

# ZONING BYLAW

DISTRICT OF LILLOOET

2025-026



# District of Lillooet

## Zoning Bylaw No. 2025-026

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# **District of Lillooet**

## **Zoning Bylaw No. 2025-026**

### **Dedication**

This Zoning Bylaw is dedicated to Kevin Taylor, who was the primary author and leader of much of its contents. He was a leader in the community, and an outstanding contributor to local governments.

# DISTRICT OF LILLOOET

## ZONING BYLAW NO. 2025-026

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A Bylaw to divide the District of Lillooet into zones and make regulations in relation thereto, to provide for regulations governing the use of land, buildings and structures, off-street parking and loading, height of buildings, size of yards, other open space, landscaping and screening, runoff control and construction in floodplains, pursuant to the provisions of the *Local Government Act* R.S.B.C 2015, Chapter 1.

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WHEREAS the Council of the District of Lillooet may by Bylaw, as provided by the *Local Government Act*, adopt a Zoning Bylaw;

NOW THEREFORE, the Council of the District of Lillooet, in open meeting assembled, HEREBY ENACTS AS FOLLOWS:

### 1.0 ADMINISTRATION & ENFORCEMENT

#### 1.1 Title

1.1.1 This Bylaw may be cited as the “District of Lillooet Zoning Bylaw 2025-026.”

#### 1.2 Purpose

1.2.1 This Bylaw is to provide regulations within the District of Lillooet governing:

- 1.2.1.1 The Use of land, Buildings and Structures;
- 1.2.1.2 The density of the Use of land, Building and Structures;
- 1.2.1.3 The siting, size, and dimensions of Buildings and Structures, and parking;
- 1.2.1.4 The provision of Landscaping and screening;
- 1.2.1.5 The area, shape, and dimensions of all Lots that may be created by subdivision;  
and
- 1.2.1.6 The requirements for parking and loading.

#### 1.3 Application

- 1.3.1 This Bylaw applies to all the area within the municipal boundaries of the District of Lillooet except where otherwise specifically stated.
- 1.3.2 Where two or more provisions of this Bylaw apply concurrently or conflict with one another, the more restrictive provision shall prevail.

## **1.4 General Compliance**

- 1.4.1 No land, Buildings, Structures, including the surface of water, shall be used or occupied, and no Buildings or Structures or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with this Bylaw; except for legal non-conforming uses or development approved by a Development Variance Permit or Board of Variance Order, or another permitted agreement authorized by the *Local Government Act*.
- 1.4.2 Land shall only be subdivided in compliance with the provisions of this Bylaw, to the extent such provisions relate to or affect subdivision.
- 1.4.3 Nothing in this Bylaw relieves any person from the responsibility to comply with other legislation that applies to matters regulated by this Bylaw.
- 1.4.4 For the purpose of this Bylaw, all Uses not listed as permitted Uses are deemed to be prohibited in that zone.

## **1.5 Enforcement**

- 1.5.1 The provisions of this Bylaw may be enforced by any Bylaw Enforcement Officer.
- 1.5.2 The following are deemed to be Bylaw Enforcement Officers for the purpose of enforcing this Bylaw:
  - 1.5.2.1 The Chief Administrative Officer;
  - 1.5.2.2 The Director of Development Services;
  - 1.5.2.3 The Manager of Public Works;
  - 1.5.2.4 The Fire Chief;
  - 1.5.2.5 A Building Official;
  - 1.5.2.6 A Bylaw Enforcement Officer; and
  - 1.5.2.7 Any other employee authorized by Council to administer this Bylaw.
- 1.5.3 A Bylaw Enforcement Officer is, at all reasonable times, on any day, authorized to enter on any property that is subject to regulation under this Bylaw to ascertain whether the requirements of this Bylaw are being met.
- 1.5.4 Where a Bylaw Enforcement Officer observes, or is otherwise notified, that a contravention of this Bylaw has occurred, the Bylaw Enforcement Officer may issue to such person an order to comply with the requirements of this Bylaw.
- 1.5.5 Service of an order to comply referred to in section 1.5.4 will be sufficient if a copy of the order is:
  - 1.5.5.1 Mailed to the address of the Owner shown on the last revised real property assessment rolls;
  - 1.5.5.2 Delivered to the Owner or occupier of the property; or

- 1.5.5.3 Posted on the property.
- 1.5.6 An order to comply under section 1.5.4 must state:
  - 1.5.6.1 The civic address of the subject property;
  - 1.5.6.2 The legal description of the subject property;
  - 1.5.6.3 The particulars of the non-compliance with this Bylaw to be remedied; and
  - 1.5.6.4 The deadline for remedying the non-compliance with this Bylaw.
- 1.5.7 If the Owner or occupier fails to comply with the Bylaw Enforcement Officer's Order to Comply within the time period specified, the District, by its workers or others, may at all reasonable times and in a reasonable manner, enter the real property and bring about such compliance at the cost of the defaulting Owner(s).
- 1.5.8 Costs incurred under section 1.5.7 shall consist of all costs and expenses incurred by the District to achieve compliance with this Bylaw.
- 1.5.9 If the Owner(s) or occupier(s) of property defaults in paying the costs incurred under section 1.5.7, within 90 days after receipt of an invoice from the District, the District may:
  - 1.5.9.1 Recover from the Owner(s) or occupier(s) in any court of competent jurisdiction the costs as a debt to the District; or
  - 1.5.9.2 Direct that amount of the costs be added to and form part of the property tax roll as a charge imposed (special fee) in respect of work or services provided to the property of the Owner and be collected in the same manner as property taxes.
- 1.5.10 Service of an invoice for payment referred to in 1.5.9 will be sufficient if a copy is served personally, or mailed by regular mail, to the Owner of the property as shown on the current year's property assessment roll.

## **1.6 Violation**

- 1.6.1 Every person commits an offence who:
  - 1.6.1.1 Violates any of the provisions of this Bylaw;
  - 1.6.1.2 Causes or permits any act or thing to be done in contravention of this Bylaw;
  - 1.6.1.3 Neglects or omits to do anything required under this Bylaw;
  - 1.6.1.4 Carries out, causes, or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
  - 1.6.1.5 Fails to comply with an order, direction, or notice given under this Bylaw;
  - 1.6.1.6 Being the Owner of a Parcel, permits, allows, or suffers any occupier of that Parcel to do any act or thing in contravention or violation of any of the provisions of this Bylaw, to neglect or omit to do anything required under this

Bylaw, to carry out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw, or to fail to comply with an order, direction, or notice given under this Bylaw; or

1.6.1.7 Prevents or obstructs or attempts to prevent or obstruct the authorized entry onto property regulated by this Bylaw of any person authorized to enforce this Bylaw.

1.6.2 Each day that an offence against this Bylaw continues will be deemed a separate and distinct offence.

## **1.7 Penalties**

1.7.1 A person who:

1.7.1.1 contravenes or violates any provision of this Bylaw;

1.7.1.2 consents to, permits, suffers, or allows any act or thing to be done in contravention of this Bylaw; or

1.7.1.3 neglects, refrains from, or fails to do anything required by any provision of this Bylaw;

commits an offence under this Bylaw.

1.7.2 Upon conviction of an offence under this Bylaw, a person will be liable to pay a fine not to exceed \$10,000, plus the costs of prosecution and any other penalty or order imposed pursuant to the *Community Charter*, the *Local Government Act* or the *Offence Act*.

1.7.3 In addition to the foregoing, this Bylaw may also be enforced by means of a bylaw notice pursuant to the *District's Bylaw Notice Enforcement Bylaw* and contravention of this Bylaw is subject to the penalties and payment of the fines contained therein.

1.7.4 Any penalty imposed pursuant to this Bylaw will be in addition to, and not in substitution for, any other penalty or remedy imposed pursuant to any other applicable bylaw, statute, law, or regulation does not foreclose the District from pursuing any other enforcement or remedy available at common law or in any applicable enactment or bylaw.

## **1.8 Schedules**

1.8.1 Schedule "A" is attached to and forms part of this Bylaw.

## **2.0 INTREPRETATION**

### **2.1 Interpretation**

2.1.1 Despite any other provision of this Bylaw, this Bylaw must be interpreted in accordance with this Part.

- 2.1.2 A reference in this Bylaw to any enactment of British Columbia is reference to the enactment as amended, revised, consolidated, or replaced from time to time.
- 2.1.3 A reference in this Bylaw to any Bylaw of the District is a reference to the Bylaw as amended, revised, consolidated, or replaced from time to time.
- 2.1.4 A reference in this Bylaw to any (Federal) enactment of Canada is reference to the enactment as amended, revised, consolidated, or replaced from time to time.
- 2.1.5 Diagrams and illustrations in this Bylaw are provided only as examples to illustrate a regulation or term, and are not exclusive, exhaustive, or restrictive, and in the event of any inconsistency with the text, the text shall govern.
- 2.1.6 Words or phrases defined in the British Columbia Interpretation Act, *Community Charter*, or *Local Government Act*, or any successor legislation shall have the same meaning when used in this Bylaw unless otherwise defined in section 30.0 of this Bylaw, in which case they will have the meaning ascribed in that section. Definitions of words and phrases used in this Bylaw have the meanings commonly assigned to them in the context in which they are used in this Bylaw, considering the specialized use of terms with the various trades and professions to which the terminology applies.
- 2.1.7 Words used in the present tense include the other tenses and derivative forms.
- 2.1.8 Words used in the singular include the plural and vice versa.
- 2.1.9 Words have the same meaning whether they are capitalized or not.
- 2.1.10 Capitalization indicates that a word is a defined term, found in the Definitions section. When words or phrases that are defined in the Definitions section are used in the body or schedules of this Bylaw, they have the same meaning ascribed to them as set out in section.
- 2.1.11 The words “shall” and “is” require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
- 2.1.12 For the purpose of this Bylaw the words “includes” and “including” shall be interpreted to mean “includes or including among other things, but not limited to”.
- 2.1.13 The phrase “used for” includes “arranged for”, “designed for”, “maintained for”, or “occupied for.”

## **3.0 MEASUREMENTS AND CALCULATIONS**

### **3.1 Measurement guidelines**

- 3.1.1 All dimensions and measurements in this Bylaw are expressed in the Standard International Units (metric) system.
- 3.1.2 All maximum dimensions shall mean equal to or less than.

3.1.3 All minimum dimensions shall mean equal to or greater than.

## **3.2 Abbreviations**

3.2.1 For the purposes of this Bylaw, the following units of measure may be abbreviated as specified in brackets:

- 3.2.1.1 Metre (m);
- 3.2.1.2 Square metre (m<sup>2</sup>);
- 3.2.1.3 Cubic metre (m<sup>3</sup>);
- 3.2.1.4 Hectare (ha);
- 3.2.1.5 Percent (%).

## **3.3 Calculation of Density**

3.3.1 In zones where this Bylaw prescribes a maximum number of residential units per hectare, the density shall be determined by multiplying the prescribed value by the area of the lot as follows:

$$\begin{aligned} &[\text{Maximum Density Prescribed (units/hectare)}] * [\text{Lot Size (in hectares)}] \\ &= \text{Maximum Density} \end{aligned}$$

## **3.4 Floor Area**

3.4.1 Where a Zone or regulation establishes a maximum Floor Area for a Building, the Floor Area of the Building shall not be greater than the established maximum.

3.4.2 Floor Area is measured from the interior face of each exterior wall.

3.4.3 The following are excluded from the calculation of Floor Area:

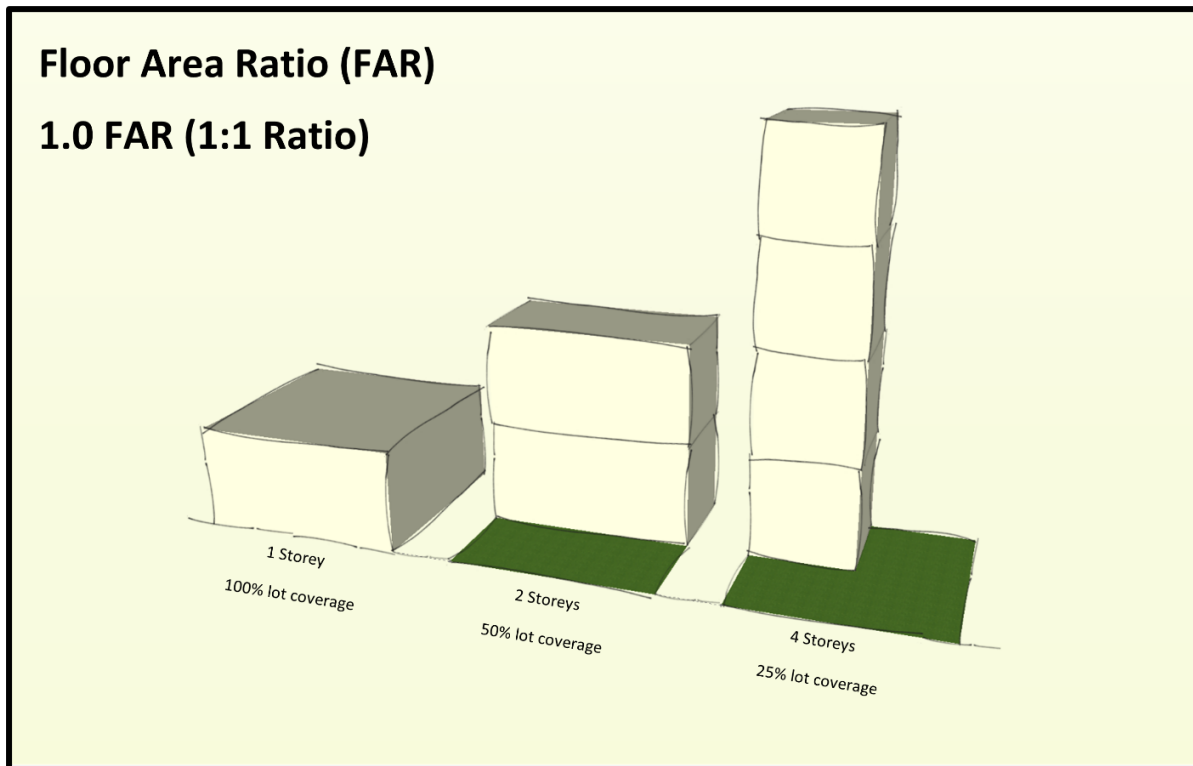
- 3.4.3.1 Basements;
- 3.4.3.2 Common corridors providing access to individual units;
- 3.4.3.3 Common interior stairwells;
- 3.4.3.4 Elevator shafts;
- 3.4.3.5 Common mechanical and electrical rooms;
- 3.4.3.6 Common laundry rooms;
- 3.4.3.7 Under-Building parking;
- 3.4.3.8 Bicycle storage/parking;
- 3.4.3.9 Unenclosed decks; and
- 3.4.3.10 Other similar common areas necessary to service the Building or its inhabitants.

### 3.5 Floor Area Ratio (FAR)

3.5.1 Where a Zone or regulation establishes a maximum Floor Area Ratio (FAR), the Floor Area of the Buildings or Structures shall not exceed the maximum FAR.

3.5.2 The calculation of FAR is a measure of density and is determined as follows:

$$(\text{Floor Area}) / (\text{Lot area}) = \text{Floor Area Ratio (expressed as ratio)}$$



### 3.6 Lot Coverage

3.6.1 Where a Zone establishes maximum Lot coverage, the Building footprints of all Buildings and Structures shall not exceed the maximum specified in any Zone or regulation.

3.6.2 Lot coverage shall be calculated as follows:

$$(\text{Total Building Footprint of all Buildings or Structures}) / (\text{Total lot area})$$

= Lot coverage

### 3.7 Density Calculation with Land Dedication

3.7.1 When calculation of density involves the dedication of land to any government agency for environment, park, road, or other public purpose, the density calculation shall be based on the area of the Lot before dedication.

### **3.8 Maximum Number, Size, and Density**

- 3.8.1 Where a Zone or regulation establishes a maximum number of Buildings, Structures, or units, there shall be no greater number of Buildings, Structures, or units than the specified maximum.
- 3.8.2 When calculation of density involves multiple units per lot and yields a fractional number, the required number of units permitted shall be rounded up to the next whole number.
- 3.8.3 Measures of density in this Bylaw include the following measures established in any Zone or regulation:
  - 3.8.3.1 Maximum number of units, including units per hectare;
  - 3.8.3.2 Maximum Lot coverage (%);
  - 3.8.3.3 Maximum Floor Area ratio (FAR).

