compatible non-industrial businesses.

19.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Building supply	.i Accessory buildings or structures
.ii Calcium storage, only on Lot A, Section 36, Township 82, Range 18, Meridian W6, Peace River Land District, PGP41385 (PID: 023-817-372)	.ii Backyard hen enclosure
.iii Manufactured housing	.iii Bee keeping
.iv Retail store, only on Parcel B, Section 36, Township 82, Range 18, Meridian W6, Peace River Land District, PGP42985 (PID: 024-277-223)	
.v Trade contractor	
.vi Single detached dwelling	

19.3 Development Regulations

- .1 On a parcel located in an area zoned as I-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 18:

Table 18: I-3 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	1,000 m ²
.ii Minimum frontage	20.0 m
.iii Maximum residential density (dwelling units)	1
.iv Minimum setbacks:	
a. front parcel line	3.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m

Item To Be Regulated	Regulations
d. rear parcel line	3.0 m
.v Maximum height for principal building	12.0 m
.vi Maximum height of accessory buildings and structures	7.0 m
.vii Maximum site coverage	80%

19.4 Other Provisions

- .1 Where a parcel line abuts a non-industrial zone a landscape buffer shall be provided and maintained along such abutting parcel line and shall comply with Section 4.15 of this bylaw.
- .2 Where a parcel zoned I-3 abuts a parcel in an R zone, the minimum setback from a side parcel line shall be 4.0 m.
- .3 Outdoor storage, sale, and renting of items shall not be permitted in required front yards.
- .4 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.

20.0 Parks and Recreation (P-1)

20.1 Purpose

- .1 The purpose of the P-1 zone is to accommodate lands that provide outdoor amenity space for residents, the protection of natural areas and lands currently being used, or have the potential to be used for park, recreational, ecological and similar uses, and to protect these lands from irreversible damage and environmental deterioration.

20.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Arena	.i Accessory buildings or structures
.ii Backyard hen enclosure	.ii Concessions and temporary residential related to events and assemblies
.iii Bee keeping	
.iv Cemetery	
.v Community centre	
.vi Community garden	
.vii Golf course	
.viii Motorized sports	
.ix Park	
.x Recreation sites	

20.3 Development Regulations

- .1 On a parcel located in an area zoned as P-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 19:

Table 19: P-1 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	N/A
.ii Minimum frontage	N/A
.iii Maximum residential density (dwelling units)	1
.iv Minimum setbacks:	
a. front parcel line	6.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m
.v Maximum height for principal building	12.0 m
.vi Maximum height of accessory buildings and structures	7.0 m

Item To Be Regulated	Regulations
.vii Maximum site coverage	50%

20.4 Other Provisions

- .6 The following properties have been approved for Non-Farm uses as set out in the specific ALC Resolutions:
 - .i Motorcross (PID: 018-242-146 and PID: 009-484-132 eastern most portion) - Resolution #599/91, #460/92 and #1005/92.
 - .ii Stock car track (PID: 024-852-759) - Resolution #82/2000.
- .7 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.



21.0 Institutional (P-2)

21.1 Purpose

- .1 The purpose of the P-2 zone is to accommodate lands that are used for, held or otherwise best suited for public and institutional uses which serve the governmental, educational, religious, cultural and recreational needs of the community.

21.2 Permitted Uses

.1 Principal Uses	.2 Secondary Uses
.i Community care facility	.i Accessory buildings or structures
.ii Community garden	.ii Accessory residential
.iii Cultural facilities	.iii Backyard hen enclosure
.iv Daycare centre	.iv Bee keeping
.v Health service establishment	
.vi Indoor recreation	
.vii Library	
.viii Museum	
.ix Office, government only	
.x Place of worship	
.xi Public use	
.xii Recreation sites	
.xiii Schools	
.xiv Utilities	

21.3 Development Regulations

- .1 On a parcel located in an area zoned as P-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 20:

Table 20: P-2 Zoning Regulations

Item To Be Regulated	Regulations
.i Minimum parcel area	500 m ²
.ii Minimum frontage	15.0 m
.iii Maximum residential density (dwelling units)	1
.iv Minimum setbacks:	
a. front parcel line	3.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m

Item To Be Regulated	Regulations
.v Maximum height for principal building	12.0 m
.vi Maximum height of accessory buildings and structures	9.0 m
.vii Maximum site coverage	70%

21.4 Other Provisions

- .1 The following properties have been approved for Non-Farm uses as set out in the specific ALC Resolutions:
 - .i Public Works Shop and Yard, (on a 0.1 ha portion of PID: 012-955-809) - Resolution #385/2020.
 - .ii Salt Shed, (on a 162 m2 portion of PID: 024-624-365) - Resolution #110/2022.
 - .iii Wastewater Treatment Plan (PID: 024-624-365 and 024-624-357) - Under Review.
- .2 In addition to the regulations listed above, other regulations may apply. These include Section 4.0 General Regulations, Section 5.0 Landscaping and Screening, Section 6.0 Sign Regulations, and Section 7.0 Parking and Loading Regulations.



SCHEDULE B

Zoning Bylaw Map