### **3.9 Minimum Lot Size and Dimensions**

- 3.9.1 Where a Zone or regulation establishes a minimum lot size, the minimum lot size is the minimum area of a lot that may be created by subdivision in that Zone.
- 3.9.2 Where a Zone or regulation establishes minimum Parcel dimensions for lot width and lot depth, the minimum dimensions are the minimum dimensions of a lot that may be created by subdivision in that Zone.
- 3.9.3 For lots fronting a cul-de-sac, the lot width frontage shall be measured from the point on each side lot line 7.5 metres from the intersection of the side and front lot lines.

## **4.0 ESTABLISHMENT OF ZONES**

### **4.1 Establishment of Zones**

- 4.1.1 For the purposes of this Bylaw the District of Lillooet is divided into Zones listed below and shown in the map attached as Schedule “A” of this Bylaw.
- 4.1.2 In this Bylaw, references to Zones as listed in section 4.1 shall be deemed to mean, and be, the same as the abbreviations provided, and shall be deemed to be interchangeable where the context of the Bylaw requires.

## 4.2 Overview of Zones

### Rural Zones

Agricultural Zone	<b>AG</b>
<b>Agricultural Land Reserve Zone</b>	<b>ALR</b>

### Residential Zones

Rural Residential Zone	<b>RR</b>
Suburban Residential Zone	<b>SR</b>
Low Density Residential Zone	<b>R-1</b>
Infill Residential Zone	<b>R-2</b>
Residential Multi-Unit Zone	<b>RM</b>
Manufactured Home Park Zone	<b>MHP</b>

### Commercial Zones

Mixed Commercial Zone	<b>MC</b>
Downtown Core Zone	<b>C-1</b>
Shopping Centre Commercial Zone	<b>C-2</b>
General Commercial Zone	<b>C-3</b>

### Industrial Zones

Industrial	<b>I-1</b>
Business Industrial	<b>I-2</b>

### Community Zones

Parks & Recreation Zone	<b>P-1</b>
Institutional Zone	<b>P-2</b>
Conservation Zone	<b>P-3</b>
Airport Zone	<b>P-4</b>
Resource Zone	<b>P-5</b>

### Comprehensive Development Zones

Riverview Seniors Housing	<b>CD-1</b>
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### **4.3 Zone Boundaries**

- 4.3.1 The zoning adjacent to a highway or a lane applies to the highway or lane.
- 4.3.2 Where a highway or lane forms a Zone boundary, the boundary is at the centre of the road dedication.
- 4.3.3 Where a Zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of such a boundary shall be determined by measurement on Schedule "A" with the use of a scaled ruler.
- 4.3.4 Where a Zone boundary is shown as approximately following the edge, shoreline, or high-water mark of a river, lake, or other water body, it follows the Natural Boundary.
- 4.3.5 If the Natural Boundary changes, the Zone boundary moves with the Natural Boundary.

### **4.4 Parcels Divided by Zone Boundaries**

- 4.4.1 Where a Parcel is divided into separate zones:
  - 4.4.1.1 Each zoned area shall be treated as a separate parcel for the purpose of determining compliance with the setback provisions of the Zone; and
  - 4.4.1.2 The maximum number of Dwelling Units are those contained within each Zone boundary and are not transferable to other portions of the Parcel.
- 4.4.2 Each specifically zoned area shall be subject to the provisions of the applicable zone.

### **4.5 Comprehensive Development Zones**

- 4.5.1 A Comprehensive Development (CD) Zone shall only be created where a proposed Development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of Council, is of a unique form or nature not contemplated or reasonably regulated by another zone.

## **5.0 GENERAL REGULATIONS**

### **5.1 Application**

- 5.1.1 Except as otherwise specified in this Bylaw, Part 5.0 applies to all Zones established under this Bylaw.

### **5.2 Availability of Municipal Services**

- 5.2.1 No use of land and no use of any Buildings or Structures thereon shall be deemed to be authorized by the Permitted Uses of each Zone and all uses otherwise permitted by this Bylaw are hereby prohibited unless and until all the services and facilities have been provided and are immediately available and are adequate to the standards set out as follows:
  - 5.2.1.1 Sanitary sewer (where applicable), waterworks and drainage works shall be provided and constructed to the standards set out in the District's Subdivision and Development Servicing Bylaw; and
- 5.2.2 All highways abutting and serving the land including boulevards, street lighting, wiring, sidewalks, and transit service facilities shall be provided and constructed to the standards set by the District's Subdivision and Development Servicing Bylaw.

### **5.3 Principal Building**

- 5.3.1 No Building for residential use is to be located on the same Parcel as any other Building for residential or non-residential use, except as otherwise provided for in this Bylaw.

### **5.4 Uses Permitted in All Zones**

- 5.4.1 The following are permitted uses in all zones:
  - 5.4.1.1 Accessory Buildings;
  - 5.4.1.2 Accessory Structures;
  - 5.4.1.3 Bus stop;
  - 5.4.1.4 Community Gardens;
  - 5.4.1.5 Child Care Centre;
  - 5.4.1.6 Environmental conservation, restoration and enhancement areas and activities;
  - 5.4.1.7 Filming;
  - 5.4.1.8 Fire halls, police stations, ambulance service uses, and similar emergency services including search and rescue;
  - 5.4.1.9 Flood control works undertaken or authorized by a government agency;
  - 5.4.1.10 Government office and buildings;

- 5.4.1.11 Highways, roads, and lanes;
- 5.4.1.12 Landscaping, landscape buffer, screening, Fence;
- 5.4.1.13 Public parks, playgrounds, and recreation areas;
- 5.4.1.14 Public Parking Area;
- 5.4.1.15 Pipelines, irrigation ditches, conduits and flumes;
- 5.4.1.16 Provincial, municipal, and regional improvement district works for natural disaster control;
- 5.4.1.17 Pump houses;
- 5.4.1.18 Solar Energy Devices;
- 5.4.1.19 Telecommunication (cell) towers, subject to conditions:
  - 5.4.1.19.1 All such towers shall comply with all Setback regulations applicable to Principal Buildings for the Zone in which the said tower is located;
- 5.4.1.20 Temporary Uses as prescribed in section 7;
- 5.4.1.21 Transportation corridors;
- 5.4.1.22 Trails;
- 5.4.1.23 Utility Use, excluding:
  - 5.4.1.23.1 Office;
  - 5.4.1.23.2 Maintenance Garages; and
  - 5.4.1.23.3 Storage areas.
- 5.4.1.24 Notwithstanding section 5.4.1.23, storage areas are permitted in any Zone during the construction or expansion of Utility Use with the approval of the District where any such construction or expansion is for community benefit; and
- 5.4.1.25 Watershed protection.

**5.5 Uses Prohibited in All Zones**

- 5.5.1 Unless explicitly permitted in a Zone or other section of this Bylaw no person shall keep or permit on any Lot in any Zone, any object or chattel which is unsafe, unsightly, or adversely affects the amenities of the Zone, including but not limited to:
  - 5.5.1.1 Any Excavation;
  - 5.5.1.2 Storage of explosives;
  - 5.5.1.3 The outdoor stockpiling of goods or materials—including, but not limited to, merchandise, equipment, machinery parts, construction materials, scrap, refuse, or other tangible items—with a total volume exceeding 10 m<sup>3</sup> in any

location on a lot where such goods or materials are visible from a public road or public pathway, excluding the Industrial Zones;

- 5.5.1.4 Auto wrecking or salvage;
- 5.5.1.5 “Cannabis Production, indoor”, except on lands designated as Agricultural Land Reserve;
- 5.5.1.6 Motor vehicle racing tracks;
- 5.5.1.7 Recreational Vehicle parks;
- 5.5.1.8 Resource extractions and/or processing;
- 5.5.1.9 The use of a tent, trailer, motor home, or Recreational Vehicle as a permanent residence;
- 5.5.1.10 Any Use which produces malodorous, toxic, or noxious matter, or generates vibrations, heat, glare, or radiation discernible beyond the boundaries of the lot, with the exception of agricultural and industrial activities on land designated for such use;
- 5.5.1.11 Shipping Containers, or other form of container unless it is listed as a permitted use in the Zone or permitted in Section 5.22; or
- 5.5.1.12 The use of land in contravention of the terms or conditions of a Temporary Use Permit that has been issued under section 493 of the *Local Government Act*.

## **5.6 Uses Prohibited in Residential Zones**

- 5.6.1 The exterior parking of the following is prohibited:
  - 5.6.1.1 More than one (1) Unlicensed Vehicle for zones R-1, R2, RM, and MHP or three (3) Unlicensed Vehicles for the SR and RR zone;
  - 5.6.1.2 More than one (1) unlicensed trailer; or
  - 5.6.1.3 More than one (1) Recreational Vehicle per Dwelling Unit, subject to section 5.19.

## **5.7 Temporary Uses**

- 5.7.1 Temporary Accommodation in an un-serviced Recreational Vehicle is permitted during the construction of a Building or Structure in accordance with section 5.19 of this Bylaw.
- 5.7.2 The Temporary use of a Building as a campaign headquarters for a political candidate is permitted in any Zone for the duration of the campaign up to and including 14 days following general election day.
- 5.7.3 Temporary Buildings or Structures are permitted as follows:

- 5.7.3.1 Storage and shelter for construction or maintenance crews engaged in work on the Lot on which the temporary Building or Structure is placed, or an abutting lot; or
- 5.7.3.2 A sales office for development or subdivision placed on the land being developed or subdivided, provided the office does not exceed a gross Floor Area of 70m<sup>2</sup>.
- 5.7.4 The storage of materials on a Lot for the construction or maintenance on that Lot of any utility, Building, or Structure for which a Building permit has been issued and has not expired is permitted, but any remaining materials must be removed before the issuance of any occupancy permit for the Building or Structure.
- 5.7.5 A Shipping Container, notwithstanding section 5.22, may be used for moving or emergency purposes on a Lot in any Zone with written permission from the District, provided that the container is located within the property lines and is removed within 30 days.
  - 5.7.5.1 If it is not possible to keep the Shipping Container within the property lines the Shipping Container placement on District right-of-way must be further approved in advance by the Public Works Foreperson, who may set a shorter timeline for removal, and the Owner must obtain liability insurance with a coverage amount not less than \$2,000,000, listing the District as an additional insured.

## **5.8 Access**

- 5.8.1 Driveway crossings in all Zones shall be provided in accordance with the District's Subdivision and Development Servicing Bylaw.
- 5.8.2 Access to any controlled highway under the jurisdiction of the Ministry of Transportation and Transit requires prior Ministry approval.

## **5.9 Accessory Uses**

- 5.9.1 Notwithstanding section 1.3.2; where any conflict between section 5.9 and the regulations for Accessory Dwellings in section 6.1.1 exist, the regulations in section 6.1.1 prevail.
- 5.9.2 Accessory Uses and Accessory Buildings are permitted in every Zone if:
  - 5.9.2.1 A Principal Use is in existence on the Lot;
  - 5.9.2.2 A Building for a Principal Use has been constructed on the Lot; or
  - 5.9.2.3 A Building is in the process of being constructed in accordance with the District's Building Bylaw.
- 5.9.3 The combined Floor Area of all Accessory Buildings and Structures on a Parcel shall not exceed the Floor Area of the Principal Use Building except in the ALR, AG, RR, or SR zones or unless explicitly permitted over a greater area.

- 5.9.4 Notwithstanding the minimum Setbacks specified in each Zone, one (1) Accessory Building or Structure used for storage may be sited on an interior side and/or rear lot line if the accessory Building or Structure:
  - 5.9.4.1 has a gross Floor Area not exceeding 10 m<sup>2</sup>;
  - 5.9.4.2 does not exceed a Height of 3 metres;
  - 5.9.4.3 does not project over the property line; and
  - 5.9.4.4 has no power or plumbing.
- 5.9.5 A Building or Structure attached to a principal Building or Structure, is deemed to be a portion of the principal Building if all the following conditions are satisfied:
  - 5.9.5.1 The Building or Structure shares a common wall with the principal Building, where the common wall is not exclusively a crawlspace; and
  - 5.9.5.2 The Building or Structure shares, with the principal Building, a common:
    - 5.9.5.2.1 Foundation; or
    - 5.9.5.2.2 Roof Structure.
- 5.9.6 Notwithstanding section 5.9.5, a carport attached to a principal Building is deemed to be a portion of the Principal Building.
- 5.9.7 Small wind energy systems and solar collectors are permitted accessory Structures in all Zones, so long as noise and glare do not affect adjacent properties.

## **5.10 Cooking Facilities**

- 5.10.1 One (1) secondary Cooking Facility is permitted in any of the following scenarios:
  - 5.10.1.1 In each Secondary Suite or Accessory Dwelling in Zones where those Structures are permitted;
  - 5.10.1.2 Where Single Detached Dwelling is a permitted Use, a secondary Cooking Facility is permitted to be located within the primary Dwelling Unit; or
  - 5.10.1.3 On Lots exceeding 2000 m<sup>2</sup> a secondary Cooking Facility may be located in an Accessory Building or Structure for the purpose of canning or other similar use but the use of the Building as a Dwelling Unit is prohibited unless specifically permitted through Building Permit.

## **5.11 Drainage**

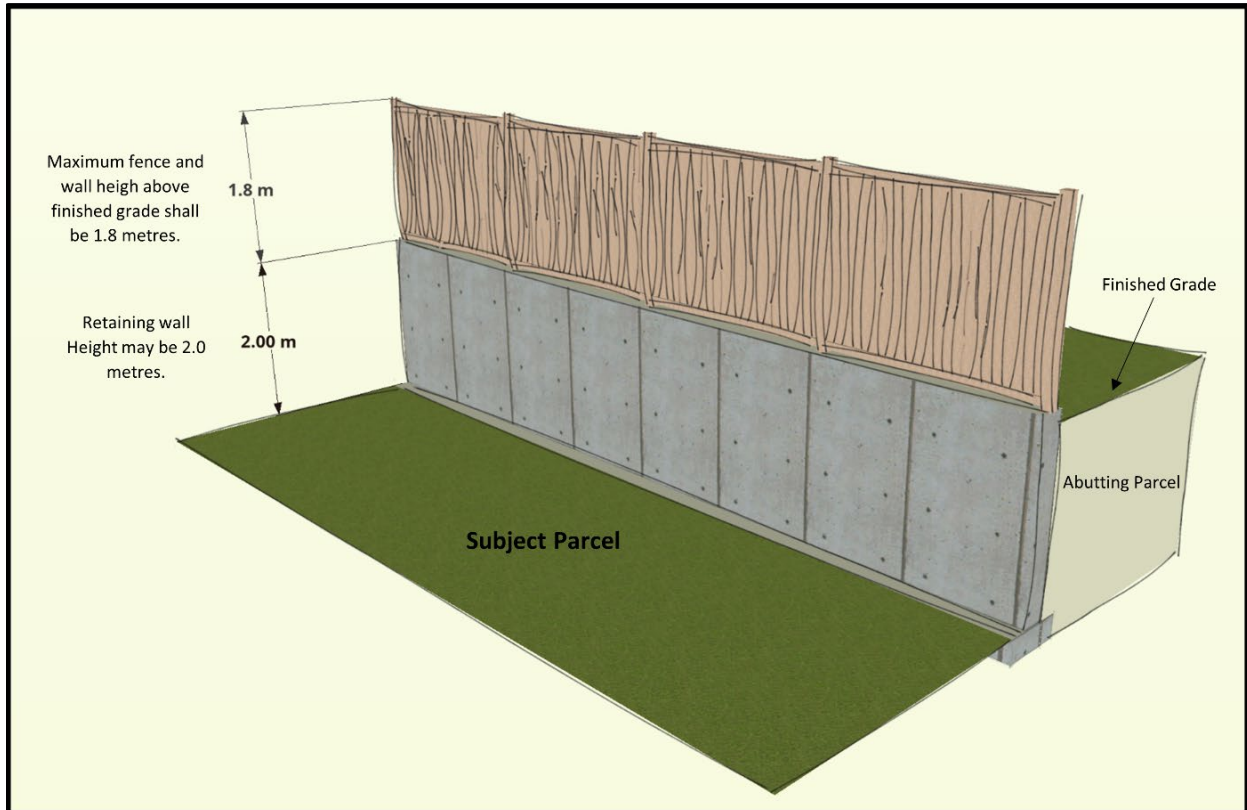
- 5.11.1 All developments shall be provided with the required drainage works in conformity with the District's Subdivision and Development Servicing Bylaw.

## **5.12 Fencing**

- 5.12.1 The Height of a Fence shall be determined by measurement from the ground level, at the place on which the Fence is to be located, to the top of the Fence.

5.12.2 The portion of a Retaining Wall which projects above the surface of the ground which it supports shall be considered as a Fence subject to the regulations of this section.

5.12.3 In the case of a Fence constructed on top of a Retaining Wall, the combined Height of the Fence and the Retaining Wall at the Parcel line, shall not exceed 3.8 metres in Height, as measured from the Finished Grade of the abutting higher Parcel.



5.12.4 On a corner site contiguous to a highway intersection, no Fence, wall, hedge, or other vegetation is permitted at a greater Height than 1.0 metre above the established elevation of the centre point of intersecting highways, at or within a distance of 4.5 metres from the corner of the site at the intersection of the streets per site triangle requirements.

5.12.5 The use of barbed wire for fencing is prohibited within all Zones except for Agricultural and Industrial Zones.

5.12.6 The use of razor wire for fencing is prohibited within all Zones.

5.12.7 No Fence shall exceed 2.13 metres (7 feet) in Height except in the Industrial Zones and the Agricultural Zones where all Fences may be up to 2.40 metres in Height.

5.12.8 Deer fences shall not exceed 3.05 metres (10 feet) in Height, provided such Fences are constructed of material that permits visibility, such as wire mesh, provided that:

- 5.12.8.1 A deer fence may be placed on top of a Fence provided that the total height may be no more than 3.05 metres (10 feet).
- 5.12.9 Fences for an Outdoor Recreation Facility shall not be limited in Height, provided such Fences are constructed of materials that permit visibility such as, but not limited to, chain link.
- 5.12.10 Electric fencing is permitted in all Zones for the purpose of protecting:
  - 5.12.10.1 Farms;
  - 5.12.10.2 Food gardens;
  - 5.12.10.3 Orchards;
  - 5.12.10.4 Livestock; or
  - 5.12.10.5 Bees from wildlife.
- 5.12.11 Electric fencing must contain bright warning signage.
- 5.12.12 Electric fencing used for the purpose of protecting garden and farm produce, such as fruits and vegetables, may only be activated during the growing season from April 15 to November 15.
- 5.12.13 Electric fencing used for the purpose of protecting bees or livestock, including backyard hens, may be activated year-round.
- 5.12.14 Electric fencing must be commercially manufactured and not hand-made.
- 5.12.15 In all Zones except the AG and ALR Zones, electric fencing must be set back from all lot lines by a minimum of 2.0m.

**5.13 Flood Construction Requirements – Floodplain Regulations**

- 5.13.1 All development within land designated as a Floodplain by the District shall follow all rules and regulations laid out in the District’s *Floodplain Regulation Bylaw* .
- 5.13.2 Notwithstanding any other regulations of this Bylaw or the District’s *Floodplain Regulation Bylaw*, no Building or any part thereof shall be constructed, reconstructed, moved, extended, or placed:
  - 5.13.2.1 With the underside of the floor system or the top of any pad supporting any space or room, that is used as a Dwelling, for business, or for the storage of goods lower than 1.5 metres above the natural boundary of any nearby watercourse or standing body of water.
- 5.13.3 The levels specified in section 5.13.1 shall not apply to the following Uses, with the exception that all main electrical switchgear for any of the Uses shall be no lower than the flood level for the flood plain as defined in the District’s *Floodplain Regulation Bylaw*:
  - 5.13.3.1 The portion of a Building or Structure used exclusively as a carport, or garage;
  - 5.13.3.2 Non-habitable municipally owned Buildings or Structures; or

- 5.13.3.3 Agricultural Buildings excluding Dwelling Uses and Buildings used for the keeping of animals.

## **5.14 Height**

- 5.14.1 Building Height is calculated as the distance measured vertically from the Average Grade, recorded at the outermost corners of the Building, to:
  - 5.14.1.1 The highest point of a non-sloping roof; or
  - 5.14.1.2 The mid-point of a sloping roof between the top of the exterior wall to the highest part of the roof Structure.
- 5.14.2 Where a rooftop patio is proposed the Height of the Building shall be measured to the top of the highest permanent feature not exempt under section 5.15.1, including but not limited to: guard rails, privacy walls, pergolas or similar shade Structures.

## **5.15 Height Exemptions**

- 5.15.1 Any of the following Structures may exceed the maximum Height regulations of this Bylaw:
  - 5.15.1.1 Chimneys up to 1.0 metre above the peak of a sloped roof, or above a flat roof;
  - 5.15.1.2 Communications towers, antennas, or masts;
  - 5.15.1.3 Elevator shafts;
  - 5.15.1.4 Farm silos for the storage of agricultural products in the Rural Zones;
  - 5.15.1.5 Flagpoles;
  - 5.15.1.6 Mechanical appurtenances constituting not more than 10 percent of the total roof area of a Building provided that the appurtenance is screened;
  - 5.15.1.7 Monuments;
  - 5.15.1.8 Place of Worship spire, belfry, steeple, dome, cupola, and other similar architectural features;
  - 5.15.1.9 Roof mounted Solar Energy Devices to a maximum of 1.0 metre above the maximum Height allowed for the Building or Structure on which it is installed;
  - 5.15.1.10 Transmission towers;
  - 5.15.1.11 Utility poles;
  - 5.15.1.12 Wind machines intended for frost protection in the Rural Zones; or
  - 5.15.1.13 Wind machines intended for the generation of electricity not exceeding 12.0 metres in the Rural Zones.

## **5.16 Lighting**

- 5.16.1 Any permanent outdoor lighting for any Development shall be located and arranged so that no light is directed at any adjoining properties or interferes with the effectiveness of any traffic control device.
- 5.16.2 Where lighting is not for emergency egress or other safety measure, lighting must be either:
  - 5.16.2.1 Downcast;
  - 5.16.2.2 Projected downward onto the Building; or
  - 5.16.2.3 Utilizing other “dark sky” techniques.

## **5.17 Occupancy of an Existing Dwelling During Construction of a New Dwelling**

- 5.17.1 Notwithstanding any zoning regulation allowing only one Single Detached Dwelling on a Parcel, the District may issue a Building permit for a new Single Detached Dwelling on the same Parcel as an existing occupied Single Detached Dwelling if the Owner first:
  - 5.17.1.1 Provides the District with a decommissioning plan for review and approval, which plan includes details on how the existing Single Detached Dwelling shall be demolished, removed, or converted to a permitted non-residential Accessory Use;
  - 5.17.1.2 Deposits security to the District in the form of cash or an irrevocable letter of credit in an amount deemed acceptable by the District as necessary to carry out the decommissioning plan (the “Security”);
  - 5.17.1.3 Agrees to carry out the decommissioning plan at the Owner’s expense, within 60 days of occupying of the new Single Detached Dwelling;
  - 5.17.1.4 Authorizes the District of Lillooet or any person authorized by the District to enter on the land and carry out the decommissioning plan at the Owner’s expense if the Owner fails to do so within 60 days of occupying of the new Single Detached Dwelling, to use the Security for this purpose, and to recover any additional amount from the Owner as a debt; and
  - 5.17.1.5 If located in the ALR Zone, the landowner has received approval from the Agricultural Land Commission.
- 5.17.2 Notwithstanding section 5.17.1, the Chief Administrative Officer may extend the timeline to enact the decommissioning plan upon written request from the Owner detailing circumstances surrounding the inability to complete the plan in the required time and submitting a new timeline in which the plan shall be completed; subject to the approval of the Director.

## **5.18 Setbacks and Projections (Setback Exemptions)**

- 5.18.1 The Setback requirements of this Bylaw shall apply to individual bare land strata lots.

- 5.18.2 Where more than one (1) Setback requirement may be applied the most restrictive Setback shall be required.
- 5.18.3 For any Building, Mobile Home, retaining wall, or other Structure that is adjacent to a highway right of way under the Ministry of Transportation and Transit jurisdiction, a minimum Setback of 4.5 metres is required.
  - 5.18.3.1 An exception to this requirement applies to a public lane or alley that is adjacent to a highway which provides secondary access to a property. In this case, the allowed setback requirement for the lane or alley is 3 metres from the highway right of way (*Section 12 of the Provincial Public Undertakings Regulation BC Reg. 513/2004*).
- 5.18.4 No features shall project into a Setback required by this Bylaw except the following minor projections:
  - 5.18.4.1 Ramps providing accessibility access to a Lot, portion of a Lot, Building, or Structure constructed in accordance with the BC Building Code may project fully within a required Setback;
  - 5.18.4.2 Gutters, eaves, sunshades, cornices, belt courses, and sills may project into required Setbacks to a maximum of 0.6 metres measured horizontally;
  - 5.18.4.3 Chimneys, bay windows, or other architectural projections which, when combined, do not comprise more than 35% of the total face of a wall to a maximum of 0.6 metres measured horizontally; or
  - 5.18.4.4 Unenclosed stairwells, balconies, porches, decks, or canopies, may project no more than:
    - 5.18.4.4.1 1.5 metres, measured horizontally, into the front Setback; or
    - 5.18.4.4.2 2.0 metres, measured horizontally, into the rear Setback.
- 5.18.5 Utilities, cisterns, storage tanks, underground parking and similar Structures constructed entirely beneath the surface of the ground may project into the required Setbacks, provided such underground projections are covered by sufficient soil depth to accommodate landscaping or hard surfaces to accommodate access needs and does not affect adjacent properties or constructed roads.
- 5.18.6 Nothing in this section 5.18 shall relieve an Owner from complying with *BC Building Code* requirements.
- 5.18.7 Freestanding clothesline poles, antennas, masts, utility poles, flagpoles, open roof pergolas, and children’s play equipment are permitted anywhere on a Parcel.

## **5.19 Recreational Vehicles**

- 5.19.1 Only Recreational Vehicles, to a maximum of one (1), belonging to the Owner or occupier of a Dwelling on a Parcel, may be stored or parked on the same Parcel.

- 5.19.1.1 Where a lot contains more than one permitted Dwelling unit, and a Parcel is large enough to provide for onsite storage, each Dwelling may have one (1) Recreational Vehicle provided they belong to the owner or occupier of each Dwelling Unit.
- 5.19.2 No Recreational Vehicle is permitted to be connected directly to a municipal sewage disposal system, or municipal water system.
- 5.19.3 A Recreational Vehicle belonging to the Owner or occupier or a Dwelling on a Parcel may be used for temporary accommodation of a guest or visitor for a period not exceeding a total of thirty (30) days in any one (1) calendar year.
- 5.19.4 Notwithstanding section 5.19.1, one additional (1) Recreational Vehicle belonging to a guest or visitor of the Owner or occupier of a permitted Dwelling Unit may be located on the same Parcel containing the permitted Dwelling provided that:
  - 5.19.4.1 The Recreational Vehicle shall only be for temporary storage or the temporary accommodation of the guest or visitor; and
  - 5.19.4.2 The temporary accommodation shall not exceed a total of thirty (30) days in any one (1) calendar year.
- 5.19.5 Notwithstanding section 5.19.1, a Recreational Vehicle may be maintained and occupied on a Parcel during the construction of a new Single Detached Dwelling on the same Parcel, subject to the following:
  - 5.19.5.1 It is incidental to the construction of a principal Residential Building;
  - 5.19.5.2 The Building or Structure must have a valid and subsisting building permit; and
  - 5.19.5.3 It is removed or stored in accordance with section 5.19.1, within thirty (30) days of the completion of the construction of the principal Residential Building.

## **5.20 Refuse and Recycling Bins**

- 5.20.1 Commercial, Industrial, Institutional, and Multi-Family Refuse storage, recycling, and collection facilities shall be provided on the same Parcel as the development that generates the refuse.
- 5.20.2 All refuse and recycling bins in Commercial, Institutional, and Multi-Family Zones, but not in Industrial or Agricultural Zones require opaque screening from adjacent lots and streets.
- 5.20.3 All refuse and recycling enclosures shall be constructed in a way to prevent infiltration from wildlife.

## **5.21 Retaining Walls**

- 5.21.1 The Height of a Retaining Wall shall be determined by measurement from the lowest Finished Grade at the base of the Retaining Wall to the top of any part of the Retaining Wall.

- 5.21.2 The minimum horizontal separation between individual Retaining Walls on the same Parcel, as measured from the outer face of each Retaining Wall, must not be less than double the Height of the lowest Retaining Wall.
- 5.21.2.1 Retaining Walls constructed closer than double the Height of the lowest Retaining Wall will collectively be considered a single Retaining Wall for the purposes of determining the Height of the Retaining Wall.
- 5.21.3 No Retaining Wall shall exceed 2.0 metres in Height except:
- 5.21.3.1 Where site characteristics are such that a larger Retaining Wall is required to provide for the safety of a Building or Structure containing a primary occupancy that cannot be constructed elsewhere on the property, and as recommended and designed by an Engineer, the Height may exceed 2.0 metres to a maximum of 6.0 metres, so long as the grades and sight corridors of adjacent properties remain unaffected.
- 5.21.4 Where a wall permitted in accordance with section 5.21.3.1 would reasonably be expected to have a visual impact on adjacent properties as determined the discretion of the Director of Development Services, the increased Height shall only be permitted by a Development Variance Permit issued in accordance with the *Local Government Act*.
- 5.21.5 Outside of the Primary or Secondary Building Areas in Residential Zones, or required Setbacks in other Zones, no Retaining Wall shall exceed 1.2 metres in Height, except in accordance with section 5.21.3.1 of this Bylaw.
- 5.21.6 On a corner site contiguous to a highway intersection, no Retaining Wall exceeding 1.0 metre is permitted within the Sight Triangle.
- 5.21.7 Notwithstanding section 5.21.5, a Retaining Wall outside of the Primary or Secondary Building area, or required Setbacks in other Zones, may be 2.0 metres in Height where the Finished Grade of the subject Parcel at the base of the Retaining Wall is lower than the Finished Grade of the abutting Parcel or highway, and provided no part of the Retaining Wall extends above the Finished Grade of the abutting Parcel or highway.
- 5.21.8 Notwithstanding section 5.21.6, a Retaining Wall may be 2.0 metres within the Sight Triangle where the Finished Grade of the subject Parcel at the base of the Retaining Wall is lower than the Finished Grade of the abutting highway, and provided no part of the Retaining Wall extends above the Finished Grade of the abutting highway.

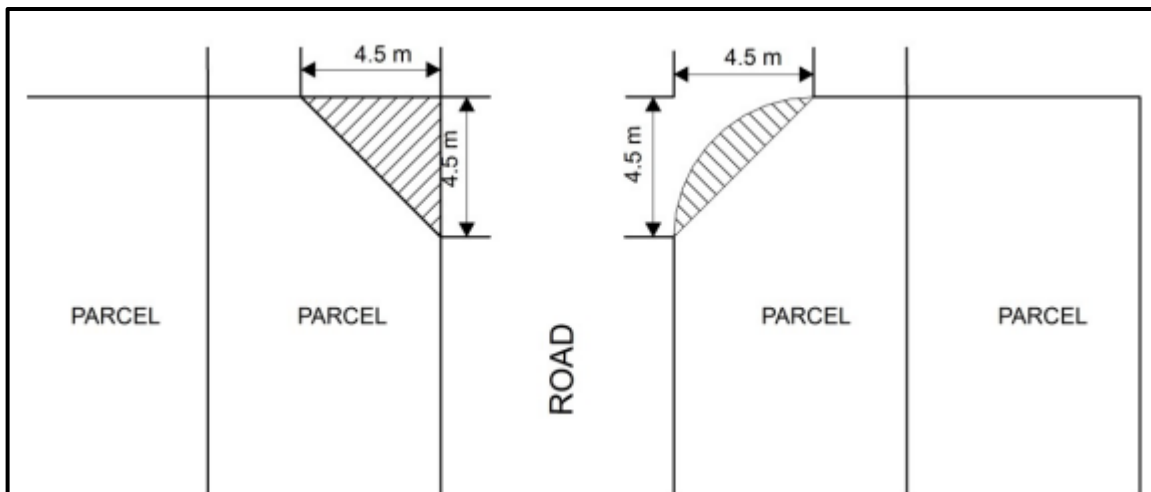
## **5.22 Shipping Containers**

- 5.22.1 Shipping Containers, cargo containers, and similar metal storage containers may only be used as Structures, or components of Structures, including Residential Structures, if converted to meet the *BC Building Code* Division C and a Building permit has been issued and finalized.

- 5.22.2 Shipping Containers may only be used as Structures, or components of Structures, when an alternate solution in accordance with the *BC Building Code* Division C has been supplied and approved.
- 5.22.3 Except where prohibited in a Zone, Shipping Containers may be used as Accessory Buildings, including for the purposes of storage, but only if the Shipping Container has been converted to meet the *BC Building Code* and complies with the following requirements:
  - 5.22.3.1 A Building Permit has been issued and finalized; and
  - 5.22.3.2 Vents prescribed by a registered professional engineer have been installed and accepted at the discretion of the Building Official with the approval of the Fire Chief;
  - 5.22.3.3 A placard listing all dangerous goods contained within the Shipping Container must be displayed on the most visible side.
- 5.22.4 Shipping Containers may be used for storage in the Rural Residential, Suburban Residential, Commercial, Institutional, Airport, and Agricultural Zones, but shall be located in accordance with the requirements of each Zone.
- 5.22.5 Shipping Containers for the purposes of storage must be painted, or covered, in their entirety to remove any branding and rust.
- 5.22.6 Shipping Containers for the purposes of storage may not be stacked in any Zone.
- 5.22.7 Shipping Containers must comply with all applicable *BC Building Code* and *BC Fire Code* regulations pertaining to safety, access for the utility shut off valves, and for fire protection.

**5.23 Sight Triangle (Visibility at Intersections)**

- 5.23.1 In all Zones, no Fence, landscaping, Retaining Wall, or other obstruction shall be erected or permitted at a Height greater than 1.0 metre above the established elevation of the centre point of the intersecting highways within a Sight Triangle, at



or within a distance of 4.5 metres from the corner of the Parcel at the intersection of the highway.

**5.24 Swimming Pools**

- 5.24.1 Swimming pools shall not be located within required Setback areas.
- 5.24.2 No Fence shall be placed closer than 1.8 metres to the edge of a swimming pool or other artificial body of water.
- 5.24.3 Fencing around swimming pools shall be in accordance with the District's Building Bylaw.

## **6.0 SPECIFIC USE REGULATIONS**

### **6.1 Application**

- 6.1.1 The specific use regulations set out in this Part 6.0 shall apply to all Parcels and Development in the District of Lillooet. Notwithstanding section 1.3.2, where these regulations may be in conflict with any regulations of an individual Zone or Part 5.0 of this Bylaw, the specific use regulation of this Part shall take precedence.

### **6.2 Accessory Detached Dwellings**

- 6.2.1 Unless specifically permitted, only one (1) Accessory Dwelling is permitted per Parcel.
- 6.2.2 Accessory Dwellings shall not contain Secondary Suites.
- 6.2.3 No Accessory Dwelling shall have a Floor Area greater than 125 m<sup>2</sup>, except in the ALR Zone or unless otherwise specified in this Bylaw.
- 6.2.4 Notwithstanding section 6.2.3, the Floor Area of an Accessory Dwelling shall not exceed the total Floor Area of the Principal Dwelling unit.
- 6.2.5 An Accessory Dwelling shall be permitted:
- 6.2.5.1 On any sized Parcel where allowed in this Bylaw if connected to a municipal sewer system and municipal water;
  - 6.2.5.2 On parcels more than 2000 m<sup>2</sup> if connected to municipal water and onsite sewage; or
  - 6.2.5.3 On parcels more than 10,000 m<sup>2</sup> (1 hectare) in area if connected to an on-site sewage and on-site water system.
- 6.2.6 A Parking Space for an Accessory Dwelling shall not be provided as a part of Tandem Parking on in connection with Parking Spaces provided for any other use on a Parcel.

### **6.3 Agriculture, Urban**

- 6.3.1 Where Urban Agriculture is a permitted Use, it shall be carried out in accordance with the following:
- 6.3.1.1 Greenhouses or other accessory Structures associated with Urban Agriculture must conform to the applicable zoning requirements for Accessory Buildings or Structures in the Zone;
  - 6.3.1.2 Where a Greenhouse is associated with Urban Agriculture the Greenhouse shall be included in the calculation of Lot coverage;
  - 6.3.1.3 Greenhouses, Accessory Buildings, or accessory Structures require a Building permit when they have:
    - 6.3.1.3.1 a Floor Area of 10 m<sup>2</sup> or larger; or

6.3.1.3.2 a Floor Area of less than 10 m<sup>2</sup> and have plumbing or electrical service.

6.3.2 Notwithstanding the Height allowances in each Zone on Lots less than 2,500 m<sup>2</sup>, the maximum Height of a Greenhouse is 4.0 metres.

## **6.4 Short-Term Rental**

6.4.1 Where Short-Term Rental is a permitted as an Accessory Use, the following regulations shall apply:

6.4.1.1 Each Owner or designated STR Operator must obtain and maintain a valid business licence.

6.4.1.1.1 The District reserves the right to establish and enforce a maximum total number of business licences for Short-Term Rental Uses that may be issued at any time, including but not limited to capping the total number of business licences issued for STRs in an apartment building to one (1);

6.4.1.1.2 For clarity, only one (1) dwelling unit in an apartment building may have a business license registered on it for the operation of a STR at any one point in time;

6.4.1.1.3 If an STR Operator is designated by an Owner, the Owner and STR Operator contact information will be available at the District municipal office.

6.4.1.2 When located in a Residential Zone, the Owner or a designated STR Operator must maintain their Principal Residence within the Principal Dwelling Unit to which the Short-Term Rental is an Accessory Use, or within a fifteen (15) km radius therefrom.

6.4.1.3 Short-Term Rentals are permitted to operate within Single Detached Dwellings, Duplexes, Tri-plex Dwellings, Four-plex Dwellings, Multiplexes, Townhomes, Apartment Buildings, commercial and mixed-use Buildings and their Accessory Structures in the Zones where Short-Term Rental is a permitted Use.

6.4.1.4 No more than ten (10) guests shall be accommodated during any one stay.

6.4.1.5 The use of Recreational Vehicles or camping on a Parcel for Short-Term Rental occupancy is prohibited.

6.4.1.6 Additional parking is required for the STR use as per section 8.0 of this Bylaw.

6.4.1.7 A maximum of one (1) exterior unlit sign with a maximum surface area of 0.4 m<sup>2</sup> advertising a Short-Term Rental use is permitted in residential Zones, including Rural Residential.

6.4.1.8 In addition to compliance with this Bylaw, Owners of Short-Term Rentals and designated STR Operators must comply with all Provincial enactments relating

to short-term rental accommodation services, including the requirement to register in the Provincial registry and display their registration number on each listing to ensure compliance and transparency.

- 6.4.1.9 Dwelling Units used for the purpose of a Short-Term Rental shall comply with minimum standards for health and safety under all relevant Provincial enactments.
- 6.4.1.10 No more than four (4) Bedrooms shall be used for the Short-Term Rental business operation or one (1) self-contained Secondary Suite or Accessory Dwelling, and three (3) Bedrooms in the Principal Dwelling.
- 6.4.1.11 No Bedroom shall include cooking facilities or implements.
- 6.4.1.12 No guest shall reside or be permitted to reside at a Short-Term Rental for more than thirty (30) consecutive days or more than ninety (90) total days in a calendar year.
- 6.4.1.13 Off-Street parking of all vehicles shall be provided for within the Lot on which the Short-Term Rental Use is occurring and in accordance with Part 8.0 of this Bylaw.

## **6.5 Caretaker Dwelling**

- 6.5.1 A Caretaker Dwelling shall not exceed 125 m<sup>2</sup> in Floor Area.

## **6.6 Home Industry**

- 6.6.1 No Home Industry shall be permitted on a Parcel less than 2000 m<sup>2</sup> in size.
- 6.6.2 The maximum Floor Area utilized for a Home Industry, including the indoor or Outdoor Storage of materials, commodities, or finished products associated with the Home Industry shall not exceed 200 m<sup>2</sup>.
- 6.6.3 A Home Industry shall only be conducted within an enclosed Building or Structure.
- 6.6.4 Outdoor exterior storage of materials used for the Home Industry shall be to the rear of the Parcel.
- 6.6.5 No retail sales of products other than the sale of goods produced, grown, or assembled on the Parcel shall be permitted.
- 6.6.6 Only persons residing in the Principal Dwelling unit may carry on the Home Industry located on the Parcel, along with up to two (2) non-resident employees.
- 6.6.7 A Home Industry shall not be located on a Parcel unless a Principal Dwelling unit already exists, or is being constructed simultaneously, on the same Parcel.
- 6.6.8 One (1) Parking Space per two (2) non-resident employees of a Home Industry use is required in addition to those required for the Principal Dwelling unit.
- 6.6.9 A Home Industry shall not involve:
  - 6.6.9.1 Wrecking, salvage, or storage of vehicles and equipment;

- 6.6.9.2 Salvage or storage of used Building or domestic products and similar discarded materials;
- 6.6.9.3 Bulk fuel or chemical storage or refining depots;
- 6.6.9.4 Cannabis production, indoor or outdoor;
- 6.6.9.5 Commercial animal/meat product processing for non personal consumption; or
- 6.6.9.6 The production of animal feeds.

## **6.7 Home Occupations**

- 6.7.1 Home Occupations are permitted in Primary and Accessory Dwelling units, and Accessory Buildings or Structures associated with a Principal Dwelling Unit.
- 6.7.2 More than one (1) Home Occupation is permitted per Parcel within the regulations prescribed in section 7.
- 6.7.3 Where Home Occupation is a permitted accessory use, the total area used for all Home Occupations on a Parcel shall not occupy more than 50% of the Floor Area of a permitted Dwelling unit to a maximum Floor Area of 100 m<sup>2</sup>.
- 6.7.4 No exterior storage of materials, containers, or finished products shall be permitted in connection with a Home Occupation Use occurring within a permitted Dwelling Unit.
- 6.7.5 No retail sales shall be permitted in a Home Occupation, except for:
  - 6.7.5.1 Goods produced or made on the premises;
  - 6.7.5.2 Telephone or internet sales;
  - 6.7.5.3 Mail order sales; or
  - 6.7.5.4 Direct distributors where customers do not enter the premises.
- 6.7.6 Where Home Occupation is not a permitted accessory use, but where a Dwelling Unit is a legal non-conforming use under Division 14 of the *Local Government Act*, or a Dwelling Unit is a permitted accessory use to a commercial or industrial Use, a Home Occupation is permitted at the discretion of the Director subject to any conditions imposed by the Director *and* the following regulations shall apply:
  - 6.7.6.1 Only persons residing in a Dwelling unit described in section 6.7.6 may carry on a Home Occupation within that Dwelling unit on that Parcel.
- 6.7.7 No external storage of materials, containers, or finished products shall be permitted in connection with a Home Occupation Use occurring within a Dwelling unit as described in section 6.7.6.
- 6.7.8 A Home Occupation shall not involve:
  - 6.7.8.1 Material or products that produce flammable or explosive vapours or gases under ordinary temperatures;

- 6.7.8.2 The Outdoor Storage of materials, uninsured vehicles or vehicles not owned by the resident, and equipment associated with a contractor, trade, or mobile service;
- 6.7.8.3 Cannabis production, indoor or outdoor;
- 6.7.8.4 The salvage or repair of motor vehicles, boats, or other machinery as a commercial venture;
- 6.7.8.5 The creation of excessive traffic or nuisance; or
- 6.7.8.6 Discharge or emission of the following across Lot lines:
  - 6.7.8.6.1 Odorous, toxic, or noxious matter or vapours, heat, glare, electrical interference, radiation, or recurring ground vibration.

## **6.8 Keeping of Animals**

- 6.8.1 Provisions for the keeping of livestock, backyard hens, and backyard bees for non-agricultural uses as set out in the District's *Animal Control Bylaw* shall be complied with as applicable.
- 6.8.2 Buildings and Structures to shelter animals shall:
  - 6.8.2.1 Be located a minimum of 30.0 metres from any well, including wells on adjacent Parcels; and
  - 6.8.2.2 Be subject to the issuance of a Building Permit as applicable under the District's *Building Bylaw*.

## **6.9 Secondary Suites**

- 6.9.1 A Parking Space for a Secondary Suite shall not be provided in a Tandem Parking arrangement with Parking Spaces provided for any other use on a Parcel.
- 6.9.2 A Secondary Suite must share a common uninterrupted foundation and roof with the Principal Dwelling Unit in the Permitted Dwelling and, for this purpose, carports and breezeways shall be deemed to interrupt a foundation or roof.
- 6.9.3 Notwithstanding section 6.9.2, a Secondary Suite may have an interrupted roof when constructed above an attached garage or carport.

## **6.10 Mobile Homes**

- 6.10.1 Mobile Homes may be relocated provided they are less than 20 years old, and suitable for habitation as determined in accordance with a qualified third-party report.

## 7.0 LANDSCAPING REGULATIONS

### 7.1 Landscape Requirements

- 7.1.1 Screening and Landscaping shall be provided and maintained in accordance with the regulations detailed in Table 7.1 of this Bylaw.
- 7.1.2 In cases where property is to be developed in phases in accordance with the *Land Title Act* or *Strata Property Act*, Landscaping need only be provided on that portion of the property to be developed in each phase, provided that Landscaping shall be required in each subsequent phase as that property is further developed.

Table 7.1:

Where is a Buffer Strip Required	What is Required
Any zone abutting a Parcel within the Agricultural Land Reserve if the abutting zone does not have an Agricultural or Airport Use.	3.0m wide Buffer Strip against property, including a 1.8m high Fence or a strip of vegetation against the property line of the non-ALR Parcel as described in section 7.2 Landscape Standards.
All Parcels in Industrial Zones abutting all Parcels in Residential Zones.	3.0m wide Buffer Strip against property, including a 1.8m high Fence or a strip of vegetation against the property line of the Parcel within an Industrial Zone as described in section 7.2.

### 7.2 Buffer Strip Landscaping Standards

- 7.2.1 For all Buffer Strips required as per table 7.1, the following landscape requirements shall apply:
  - 7.2.1.1 Existing landscaped areas of healthy woody plants (trees and shrubs) shall be preserved and protected during construction unless demonstrated to the satisfaction of the Director of Development Services, that removal is required to accommodate a Use, Building, or Structure on the Lot or that the plants pose a safety hazard;
  - 7.2.1.2 New landscape plantings, required by this Bylaw, shall consist of native xeric or water-conserving herbaceous and/or woody plant species proved to be enduring in the District of Lillooet and resistant to fire;
  - 7.2.1.3 Appropriate means of irrigation, with an emphasis on high-efficiency water reducing systems, shall be provided by the Owner of the Lot with particular attention paid to adequate watering during the establishment period to ensure survival of the newly planted areas required by this Bylaw;
  - 7.2.1.4 Trees shall be planted at a maximum spacing of 5.0 metres on centre and shall be a minimum of 1.8 metres in Height at time of planting;

- 7.2.1.5 Shrubs and ground cover shall be provided for a minimum of 50 percent of the Buffer Strip Area;
- 7.2.1.6 Shrubs shall be planted at a maximum spacing of 1.0 metre on centre and shall be a minimum 4.0 litre pot size at time of planting; and 1.0 metre in Height; and
- 7.2.1.7 The Buffer Strip may be broken only for driveways and walkways.

### **7.3 Landscaping and Screening Plan**

- 7.3.1 Where Landscaping is required by this Bylaw, every application for Development shall include a Landscaping plan for review and approval which illustrates:
  - 7.3.1.1 The location or proposed footprint of all Buildings and Structures on the property;
  - 7.3.1.2 Positioning of any vegetation to be retained;
  - 7.3.1.3 Proposed plant species including sizes, numbers, and locations;
  - 7.3.1.4 Method of irrigation;
  - 7.3.1.5 The location of all hard surfaced areas such as driveways, parking areas, and sidewalks;
  - 7.3.1.6 Finished Grades; and
  - 7.3.1.7 Site lighting and Fencing.
- 7.3.2 Any changes to an approved Landscape plan must be authorized by the District's Director of Development Services or designate.

## **8.0 PARKING & LOADING REQUIREMENTS**

### **8.1 Application**

- 8.1.1 Space for the off-street parking and loading of motor vehicles in respect of a Building, Structure, or Use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this Part.
- 8.1.2 Where access is required to any Highway under the jurisdiction of the Ministry of Transportation and Transit, the size and layout of the access shall be in accordance with Ministry of Transportation and Transit standards and specifications.

### **8.2 Exemptions**

- 8.2.1 In the Commercial Zones or Industrial Zones where there is a change in the Principal Use, or a Change in the Major Occupancy as defined in BC Building Code, of an existing Building or Structure:

- 8.2.1.1 Where existing on-site parking/loading space includes no more than 50% of the parking required in this Part, such parking may be deemed to be in compliance with this Bylaw, at the discretion of the Director of Development Services, if there is no potential on-site for additional parking; or
- 8.2.1.2 Where there is additional site area for on-site parking/loading space available, such area shall be designated as parking and may be deemed, at the discretion of the Director of Development Services, to be in compliance with this Bylaw if less than the parking required in this Part.
  - 8.2.1.2.1 Notwithstanding section 8.2.1.2, priority shall be given to loading spaces.

### **8.3 Calculation of Off-Street Parking and Loading Spaces**

- 8.3.1 The minimum number of off-street Parking Spaces and Loading Spaces for motor vehicles required for any Use is calculated according to this Part.
- 8.3.2 In respect of a Use permitted under this Bylaw:
  - 8.3.2.1 Where the Zoning designation name does not match the category of Use, the Use shall be considered as per the actual Use designation and not necessarily as per the Zoning designation name;
  - 8.3.2.2 Which is not specifically referred to in this section, the number of off-street parking and loading spaces is calculated on the basis of requirements for a similar Use that is permitted.
- 8.3.3 Where the calculation of the required off-street Parking and Loading Spaces results in a fraction, the required parking shall be rounded up to the next whole number.
- 8.3.4 Where more than one Building or Use is located on a Parcel, the required number of Off-Street Parking Spaces shall be the sum of the requirements for each use, unless otherwise expressly provided for in this Bylaw.
- 8.3.5 Where more than one standard may apply to a Use, the standard requiring the greatest number of Parking Spaces shall be used.
- 8.3.6 Parking requirements based on use are listed in Tables 8.1 to 8.7.

Table 8.1 Residential Parking Requirements

Use	Required Number of Spaces
<b>RESIDENTIAL USES</b>	
<b>Accessory Dwelling</b>	1 per Dwelling unit
<b>Apartment Building or Townhouse</b>	1.1 per Dwelling unit; <b>and</b> 10% of the required Parking Spaces must be designated “visitor parking”
<b>Short-Term Rental</b>	1 per 2 Bedrooms in the Principal Dwelling, and 1 per self contained Secondary Suite
<b>Duplex Dwelling</b>	3 per Building
<b>Manufactured Home</b>	2 per Dwelling unit
<b>Manufactured Home Park</b>	1 per Manufactured Home; <b>and</b> 1 additional space per 5 Manufactured Homes must be designated “visitor parking”
<b>Secondary Suite</b>	1 per Dwelling unit
<b>Single Detached Dwelling</b>	2 per Dwelling unit

Table 8.2 Commercial Parking Requirements

Use	Required Number of Spaces
<b>COMMERCIAL USES</b>	
<b>All Commercial Uses in the C1 zone;</b> (Excluding Residential or Commercial Accommodations Uses)	1 per 50 m <sup>2</sup> Gross Floor Area
<b>Alcohol Production Facility</b>  and associated tasting, eating or drinking establishment	1 per 100 m <sup>2</sup> of Gross Floor Area of non-customer service area; <b>and</b> 1 per 30 m <sup>2</sup> of Gross Floor Area ( <b>if applicable</b> )
<b>Campground</b>	1 per camping space
<b>Commercial Tourist Accommodation i.e. hotel/motel</b>	1.25 per room (Eating and Drinking Establishment calculated at 1 per 50 m <sup>2</sup> Gross Floor Area)
<b>Eating and Drinking Establishment</b>	1 per 30 m <sup>2</sup> Gross Floor Area
<b>Indoor Recreation</b>	1 per 50 m <sup>2</sup> Gross Floor Area
<b>Office</b>	1 per 40 m <sup>2</sup> Gross Floor Area
<b>Medical/Dental Office</b>	1 per 30 m <sup>2</sup> Gross Floor Area
<b>Personal Service Establishment</b>	1 per 40 m <sup>2</sup> Gross Floor Area
<b>Retail Stores, General</b>	1 per 30 m <sup>2</sup> Gross Floor Area
<b>Service Station</b>	1 per 30 m <sup>2</sup> Gross Floor Area
<b>Veterinary Clinic</b>	1 per 30 m <sup>2</sup> Gross Floor Area

Table 8.3 Industrial Parking Requirements

Use	Required Number of Spaces
<b>INDUSTRIAL USES</b>	
<b>Alcohol production facility</b>	1 per 30 m <sup>2</sup> of Gross Floor Area of customer service area; and
<b>For the accompanying Eating and Drinking Establishment per that Use</b>	1 per 100 m <sup>2</sup> of Gross Floor Area of non-customer service area.
<b>Manufacturing</b>	1 per 200 m <sup>2</sup> Gross Floor Area
<b>Office for Industrial Uses</b>	1 per 60 m <sup>2</sup> Gross Floor Area
<b>Other Industrial Uses</b>	1 per 200 m <sup>2</sup> Gross Floor Area
<b>Sales Floors</b>	1 per 100 m <sup>2</sup> Gross Floor Area
<b>Storage and Warehousing</b>	1 per 200 m <sup>2</sup> Gross Floor Area

Table 8.4 Institutional Parking Requirements

Use	Required Number of Spaces
<b>INSTITUTIONAL USES</b>	
<b>Cultural Facility / Community Hall / Arena / Recreation Facility / Place of Worship</b>	1 space per 30 m <sup>2</sup> Gross Floor Area
<b>Theatre</b>	1.25 per 10 seats
<b>Elementary/Middle School</b>	2 spaces per classroom
<b>Secondary School</b>	3 spaces per classroom

Table 8.5 Airport Parking Requirements

Use	Required Number of Spaces
<b>AIRPORT USES</b>	
<b>All Airport related Uses</b>	1 space per 100 m <sup>2</sup> Gross Floor Area

Table 8.6 Loading Space Requirements

Use	Required Number of Loading Spaces
<b>All Commercial, Public, Institutional and Industrial uses with a Floor Area of:</b>	
<b>Less than 1000 m<sup>2</sup></b>	0 spaces required (1 space encouraged)
<b>Greater than 1000 m<sup>2</sup> and less than 2500 m<sup>2</sup></b>	1 space required (2 spaces encouraged)
<b>More than 2500 m<sup>2</sup></b>	2 spaces required

Table 8.7 Provision of Electric Vehicle Charging Infrastructure

Use	Required Off-Street Parking Spaces	Required Number of Spaces to have Level 2 Charging Capability
<b>Residential</b>	1-4	0
	5-8	1
	9-12	2
	13+ For each additional 4 parking spots required above 12, 1 additional spot must have Level 2 Charging Capability.	
<b>All Other Non-Residential Uses</b>	1-6	0
	7-20	1
	21+	2

## 8.4 Electric Vehicle Charging

8.4.1 Parking Spaces required as per table 8.7 shall include an energized outlet capable of providing Level 2 Charging or a higher charging level for an electric vehicle, except:

8.4.1.1 Parking Spaces for visitor parking;

8.4.1.2 Existing or new Parking Spaces for existing Dwelling units; or

8.4.1.3 All Parking Spaces required as per table 8.7 included in a Development for which, on or before the adoption of this Bylaw:

- 8.4.1.3.1 The rezoning Bylaw for the Development has received Second Reading;
- 8.4.1.3.2 A Building permit application has been submitted for the Development in accordance with the District’s Building Bylaw; or
- 8.4.1.3.3 A preliminary plan approval application has been submitted for the Development The Director of Development Services or CAO may specify requirements for technical matters, including but not limited to: metering and performance standards for electric vehicle energy management systems.

8.4.2 The Director of Development Services may issue a variance for the requirements under this Section 8.4 in exceptional circumstances where compliance with the requirements is demonstrated to not be feasible.

## 8.5 Bicycle Parking Requirements

8.5.1 Bicycle parking shall be provided as indicated in Table 8.8 below:

Table 8.8: Minimum Bicycle Parking Requirements

Uses	Class A	Class B
Apartment Dwelling	2 Class A spaces per Dwelling unit provided in a bicycle room in accordance with 8.5.3, or one of the two required spaces can be: <ul style="list-style-type: none"> <li>i. Provided in the individual Dwelling unit in compliance with 8.5.4</li> <li>ii. Provided within a metal mesh compound in compliance with 8.5.5</li> </ul>	Minimum of three (3) Class B spaces for any development with five (5) or more Dwelling units.  Minimum of six (6) Class B spaces for any development with ten (10) or more Dwelling units.
Townhouse Dwelling	2 Class A spaces per Dwelling unit. Where the Townhouse Dwelling has a garage, the Class A spaces may be provided therein.	Minimum of 6 Class B spaces for any development with ten or more Dwelling units.
All other non-residential uses	Not Required	Minimum of 3 Class B spaces per 150m <sup>2</sup> of gross Floor Area.

## 8.5.2 Class A Bicycle Parking Design Criteria:

- 8.5.2.1 Spaces shall be provided in a bicycle room or cage that is a separate, dedicated room or enclosure.
- 8.5.2.2 The enclosure shall have solid walls or cage walls accessed only by a separate lock and key or programmed entry system, available only to authorized users.
- 8.5.2.3 The entry door to the Class A Parking enclosure shall be a minimum of 0.75 metres in width and if the entry door opens to the secured interior of the Building shall have a secure tempered glass or laminate window, or another secure entry door design to offer permanent visibility to the bicycle room.
- 8.5.2.4 The enclosure shall be located on the ground floor, except that a location above or below the ground floor is permitted if an elevator designed to accommodate the loading and unloading of at least two bicycles is provided.
- 8.5.2.5 Access aisles within the bicycle room shall be a minimum of 1.2 metres wide.
- 8.5.2.6 When a Class A Bicycle Space is vertical, the minimum length of the stall shall be 1.0 metre and the minimum width shall be 0.6 metres:
  - 8.5.2.6.1 Despite 8.5.2.7, if Class A Bicycle Stalls are staggered, the minimum width is 0.4 metres, provided that a minimum of 0.3 metres between handlebars is provided.
- 8.5.2.7 When a Class A Bicycle Space is horizontal, the minimum length of the stall shall be 1.8 metres and the minimum width shall be 0.6 metres.
- 8.5.2.8 Thirty percent (30%) of all Class A Bicycle Spaces shall be placed within 1.0 metre of an electric outlet.

## 8.5.3 Class B Bicycle Parking Design Criteria:

- 8.5.3.1 Class B Bicycle Parking Spaces shall be provided in racks which provide a minimum width of 0.6 metre and a minimum length of 1.8 metre for each bicycle.
- 8.5.3.2 Class B Bicycle Parking Spaces shall be provided in a convenient, well-lit location that provides visual surveillance by occupants of the Building the spaces are intended to serve.
- 8.5.3.3 Class B Bicycle Parking Spaces are to provide racks that support the bicycle frame and front wheel to be locked to the rack with a U-style lock.
- 8.5.3.4 If more than six (6) Class B spaces are required, at least 50% of all the required Class B spaces shall be covered with a roof or awning.
- 8.5.3.5 If more than six (6) Class B spaces are required, 10% of all the required Class B spaces shall have a minimum length of 3.1 metres and a minimum width of 0.8 metres.

## **8.6 Parking Spaces – Location, Siting and Slope**

- 8.6.1 Off-street Parking Spaces shall not be sited within a Site Triangle as prescribed in section 5.23.1 of this Bylaw.
- 8.6.2 In the C-1 zone, all Off-street Parking Spaces shall be to the rear of the Building or Use, and shall be accessed by laneway unless it is impractical or impossible to do so.
- 8.6.3 Unless specified elsewhere, all Off-Street Parking Areas shall be located on the same Parcel as the Building or Use they serve.
- 8.6.4 Notwithstanding Section 8.6.3:
  - 8.6.4.1 In the MC Zone and C-1 Zone, Off-Street Parking Areas for non-Residential Uses may be located on another Parcel within 200 metres of the Building, conditional upon an easement with s. 219 restrictive covenant, registered against the title of the Parcel providing the parking in priority to all financial encumbrances, that such parking provided is non-exclusive to the Building, business, or use providing such parking, that the parking shall not be reduced or eliminated, and that the parking may not be used to calculate parking towards any new development on the Parcel providing the parking.
- 8.6.5 In the Industrial Zones, Off-Street Parking Areas may be located on another Parcel within 125 metres of the Building, or use, they serve, conditional upon an easement with s. 219 restrictive covenant, registered against the title of the Parcel providing the parking in priority to all financial encumbrances, that such parking provided is non-exclusive to the Building or use providing such parking, that the parking shall not be reduced or eliminated, and that the parking may not be used to calculate parking towards any new development on the Parcel providing the parking.
- 8.6.6 A condition of discharge of an easement with s. 219 covenant registered in accordance with section 8.6.4 is to pay into the parking reserve fund a sum for each Parking Space in accordance with section 8.13.
- 8.6.7 Parking Area grades shall be as follows:
  - 8.6.7.1 The maximum grade and cross slope for a Parking Space or Parking Area required by this Bylaw must not exceed 8%.
- 8.6.8 The portion of any Lot used as a driveway from the Lot line to a required Parking Area must not exceed a grade of 20%.

## **8.7 Parking Areas – Design Standards**

- 8.7.1 The minimum standards set out in this section 8.7 shall be met for all parking lot design for apartment buildings, commercial, mixed-use, industrial, and institutional developments.
- 8.7.2 Off-Street Parking Areas and off-street loading areas should be illuminated.
- 8.7.3 Light fixtures shall be downcast and the amount of light falling onto abutting properties shall be limited.

- 8.7.4 Light fixtures shall be located along primary pedestrian corridors to promote the safety of those utilizing parking lots.
- 8.7.5 All Parking Areas shall be comprised of four (4) or more Parking Spaces, and every access road to the required Parking Areas shall be hard surfaced with Paving Materials, with no more than 5% slope and drained such that all water is managed on the Lot or is directed to a municipal drainage system or to a natural drainage course.
- 8.7.6 Notwithstanding section 8.7.5 and regardless of Use, in Industrial Zones, gravel crush, or other similar material, is a permitted surface for Parking Areas if graded and maintained in a way sufficient for Emergency Vehicle Access and treated in a manner to suppress dust.
- 8.7.7 All Parking Areas and loading areas shall be provided with adequate curbs or other barrier(s) 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, are protected from parked vehicles.
- 8.7.8 Minimum standards shall be met for all Parking Spaces and Parking Area design according to Table 8.9:

Table 8.9: Minimum Standards for Parking Areas

Angle of Parking	Width of Stall	Length of Stall	Drive Aisle Width
<b>30 degrees</b>	2.75 m	5.8 m	3.5 m
<b>45 degrees</b>	2.75 m	5.8 m	4.0 m
<b>60 degrees</b>	2.75 m	5.8 m	5.5 m
<b>90 degrees</b>	2.75 m	5.8 m	7.0 m
<b>Parallel</b>	2.75 m	7.0 m	3.5 m

- 8.7.9 When a Parking Space adjoins a Fence or Structure over 0.3 metres in Height, the width of the Parking Space shall be increased by 0.3 metres on the side or sides which abut such Fence or Structure.
- 8.7.10 Notwithstanding the minimum parking standards prescribed in this section 8.7 any accessible Parking Space required in section 10 shall be a minimum 3.7 metres in width.
- 8.7.11 Each Parking Space must be surfaced with Paving Material, or a (semi) permeable material such as porous pavers; cobblestones; turf block; and honeycomb grid.

**8.8 Loading Space – Location and Siting**

- 8.8.1 Off-street loading spaces shall not be sited within 1.0 metre of a property line or within a Site Triangle as prescribed in section 5.23 of this Bylaw.
- 8.8.2 Off-street loading spaces shall be located on the same Parcel as the Use they serve.
- 8.8.3 In the C-1 zone, all off-street loading spaces shall be to the rear of the Building or Use, and shall be accessed by laneway unless it is impractical or impossible to do so.

**8.9 Loading Spaces – Design Standards**

- 8.9.1 Each off-street loading space required by this Bylaw shall not be less than 3.0 metres in width and 9.0 metres in length.
- 8.9.2 In no case shall the length of the loading space be such that a vehicle in the process of loading or unloading shall project into any highway (including roads and lanes).

**8.10 Accessible Parking Spaces**

- 8.10.1 Accessible Parking Spaces shall be provided in accordance with the Table 8.10 for commercial, Multi-family, industrial, institutional, and recreational Uses:

Table 8.10: Accessible Parking Spaces

Total Number of Parking Spaces Required	Number to be Accessible Parking Spaces
1-20	1
21-40	2
41-60	3
61+	1 per 20 spaces – rounding up the nearest whole number

**8.11 Driveway Requirements**

- 8.11.1 All points of ingress and egress (e.g. driveways) to a Parking Area, including for residential lots, or to a loading area shall be subject to the approval of the Manager of Public Works or their designate.

**8.12 Voluntary Establishment of Parking Areas**

- 8.12.1 Where Off-Street Parking Areas and off-street loading areas are provided when not required under this Bylaw, the location, design, and operation of such facilities must comply with the regulations and standards of this Part.

### **8.13 Municipal Parking Reserve Fund**

- 8.13.1 Notwithstanding Section 8.2.1, a development may be permitted to pay cash-in-lieu of providing the required number of off-street Parking Spaces, subject to the following:
  - 8.13.1.1 The payment amount shall be determined by multiplying the number of Parking Spaces required as per Section 8.2.1 of this Bylaw with the cash-in-lieu per Parking Space amount as specified in the District's *Fees & Charges Bylaw*;
  - 8.13.1.2 The monies shall be placed in the District's Parking Facilities Reserve Fund for future acquisition of parking spaces in the downtown area;
  - 8.13.1.3 Cash-in-lieu is not permitted in Residential Zones;
  - 8.13.1.4 For Multi-Family developments in the RM and MC Zones cash-in-lieu may only be permitted for Apartment Dwellings and may not exceed 15% of the total required residential Parking Spaces;
  - 8.13.1.5 In the C-1 and MC Zone, cash-in-lieu may not exceed 50% of the total required commercial Parking Spaces; and
  - 8.13.1.6 Notwithstanding section 8.13.1.4 Parking Spaces for Multi-family developments may not be reduced by paying cash-in-lieu to less than one Parking Space per Dwelling Unit.
- 8.13.2 In the C-2 and Industrial Zones, cash-in-lieu may not exceed 15% of the total required Parking Spaces.

## **9.0 SUBDIVISION REGULATIONS**

### **9.1 Application**

9.1.1 Land shall only be subdivided in accordance with this Part.

### **9.2 Minimum Lot Area**

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

### **9.3 Minimum Lot Area Exceptions for Subdivision**

9.3.1 Subject to section 9.3.2, the Minimum Lot Area of any Parcel in any Zone is 1.0 hectares (10,000 m<sup>2</sup>) except if the Parcel is connected to a municipal or community water system.

9.3.2 The Minimum Lot Area of any Parcel in any Zone is 2000 m<sup>2</sup> unless connected to both: (i) a municipal or community water system; and (ii) a municipal sewer system.

9.3.3 Minimum Lot Area for subdivision requirements of this Bylaw do not apply to:

9.3.3.1 The consolidation of existing Parcels or the addition of municipal closed road to an existing Parcel;

9.3.3.2 The alteration of lot lines between two or more Parcels where:

9.3.3.2.1 No additional Parcels are created upon completion of the alteration;

9.3.3.2.2 The altered lot line does not infringe on the required Setbacks for an existing Building or Structure located on a Parcel; and

9.3.3.2.3 The alteration does not reduce the site area of the Parcels involved to a size less than that of the smallest Parcel that existed prior to the alteration; or

9.3.3.3 A subdivision approved by the Agricultural Land Commission under its homesite severance policy.

### **9.4 Minimum Lot Area Requirements for Bare Land Strata Subdivisions**

9.4.1 The minimum average lot size for all lots in a Bare Land Strata Subdivision must be equal to greater than the Minimum Lot Area for the applicable Zone.

### **9.5 Minimum Useable Lot Area**

9.5.1 The minimum usable lot area for each Parcel shall be 75 m<sup>2</sup>.

## **9.6 Minimum Lot Frontage**

- 9.6.1 Where a Zone includes a minimum Lot Frontage requirement, no lot created by subdivision may have a Frontage less than the figure specified for the Zone in which the Lot is located.
- 9.6.2 The Approving Officer is, in accordance with section 512(3) of the *Local Government Act* and Section 154 of the *Community Charter*, hereby delegated the authority, on behalf of the District, to exempt a Parcel from the statutory minimum Frontage prescribed in section 512(1)(a) of the *Local Government Act*.

## **9.7 Panhandle Lots**

- 9.7.1 When a Lot is to be in the form of a Panhandle:
  - 9.7.1.1 The access strip shall be included in the calculation of the area of the Lot for the purpose of determining compliance with minimum Parcel area requirements of this Bylaw.
- 9.7.2 Notwithstanding any minimum Lot width provisions for subdivision in this Bylaw, a Panhandle Lot may be created, provided that the minimum width of the access strip is 6.0 metres.
- 9.7.3 When a Lot is in the form of a Panhandle, the minimum lot width requirement shall be calculated as if the Lot Line as close to parallel with the Front Lot Line of the access strip were the Front Lot Line.
- 9.7.4 No more than two (2) Panhandle Lots may be created where their access strips abut.

## **9.8 Hooked Parcels**

- 9.8.1 If permitted by the Approving Officer, a hooked Parcel (with portions of the Parcel physically separated from one another by highway or another Parcel) may only be created where each portion:
  - 9.8.1.1 Satisfies the minimum Lot area requirements of the applicable Zone; and
  - 9.8.1.2 Is separated by a distance not exceeding 30.0 metres.

## 10.0 ALR ZONE – Agricultural Land Reserve Zone

### 10.1 Intent:

10.1.1 To provide a Zone for Agriculture, Dwellings, and compatible Accessory Uses on Lots designated Agricultural Land Reserve (ALR) by the Agricultural Land Commission (ALC). All land in the ALR is subject to the provincial legislation and regulations that govern the ALR, including the Agricultural Land Commission Act (ALCA) and ALR regulations. The Uses permitted in the ALR Zone may be subject to additional limits or restrictions outlined in the ALCA and ALR regulations.

### 10.2 Permitted Principal Uses -The following Uses and no others are permitted in the ALR Zone:

- 10.2.1 Agriculture;
- 10.2.2 Agriculture, Intensive;
- 10.2.3 Alcohol Production Facility;
- 10.2.4 Cannabis Production, Indoor;
- 10.2.5 Cannabis Production, Outdoor;
- 10.2.6 Equestrian Centre, including Minor Equestrian Centre;
- 10.2.7 Greenhouses and plant nurseries;
- 10.2.8 Single Detached Dwelling;
- 10.2.9 Permitted Accessory Uses.

### 10.3 The following Uses and no others are permitted as Accessory Uses to the Principal Uses in the ALR Zone:

- 10.3.1 Accessory Buildings or Structures;
- 10.3.2 Accessory Dwelling, subject to ALC Regulations;
- 10.3.3 Bed & Breakfast (Bedrooms in Principal Residence or Secondary Suite only. Bed & Breakfast Use not permitted in Accessory Dwelling);
- 10.3.4 Cannabis testing and research;
- 10.3.5 Home Occupation;
- 10.3.6 Kennels and Stables;
- 10.3.7 Farm Product Processing;
- 10.3.8 Farm Product Retail Sales;
- 10.3.9 Farm Use;

10.3.10 Secondary Suite.

**10.4 Minimum Lot Area for Subdivision:**

10.4.1 8.0 hectares.

**10.5 Minimum Lot Width for Subdivision:**

10.5.1 Not less than 10% of the Lot perimeter.

**10.6 Density:**

10.6.1 The maximum number of Dwelling Units permitted per Lot are:

10.6.1.1 One (1) Single Detached Dwelling per Lot not to exceed 500 m<sup>2</sup> Floor Area (ALC Primary Structure Calculation Method); and

10.6.2 One (1) Accessory Dwelling, or Secondary Suite per Lot.

10.6.2.1 In the case of an Accessory Dwelling, the total Floor Area (ALC Secondary Structure Calculation Method), shall not exceed:

10.6.2.1.1 90m<sup>2</sup> for Parcels < 40 hectares;

10.6.2.1.2 186m<sup>2</sup> for Parcels > 40 hectares.

**10.7 Maximum Lot Coverage:**

10.7.1 10% for Residential and Residential Accessory Uses;

10.7.2 35% for farm Buildings and Structures;

10.7.3 75% for Greenhouses and plant nurseries.

**10.8 The following farm Structures are exempt from Lot coverage restrictions:**

10.8.1 Permeable detention ponds;

10.8.2 Support Structures for shading, frost, and wind protection, netting, or trellising.

**10.9 Minimum Setback Requirements<sup>1</sup>:**

10.9.1 Residential Uses:

10.9.1.1 Front Lot Line: 3.0 metres

10.9.1.2 Rear Lot Line: 3.0 metres

10.9.1.3 Interior Side Lot Line: 1.5 metres

10.9.1.4 Exterior Side Lot Line: 3.0 metres

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<sup>1</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

10.9.2 Buildings and Structures used for: Agriculture, Greenhouses, plant nurseries, or Farm Product Processing, including Alcohol Production Facilities, Cannabis testing and research or all other agricultural Uses:

- 10.9.2.1 Front Lot Line: 3.0 metres
- 10.9.2.2 Rear Lot Line: 3.0 metres
- 10.9.2.3 Interior Side Lot Line: 3.0 metres
- 10.9.2.4 Exterior Side Lot Line: 3.0 metres

10.9.3 Building and Structures used as a Kennel, Livestock shelters, Equestrian Centres Intensive Agriculture, and generator sheds:

- 10.9.3.1 Front Lot Line: 7.5 metres
- 10.9.3.2 Rear Lot Line: 7.5 metres
- 10.9.3.3 Interior Side Lot Line: 7.5 metres
- 10.9.3.4 Exterior Side Lot Line: 7.5 metres

10.9.3.5 Notwithstanding the Setback provisions above, any Uses for the keeping of animals may not be sited within 30 metres of any well on the Lot or any adjacent Lots.

10.9.4 Composting Facilities:

- 10.9.4.1 Front Lot Line: 12.0 metres
- 10.9.4.2 Rear Lot Line: 12.0 metres
- 10.9.4.3 Interior Side Lot Line: 12.0 metres
- 10.9.4.4 Exterior Side Lot Line: 12.0 metres

10.9.5 Other permitted Building or Structures not explicitly mentioned above:

- 10.9.5.1 Front Lot Line: 3.0 metres
- 10.9.5.2 Rear Lot Line: 3.0 metres
- 10.9.5.3 Interior Side Lot Line: 3.0 metres
- 10.9.5.4 Exterior Side Lot Line: 3.0 metres

10.9.5.5 Notwithstanding the above, where the side or rear yard abuts a Residential lot, any exhaust fans, or machinery shall be sited a minimum of 15.0 metres from any Lot Line.

## 10.10 Height

10.10.1 No Building or Structure shall exceed a Height of 15.0 metres.

## 11.0 AG ZONE – Agricultural Zone

### 11.1 Intent:

- 11.1.1 To provide a Zone for rural and agricultural uses outside of the Agricultural Land Reserve, on large lots of a minimum 2 hectares, on lands designated “Agriculture” in the District’s Official Community Plan.

### 11.2 Permitted Principal Uses - The following Uses and no others are permitted in the AG Zone:

- 11.2.1 Agriculture;
- 11.2.2 Agriculture, Intensive;
- 11.2.3 Alcohol Production Facility;
- 11.2.4 Community Care for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 11.2.5 Equestrian Centre, including Minor Equestrian Centre;
- 11.2.6 Forestry/Logging;
- 11.2.7 Greenhouses and plant nurseries;
- 11.2.8 Single Detached Dwelling.

### 11.3 Permitted Accessory Uses - The following Uses and no others are permitted as Accessory Uses to the Principal Uses in the AG Zone:

- 11.3.1 Accessory Buildings or Structures;
- 11.3.2 Accessory Dwelling;
- 11.3.3 Campground;
- 11.3.4 Cannabis testing and research;
- 11.3.5 Composting Operation;
- 11.3.6 Home Occupation;
- 11.3.7 Kennels and Stables;
- 11.3.8 Farm Product Processing;
- 11.3.9 Farm Product Retail Sales;
- 11.3.10 Secondary Suite;
- 11.3.11 Short-Term Rental.

**11.4 Minimum Lot Area for Subdivision:**

11.4.1 2.0 hectares.

**11.5 Minimum Lot Width for Subdivision:**

11.5.1 Not less than 10% of the Lot perimeter.

**11.6 Density:**

11.6.1 The maximum number of Dwelling Units permitted per Lot are:

11.6.1.1 One (1) Single Detached Dwelling per Lot;

11.6.1.2 One (1) Accessory Dwelling, or Secondary Suite per Lot, and the total Gross Floor Area of a Secondary Suite or Accessory Dwelling shall not exceed:

11.6.1.2.1 250 m<sup>2</sup>; or

11.6.1.2.2 50% of the Gross Floor Area of the Single Detached Dwelling.

**11.6.2 Maximum Lot Coverage:**

11.6.2.1 10% for residential and residential Accessory Uses;

11.6.2.2 35% for farm Buildings and Structures;

11.6.2.3 75% for Greenhouses and plant nurseries.

11.6.3 The following farm Structures are exempt from Lot coverage restrictions:

11.6.3.1 Permeable detention ponds;

11.6.3.2 Support structures for shading, frost, and wind protection, netting, or trellising.

**11.7 Minimum Setback Requirements<sup>2</sup>:**

11.7.1 Residential Uses:

11.7.1.1 Front Lot Line: 3.0 metres

11.7.1.2 Rear Lot Line: 3.0 metres

11.7.1.3 Interior Side Lot Line: 1.5 metres

11.7.1.4 Exterior Side Lot Line: 3.0 metres

11.7.2 Buildings and Structures used for: Agriculture, Greenhouses, plant nurseries, or Farm Product Processing, including Alcohol Production Facilities, or Cannabis testing and research:

11.7.2.1 Front Lot Line: 3.0 metres

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<sup>2</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

11.7.2.2 Rear Lot Line: 3.0 metres

11.7.2.3 Interior Side Lot Line: 3.0 metres

11.7.2.4 Exterior Side Lot Line: 3.0 metres

11.7.3 Building and Structures used as a Kennel, Livestock shelters, Equestrian Centres Intensive Agriculture, or generator sheds:

11.7.3.1 Front Lot Line: 7.5 metres

11.7.3.2 Rear Lot Line: 7.5 metres

11.7.3.3 Interior Side Lot Line: 7.5 metres

11.7.3.4 Exterior Side Lot Line: 7.5 metres

11.7.3.5 Notwithstanding the Setback provisions above, any uses for the keeping of animals may not be sited within 30 metres of any well on the Lot or any adjacent Lots.

11.7.4 Composting Facilities:

11.7.4.1 Front Lot Line: 12.0 metres

11.7.4.2 Rear Lot Line: 12.0 metres

11.7.4.3 Interior Side Lot Line: 12.0 metres

11.7.4.4 Exterior Side Lot Line: 12.0 metres

11.7.5 Other permitted Building or Structures not explicitly mentioned above:

11.7.5.1 Front Lot Line: 3.0 metres

11.7.5.2 Rear Lot Line: 3.0 metres

11.7.5.3 Interior Side Lot Line: 3.0 metres

11.7.5.4 Exterior Side Lot Line: 3.0 metres

11.7.5.5 Notwithstanding the above, where the side or rear yard abuts a residential lot, any exhaust fans, or machinery shall be sited a minimum of 15.0 metres from any Lot Line.

**11.8 Height**

11.8.1 No Building or Structure shall exceed a Height of 15.0 metres.

## **12.0 RR ZONE – Rural Residential**

### **12.1 Intent:**

- 12.1.1 To provide a Zone for rural residential, agricultural, and compatible accessory uses on large lots of a minimum of 1.0 hectare in size in areas of limited urban services. Furthermore, the minimum size is 0.2 hectares where municipal water service is available and where the lands are designated as Rural Residential in the District's Official Community Plan.

### **12.2 Permitted Principal Uses - The following Uses and no others are permitted in the RR Zone:**

- 12.2.1 Agriculture, excluding Intensive Agriculture;
- 12.2.2 Community Care Facility, for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 12.2.3 Duplex;
- 12.2.4 Manufactured Home;
- 12.2.5 Mobile Home (Z240);
- 12.2.6 Modular Home (A277);
- 12.2.7 Single Detached Dwelling.

### **12.3 The following Uses and no others are permitted as Accessory Uses to the Principal Uses in the RR Zone:**

- 12.3.1 Accessory Buildings or Structures;
- 12.3.2 Accessory Dwelling;
- 12.3.3 Equestrian Centre, Minor;
- 12.3.4 Farm Product Processing;
- 12.3.5 Farm Retail Sales, within the Front Setback, provided that all of the farm product offered for sale is produced on the farm on which the retail sales are taking place and the total Floor Area used for the retail sales of all products does not exceed 100 m<sup>2</sup>.
- 12.3.6 Forestry/Logging;
- 12.3.7 Home Occupation;
- 12.3.8 Home Industry;
- 12.3.9 Secondary Suite;
- 12.3.10 Short-Term Rental.

**12.4 Minimum Lot Area for Subdivision:**

- 12.4.1 1.0 hectare, or
- 12.4.2 2000 m<sup>2</sup>, with municipal water

**12.5 Minimum Lot Width for Subdivision:**

- 12.5.1 25 metres

**12.6 Density:**

- 12.6.1 The maximum number of Dwelling Units permitted per Lot is four (4) and may consist of any combination of the following:

- 12.6.1.1 Two (2) Single Detached Dwellings or One (1) Single Detached Dwelling and one (1) Accessory Dwelling or one (1) Duplex per Lot, and

- 12.6.1.2 Two (2) Secondary Suites per Lot.

**12.7 Maximum Lot Coverage:**

- 12.7.1 40%

**12.8 Minimum Setback Requirements<sup>3</sup>:**

- 12.8.1 Front Lot Line: 3.0 metres
- 12.8.2 Rear Lot Line: 6.0 metres
- 12.8.3 Interior Side Lot Line: 1.5 metres
- 12.8.4 Exterior Side Lot Line: 3.0 metres

**12.9 Height**

- 12.9.1 Primary Building Area: 9.1 metres
- 12.9.2 Secondary Building Area: 5.0 metres

**12.10 Site Specific Exceptions in the RR Zone**

- 12.10.1 In the case of the land described as Lot A, Plan KAP28248, District Lot 1294, Lillooet Land District (Fraser Cove Campground, 1234 Davis Rd.), notwithstanding section 12.2 and 12.3, Campground is a permitted Use.
- 12.10.2 In the case of the land described as Lot P, Plan KAP39062, District Lot 1290, Lillooet Land District (110 Highway 12), one (1) Accessory Structure, that would be accessory to a residential Use, may exist without a Principal Use on the Lot.

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<sup>3</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 13.0 SR ZONE – Suburban Residential

### 13.1 Intent:

- 13.1.1 To provide a Zone to allow low to medium density single detached residential development in areas that do not have full municipal services on suburban Lots 2000 m<sup>2</sup> or larger in size.

### 13.2 Permitted Principal Uses- The following Uses and no others are permitted in the SR Zone:

- 13.2.1 Community Care Facility, for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 13.2.2 Duplex Dwelling;
- 13.2.3 Manufactured Home;
- 13.2.4 Mobile Home (Z240);
- 13.2.5 Modular Home(A277);
- 13.2.6 Single Detached Dwelling.

### 13.3 Permitted Accessory Uses - The following Uses and no others are permitted as Accessory Uses to the Principal Use in the SR Zone:

- 13.3.1 Accessory Building or Accessory Structure;
- 13.3.2 Accessory Dwelling;
- 13.3.3 Agriculture, Urban;
- 13.3.4 Home Occupation;
- 13.3.5 Home Industry;
- 13.3.6 Secondary Suite;
- 13.3.7 Short-Term Rental.

### 13.4 Minimum Lot Area for Subdivision:

- 13.4.1 2000 m<sup>2</sup> when connected to municipal water; or
- 13.4.2 1 hectare when not connected to municipal water.

### 13.5 Minimum Lot Width for Subdivision:

- 13.5.1 20.0 metres

**13.6 Density:**

13.6.1 The maximum number of Dwelling Units permitted per Lot is:

13.6.1.1 Three (3), where the Lot is a minimum 2000 m<sup>2</sup> and may consist of a combination of the following:

13.6.1.1.1 One (1) Single Detached Dwelling or one (1) Duplex; and

13.6.1.1.2 One (1) Accessory Dwelling; and

13.6.1.1.3 One (1) Secondary Suite.

13.6.1.2 Two (2) where the Lot is less than 2000 m<sup>2</sup> and may consist of the following:

13.6.1.2.1 One (1) Single Detached Dwelling; and

13.6.1.2.2 One (1) Secondary Suite.

**13.7 Maximum Lot Coverage:**

13.7.1 40%

**13.8 Minimum Setback Requirements<sup>4</sup>:**

13.8.1 Primary Building Area:

13.8.1.1 Front Lot Line: 3.0 metres

13.8.1.2 Rear Lot Line: 3.0 metres

13.8.1.3 Interior Side Lot Line: 1.5 metres

13.8.1.4 Exterior Side Lot Line: 3.0 metres

13.8.2 Secondary Building Area:

13.8.2.1 Rear Lot Line: 1.5 metres

**13.9 Height**

13.9.1 Primary Building Area: 9.1 metres

13.9.2 Secondary Building Area: 4.5 metres

**13.10 Site Specific Exceptions in the SR Zone**

13.10.1 In the case of the land described as Lot 88 District Lot 162 Lillooet, District Plan 18719, (175 T&T Rd.) the following applies:

13.10.1.1 Notwithstanding section 13.3, Home Industry, as modified by this section, is a permitted Primary Use.

13.10.1.2 Notwithstanding the definition of Home Industry in section 30 Definitions, the Home Industry Use is limited to automobile repair, maintenance, and service,

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<sup>4</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

and auto body shop, and the ancillary retail sale of related parts and accessories.

13.10.1.3 For greater clarity, the retail sale of automobiles, trucks, boats, recreational vehicles, and the like, is not permitted.

13.10.2 Notwithstanding the minimum Lot size for subdivision in the SR zone, the minimum Lot size for subdivision shall be 1515m<sup>2</sup> for the following Parcels:

- Lot 81 District Lot 162 Lillooet District Plan 18719 KAP18719
- Lot 82 District Lot 162 Lillooet District Plan 18719 KAP18719
- Lot 83 District Lot 162 Lillooet District Plan 18719 KAP18719
- Lot 84 District Lot 162 Lillooet District Plan 18719 KAP18719
- Lot 85 District Lot 162 Lillooet District Plan 18719 KAP18719

## **14.0 R-1 ZONE – Low Density Residential**

### **14.1 Intent:**

- 14.1.1 To provide a Zone for Single Detached Dwellings and compatible uses on serviced urban Lots 400 m<sup>2</sup> or larger in size, with a density of approximately 25 units per hectare.

### **14.2 Permitted Principal Uses - The following Uses and no others are permitted in the R-1 Zone:**

- 14.2.1 Community Care Facility, for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 14.2.2 Manufactured Home;
- 14.2.3 Mobile Home (Z240);
- 14.2.4 Modular Home (A277);
- 14.2.5 Single Detached Dwelling;
- 14.2.6 Duplex.

### **14.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the R-1 Zone:**

- 14.3.1 Agriculture, Urban;
- 14.3.2 Accessory Building or Accessory Structure;
- 14.3.3 Accessory Dwelling;
- 14.3.4 Home Occupation;
- 14.3.5 Secondary Suite;
- 14.3.6 Short-Term Rental.

### **14.4 Minimum Lot Area for Subdivision:**

- 14.4.1 400 m<sup>2</sup> when connected to municipal water and sewer;
- 14.4.2 2000 m<sup>2</sup> when connected to municipal water only.

### **14.5 Minimum Lot Width for Subdivision:**

- 14.5.1 15.0 metres

### **14.6 Maximum Number of Dwelling Units per Lot:**

- 14.6.1 One (1) Single Detached Dwelling; and

14.6.1.1 One (1) Accessory Dwelling, or Secondary Suite; or

14.6.1.2 One (1) Duplex.

**14.7 Maximum Lot Coverage:**

14.7.1 40%

**14.8 Minimum Setback Requirements<sup>5</sup>:**

14.8.1 Primary Building Area:

14.8.1.1 Front Lot Line: 3.0 metres

14.8.1.2 Rear Lot Line: 3.0 metres

14.8.1.3 Interior Side Lot Line: 1.5 metres

14.8.1.4 Exterior Side Lot Line: 3.0 metres

14.8.2 Secondary Building Area:

14.8.2.1 Rear Lot Line: 1.5 metres

**14.9 Height:**

14.9.1 Primary Building Area: 9.1 metres

14.9.2 Secondary Building Area: 4.6 metres

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<sup>5</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 15.0 R-2 ZONE – Infill Residential

### 15.1 Intent:

- 15.1.1 To provide a Zone for medium-density, ground oriented residential Uses with housing types compatible with Single Detached Dwellings in character and scale but providing for a higher density of units per Lot.
- 15.1.2 Buildings in this Zone may be constructed across multiple Parcels with use of ‘Party Wall agreements’ that are registered on title by way of reciprocal easements between affected Parcels.

### 15.2 Permitted Principal Uses - The following Uses and no others are permitted in the R-2 Zone:

- 15.2.1 Community Care Facility, for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 15.2.2 Mobile Home (Z240);
- 15.2.3 Modular Home (A277);
- 15.2.4 Single Detached Dwelling;
- 15.2.5 Duplex;
- 15.2.6 Tri-plex Dwelling;
- 15.2.7 Four-plex Dwelling.

### 15.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the R-2 Zone:

- 15.3.1 Accessory Building or Accessory Structure;
- 15.3.2 Agriculture, Urban;
- 15.3.3 Accessory Dwelling;
- 15.3.4 Home Occupation;
- 15.3.5 Secondary Suite;
- 15.3.6 Short-Term Rental.

### 15.4 Minimum Lot Area for Subdivision:

- 15.4.1 250 m<sup>2</sup> when connected to municipal water and sewer
- 15.4.2 2000 m<sup>2</sup> when connected to municipal water only

**15.5 Minimum Lot Width for Subdivision:**

15.5.1 The greater of:

15.5.1.1 12.0 metres; or

15.5.1.2 25% of the Parcel depth.

**15.6 Density:**

15.6.1 The maximum number of Dwelling Units permitted per Lot, subject to availability of municipal services, are one of either:

15.6.1.1 One (1) Single Detached Dwelling, One (1) Secondary Suite, and One (1) Accessory Dwelling;

15.6.1.2 One (1) Duplex Dwelling (two units) and One (1) Secondary Suite per unit;

15.6.1.3 One (1) Tri-plex Dwelling (three units);

15.6.1.4 One (1) Four-plex Dwelling (four units).

**15.7 Maximum Lot Coverage:**

15.7.1 70%

**15.8 Maximum Floor Area Ratio:**

15.8.1 1.2 FAR

**15.9 Minimum Setback Requirements<sup>6</sup>:**

15.9.1 Primary Building Area:

15.9.1.1 Front Lot Line: 1.5 metres

15.9.1.2 Rear Lot Line: 1.5 metres

15.9.1.3 Exterior Side Lot Line: 3.0 meters

15.9.1.4 Interior Side Lot Line: 1.5 metres

15.9.1.5 Interior Side Lot Line: 0.0 metres\*

\*Where there is a Party Wall agreement

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<sup>6</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

- 15.9.1.5.1 Notwithstanding 15.9.1.5, where Interior Side Lot Line Setbacks are reduced to 0.0 metres, the adjacent Interior Side Lot Line Setback shall be 3.0 metres on the Lots containing each half of a Duplex or the exterior Dwelling Units of a Tri-plex Dwelling, or Four-plex Dwelling.

15.9.2 Secondary Building Area:

- 15.9.2.1 Rear Lot Line: 1.5 metres

**15.10 Height**

- 15.10.1 Primary Building Area: 12 metres  
15.10.2 Secondary Building Area: 4.5 metres

## 16.0 RM ZONE – Residential Multi-Unit

### 16.1 Intent:

- 16.1.1 To provide a Zone for comprehensively designed medium density (two to four Storey) multiple-unit residential Buildings, related amenity spaces and compatible uses on serviced urban Lots.

### 16.2 Permitted Principal Uses - The following Uses and no others are permitted in the RM Zone:

- 16.2.1 Apartment Dwelling;
- 16.2.2 Community Care Facility, for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 16.2.3 Duplex;
- 16.2.4 Four-plex Dwelling;
- 16.2.5 Townhouse;
- 16.2.6 Tri-plex Dwelling.

### 16.3 The following Uses and no others are permitted as accessory to the Principal Use in the RM Zone:

- 16.3.1 Accessory Building or Accessory Structures;
- 16.3.2 Accessory Dwelling;
- 16.3.3 Home Occupation;
- 16.3.4 Short-Term Rental.

### 16.4 Minimum Lot Area for Subdivision:

- 16.4.1 400 m<sup>2</sup>

### 16.5 Minimum Lot Width for Subdivision:

- 16.5.1 12 metres

### 16.6 Density:

- 16.6.1 Maximum Density: 100 units per hectare
- 16.6.2 Minimum Density: 40 units per hectare
- 16.6.3 Notwithstanding 16.6.2, the minimum density may be reduced to less than 40 units per hectare, where it is demonstrated to the satisfaction of the District that an

existing Lot cannot support the prescribed density due to topography, natural feature, environmental hazard, environmental protection requirements, and the like.

- 16.6.4 The Chief Administrative Officer or designate may approve a reduction of density based on this section; and an applicant may appeal a denied request for a reduction in minimum density in accordance with the District's Delegation of Authority Bylaw.

**16.7 Maximum Lot Coverage:**

- 16.7.1 80%

**16.8 Maximum Floor Area Ratio:**

- 16.8.1 2.0 FAR

**16.9 Minimum Setback Requirements<sup>7</sup>:**

- 16.9.1 First and second Storey of all Buildings:

- |          |                           |             |
|----------|---------------------------|-------------|
| 16.9.1.1 | Front Lot Line:           | 1.0 metres  |
| 16.9.1.2 | Rear Lot Line:            | 3.0 metres  |
| 16.9.1.3 | Interior Side Lot Line:   | 1.5 metres  |
| 16.9.1.4 | Interior Side Lot Line:   | 3.0 metres* |
|          | *With no rear lane access |             |
| 16.9.1.5 | Exterior Side Lot Line:   | 3.0 metres  |

- 16.9.2 Notwithstanding 16.9.1.5 the Exterior Side Lot Line Setback may be 0.0 m when a sidewalk "bulb" is constructed to the District's standards to satisfy sight lines for pedestrians and vehicle operators.

- 16.9.3 Third Storey and above of all Buildings:

- |          |                         |            |
|----------|-------------------------|------------|
| 16.9.3.1 | Front Lot Line          | 4.5 metres |
| 16.9.3.2 | Rear Lot Line:          | 4.5 metres |
| 16.9.3.3 | Interior Side Lot Line: | 1.5 metres |
| 16.9.3.4 | Exterior Side Lot Line: | 3.0 metres |

**16.10 Height:**

- |         |                      |             |
|---------|----------------------|-------------|
| 16.10.1 | Principal Building:  | 16.5 metres |
| 16.10.2 | Accessory Buildings: | 4.5 metres  |

**16.11 Amenity and Open Space Area:**

- 16.11.1 Amenity area(s) of not less than 25 m<sup>2</sup> shall be attached to each Dwelling unit.

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<sup>7</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit (including Main Street).

**16.12 Other Regulations:**

- 16.12.1 Where a Development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

## 17.0 MHP ZONE – Manufactured Home Park

### 17.1 Intent:

- 17.1.1 To provide a Zone for building code compliant Manufactured, Modular, or Mobile Homes and compatible Uses within a Manufactured Home Park for permanent occupation.

### 17.2 Permitted Principal Uses- The following Uses and no others are permitted in the MHP Zone:

- 17.2.1 Manufactured Home Park;
- 17.2.2 Mobile Home (Z240);
- 17.2.3 Modular Home (A277);
- 17.2.4 Single Detached Dwelling used as the accommodation for the manager or caretaker of the Manufactured Home Park.

### 17.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the MHP Zone:

- 17.3.1 Accessory Buildings and Structures;
- 17.3.2 Home Occupation.

### 17.4 Minimum Lot Area for Subdivision:

- 17.4.1 5000 m<sup>2</sup> for Manufactured Home Park.

### 17.5 Minimum Area for Manufactured Home Spaces:

- 17.5.1 250 m<sup>2</sup> for each single wide Manufactured Home space;
- 17.5.2 300 m<sup>2</sup> for each double wide Manufactured Home space.

### 17.6 Minimum Lot Width for Subdivision:

- 17.6.1 35.0 metres for Manufactured Home Park;
- 17.6.2 12.0 metres shall be provided for each Manufactured Home space abutting an internal road; and
- 17.6.3 6.0 metres shall be provided for each Manufactured Home space abutting an internal cul-de-sac.

### 17.7 Density:

- 17.7.1 One (1) Single Detached Dwelling is permitted per Manufactured Home Park;

17.7.2 One (1) Secondary Suite is permitted (which is secondary to the Single Detached Dwelling);

17.7.3 One (1) Manufactured Home is permitted per Manufactured Home space.

### 17.8 Maximum Lot Coverage:

17.8.1 45%

### 17.9 Minimum Setback Requirements<sup>8</sup>:

17.9.1 Minimum Setbacks from Lot Line for all Buildings and Structures:

17.9.1.1 Front Lot Line: 6.0 metres

17.9.1.2 Rear Lot Line: 3.0 metres

17.9.1.3 Interior Side Lot Line: 3.0 metres

17.9.1.4 Exterior Side Lot Line: 3.0 metres

17.9.2 Manufactured Home space Minimum Setback for Buildings or Structures:

17.9.2.1 Front Boundary Line: 4.5 metres

17.9.2.2 Rear Boundary Line: 1.5 metres

17.9.2.3 Interior Boundary Line: 1.5 metres

17.9.2.4 Exterior Boundary Line: 1.5 metres

17.9.3 Manufactured Home space Minimum Setback for an Accessory Building or Structures:

17.9.3.1 Front Boundary Line: 3.0 metres

17.9.3.2 Rear Boundary Line: 1.0 metres

17.9.3.3 Interior Boundary Line: 1.0 metres

17.9.3.4 Exterior Boundary Line: 3.0 metres

### 17.10 Maximum Building Height:

17.10.1 Manufactured Home: 8.0 metres

17.10.2 Single Detached Dwelling: 9.2 metres

17.10.3 Accessory Buildings: 4.6 metres

### 17.11 Amenity and Open Space Area:

17.11.1 A contiguous outdoor area of not less than 40 m<sup>2</sup> shall be provided for each Dwelling Unit (including Manufactured Home)

17.11.1.1 To be located immediately adjacent to and be accessible from a habitable common room of the Dwelling Unit;

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<sup>8</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

- 17.11.1.2 Shall not include any required storage area, driveway, off-street parking area, or Building Setback area, except the rear Setback area and the interior side Setback area on one side of the Dwelling Unit; and

Must be marked on the site plan submitted with the Building Permit application for the development of a Dwelling Unit on the Parcel.

## 18.0 MC ZONE – Mixed Commercial Zone

### 18.1 Intent

18.1.1 To provide a Zone to accommodate a diverse range of commercial, light industrial, and residential Uses in a flexible, multi-functional setting. This Zone supports economic activity by permitting Uses such as retail, professional services, food services, and automobile-oriented businesses, while also allowing for light industrial operations and some residential occupancy. The intent is to create a dynamic area that serves both residents and businesses, supports employment opportunities, and facilitates efficient land use through the integration of compatible uses.

### 18.2 Permitted Principal Use - the following Uses and no others are permitted in the MC Zone:

- 18.2.1.1 Alcohol Production Facility;
- 18.2.1.2 Amusement Establishment;
- 18.2.1.3 Apartment housing;
- 18.2.1.4 Art Gallery, Including Studio;
- 18.2.1.5 Assembly Use;
- 18.2.1.6 Automotive and Equipment Services;
- 18.2.1.7 Business and Professional Office;
- 18.2.1.8 Community Care Facility, for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 18.2.1.9 Single Detached Dwelling;
- 18.2.1.10 Duplex Dwelling / Tri-plex Dwelling / Four-plex Dwelling / Townhome;
- 18.2.1.11 Eating and Drinking Establishment (excluding Drive-Through Restaurant);
- 18.2.1.12 Education Services;
- 18.2.1.13 Equipment rental and repair facilities;
- 18.2.1.14 Farmers Market;
- 18.2.1.15 Financial services (excluding drive through-bank);
- 18.2.1.16 Grocery store;
- 18.2.1.17 Health services;
- 18.2.1.18 Mixed Use Residential and Commercial;
- 18.2.1.19 Parking Area, including Food Truck;

- 18.2.1.20 Personal Service Establishment;
- 18.2.1.21 Place of Worship;
- 18.2.1.22 Retail, including Retail Cannabis Store.
- 18.2.1.23 Service Station;
- 18.2.1.24 Short-Term Rental;
- 18.2.1.25 Storage and Warehousing;
- 18.2.1.26 Tourist Accommodations (Hotels, inns, etc.);
- 18.2.1.27 Veterinary Clinic.

**18.3 Permitted Accessory Uses - the following Accessory Uses and no others are permitted in the MC Zone**

- 18.3.1.1 Accessory Building or Accessory Structure;
- 18.3.1.2 Accessory Dwelling;
- 18.3.1.3 Accessory Residential Suite;
- 18.3.1.4 Home Occupations;
- 18.3.1.5 Home Industry.

**18.4 Minimum Lot Area for Subdivision:**

- 18.4.1 Minimum Lot size of 600 m<sup>2</sup>

**18.5 Minimum Lot Width for Subdivision:**

- 18.5.1 15 m

**18.6 Maximum Lot Coverage:**

- |        |                                       |     |
|--------|---------------------------------------|-----|
| 18.6.1 | Single Detached Dwelling:             | 45% |
| 18.6.2 | Apartment or Townhouse Dwelling:      | 55% |
| 18.6.3 | Mixed Use Residential and Commercial: | 80% |

**18.7 Minimum Setback requirements<sup>9</sup>:**

- 18.7.1 Minimum Front Setback: 3.0 metres
- 18.7.2 Minimum Rear Setback: 1.5 metres
- 18.7.3 Minimum Interior Side Setback: 0 metres
- 18.7.4 Minimum Exterior Side Setback: 0 metres

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<sup>9</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit (including Main Street).

**18.8 Maximum Height:**

- |        |                      |             |
|--------|----------------------|-------------|
| 18.8.1 | Principal Buildings: | 16.5 metres |
| 18.8.2 | Accessory Buildings: | 4.5 metres  |

**18.9 Maximum Density:**

- |        |                   |         |
|--------|-------------------|---------|
| 18.9.1 | Floor Area Ratio: | 1.2 FAR |
|--------|-------------------|---------|

**18.10 Minimum Setback Requirements for Accessory Building or Structure:**

- |         |                                |            |
|---------|--------------------------------|------------|
| 18.10.1 | Minimum Front Setback:         | 6.0 metres |
| 18.10.2 | Minimum Rear Setback:          | 1.5 metres |
| 18.10.3 | Minimum Interior Side Setback: | 1.5 metres |
| 18.10.4 | Minimum Exterior Side Setback: | 3.0 metres |

## 19.0 C-1 ZONE –Downtown Core

### 19.1 Intent:

- 19.1.1 To provide a Zone to accommodate a concentrated mixed-use commercial area along Main Street designed to support development with active and vibrant Retail or services Uses at ground level and residential or service/office uses above.

### 19.2 Permitted Principal Uses - The following Uses and no others are permitted in the C-1 Zone:

- 19.2.1 Alcohol Production Facility;
- 19.2.2 Amusement Establishment;
- 19.2.3 Apartment housing;
- 19.2.4 Art Gallery, Including Studio;
- 19.2.5 Artisan Industrial;
- 19.2.6 Assembly Use;
- 19.2.7 Automotive and Equipment Services;
- 19.2.8 Business and Professional Office;
- 19.2.9 Community services;
- 19.2.10 Clubs;
- 19.2.11 Contractor Service;
- 19.2.12 Eating and Drinking Establishment, excluding Drive-Through Restaurants;
- 19.2.13 Education Services;
- 19.2.14 Farmers Market;
- 19.2.15 Financial Services, excluding drive-through banks;
- 19.2.16 Food Trucks;
- 19.2.17 Health Services;
- 19.2.18 Library;
- 19.2.19 Museum;
- 19.2.20 Office;
- 19.2.21 Parking Space facility;
- 19.2.22 Personal Service Establishment;
- 19.2.23 Place of Worship;

- 19.2.24 Protective and emergency Services;
- 19.2.25 Recreation Services;
- 19.2.26 Retail store;
- 19.2.27 Service Station;
- 19.2.28 Temporary Markets and Vendors;
- 19.2.29 Theatre;
- 19.2.30 Tourist Accommodation;
- 19.2.31 Veterinary Clinic.

**19.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the C-1 Zone:**

- 19.3.1 Accessory Buildings and Structures;
- 19.3.2 Commercial Dwelling Unit;
- 19.3.3 Home Occupation;
- 19.3.4 Short-Term Rental.

**19.4 Minimum Lot Area for Subdivision:**

- 19.4.1 250 m<sup>2</sup>

**19.5 Minimum Lot Width for Subdivision:**

- 19.5.1 10 metres

**19.6 Density:**

- 19.6.1 The maximum Floor Area Ratio (FAR) shall be 2.0.

**19.7 Maximum Lot Coverage:**

- 19.7.1 80%

**19.8 Minimum Setback Requirements<sup>10</sup>:**

- 19.8.1 The first and second Storey of all Buildings and Structures:

- 19.8.1.1 Front Lot Line: 0.0 metres<sup>10</sup>

- 19.8.1.1.1 Subject to approval from electrical utility, where utility infrastructure fronts Parcel.

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<sup>10</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit (including Main Street).

- 19.8.1.2 Rear Lot Line: 1.5 metres
- 19.8.1.3 Interior Side Lot Line: 0.0 metres
- 19.8.1.4 Exterior Side Lot Line: 1.5 metres

19.8.2 Notwithstanding 19.8.1.4 the Exterior Side Lot Line Setback may be 0.0 m when a sidewalk “bulb” is constructed to the District’s standards to satisfy sight lines for pedestrians and vehicle operators.

19.8.3 Above the second Storey:

- 19.8.3.1 Front Lot Line: 1.5 metres
  - 19.8.3.1.1 Subject to approval from electrical utility, where utility infrastructure fronts Parcel.
- 19.8.3.2 Rear Lot Line: 3.0 metres
- 19.8.3.3 Interior Side Lot Line: 0.0 metres
- 19.8.3.4 Exterior Side Lot Line: 1.5 metres

### 19.9 Height:

- 19.9.1 The Height of a Principal Building shall be a minimum 5.9 metres and a maximum of 16.5 metres.
- 19.9.2 The maximum Height of Accessory Buildings and Structures shall be 4.6 metres.

### 19.10 Other Regulations:

- 19.10.1 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.
- 19.10.2 Child Care Centre shall be located on the Lot such that the facility has:
  - 19.10.2.1 Pedestrian access from a street independent of the vehicular access to the Parking Spaces; and
  - 19.10.2.2 Has direct access to an open space and play area on the subject Lot.

### 19.11 Mixed-Use and Dwelling Regulations:

- 19.11.1 All Dwelling Units shall be provided with an at-grade entrance separate from the non-residential Uses.
- 19.11.2 Where such an entrance fronts onto a public street, said entrance shall not exceed 5.0m in width.
- 19.11.3 All Dwelling Units shall be provided with a minimum 10 m<sup>2</sup> of outdoor amenity space attached to each Dwelling Unit.
- 19.11.4 All Apartments and Dwelling Units must be located either:
  - 19.11.4.1 On a separate Storey above the non-residential Uses or;
  - 19.11.4.2 On the same Storey as the non-residential Uses provided that:

19.11.4.3 No more than 40% of the Gross Floor Area of the First Storey is occupied by Dwelling Units; and

19.11.4.4 No Dwelling Units face Front Lot Lines.

19.11.5 Notwithstanding 19.11.4.4, a Dwelling Unit is permitted to face a Front Lot Line if it is a combined live-work space that combines Dwelling Unit space with Retail - commercial space, in which case, the Dwelling Unit shall not be occupied where the occupant is not operating a pedestrian accessible business.

19.11.5.1 In this case a Dwelling unit shall not be occupied where the occupant is not operating a pedestrian accessible business.

19.11.6 For the purpose of this section, Retail - commercial space can include Art Gallery, Including Studio, Personal Service Establishment, Child Care Centre, or health services; or other like Uses as determined appropriate by the District on a case-by-case basis.

19.11.7 The authority to determine an acceptable use under section 19.11.6 is delegated to the CAO or designate; and an applicant may appeal a denied request for a live/work commercial use in accordance with the District's Delegation of Authority Bylaw.

## **19.12 Exemption to Parking Requirements**

19.12.1 An interior renovation of an existing Building that does increase any commercial Floor Area or footprint is not required to provide additional parking, when there is no additional space on the Lot.

19.12.2 A change of Use of an existing Building that does not increase the commercial Floor Area or footprint is not required to provide additional parking, where there is no additional space on the Lot, so long as the existing parking meets at least 50% of the required parking for the new Use.

19.12.3 This section does not apply to new residential units, even if there is no increase in Floor Area or Building footprint.

## 20.0 C-2 ZONE – Shopping Centre

### 20.1 Intent:

20.1.1 To provide for a range of Retail and commercial Uses, as well as related activities and services within a comprehensively designed environment.

### 20.2 Permitted Principal Uses -The following Uses and no others are permitted in the C-2 Zone:

- 20.2.1 Assembly Uses;
- 20.2.2 Business support services;
- 20.2.3 Education Services;
- 20.2.4 Eating and Drinking Establishment, including Drive-Through Restaurants;
- 20.2.5 Financial Services;
- 20.2.6 Office;
- 20.2.7 Personal Service Establishment;
- 20.2.8 Recycling Services;
- 20.2.9 Retail store;
- 20.2.10 Retail Store, Licensed Cannabis;
- 20.2.11 Temporary Markets and Vendors, including Food Trucks;
- 20.2.12 Theatre;
- 20.2.13 Veterinary Clinic.

### 20.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the C-2 Zone:

- 20.3.1 Accessory Buildings and Structures;

### 20.4 Minimum Lot Area for Subdivision:

- 20.4.1 1.0 hectare

### 20.5 Minimum Lot Width for Subdivision:

- 20.5.1 25 metres

### 20.6 Maximum Density:

- 20.6.1 Floor Area Ratio: 0.6 FAR

**20.7 Maximum Lot Coverage:**

20.7.1 Buildings and Structures: 60%

**20.8 Minimum Setback Requirements<sup>11</sup>:**

20.8.1 All Buildings and Structures:

20.8.1.1	Front Lot Line:	3.0 metres
20.8.1.2	Rear Lot Line:	3.0 metres
20.8.1.3	Interior Side Lot Line:	3.0 metres
20.8.1.4	Exterior Side Lot Line:	3.0 metres

**20.9 Maximum Height:**

20.9.1	Principal Buildings and Structures:	10.0 metres; or two (2) Storeys
20.9.2	Accessory Buildings and Structures:	4.5 metres

**20.10 Other Regulations**

20.10.1 Developments in the C-2 Zone shall design Buildings to front along adjacent streets and provide parking and loading areas behind the Buildings so as to not be viewable from the street.

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<sup>11</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 21.0 C-3 ZONE – General Commercial

### 21.1 Intent:

- 21.1.1 To provide a Zone to accommodate general commercial uses such as Retail, goods, and services, and compatible Uses.

### 21.2 Permitted Principal Uses - The following Uses and no others are permitted in the C-3 Zone:

- 21.2.1 Alcohol Production Facility;
- 21.2.2 Amusement Establishment;
- 21.2.3 Art Gallery, Including Studio;
- 21.2.4 Artisan Industrial;
- 21.2.5 Assembly Use;
- 21.2.6 Automotive and Equipment Services;
- 21.2.7 Business and Professional Office;
- 21.2.8 Community services;
- 21.2.9 Clubs;
- 21.2.10 Contractor Services;
- 21.2.11 Eating and Drinking Establishment, excluding Drive-Through Restaurants;
- 21.2.12 Education Services;
- 21.2.13 Farmers Market;
- 21.2.14 Financial services, excluding drive-through banks;
- 21.2.15 Health services;
- 21.2.16 Library;
- 21.2.17 Museum;
- 21.2.18 Office;
- 21.2.19 Personal Service Establishment;
- 21.2.20 Place of Worship;
- 21.2.21 Protective and emergency services;
- 21.2.22 Recreation services;
- 21.2.23 Retail store;
- 21.2.24 Service Station;

- 21.2.25 Temporary Markets and Vendors;
- 21.2.26 Theatre;
- 21.2.27 Tourist Accommodation;
- 21.2.28 Veterinary Clinic.

**21.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the C-3 Zone:**

- 21.3.1 Accessory Buildings and Structures;
- 21.3.2 Commercial Dwelling;
- 21.3.3 Home Occupation;
- 21.3.4 Short-Term Rental.

**21.4 Minimum Lot Area for Subdivision:**

- 21.4.1 600 m<sup>2</sup>

**21.5 Minimum Lot Width for Subdivision:**

- 21.5.1 15 metres

**21.6 Density:**

- 21.6.1 The maximum Floor Area Ratio (FAR) shall be 0.6.

**21.7 Maximum Lot Coverage:**

- 21.7.1 50%

**21.8 Minimum Setback Requirements<sup>12</sup>:**

- |          |                         |            |
|----------|-------------------------|------------|
| 21.8.1.1 | Front Lot Line:         | 3.0 metres |
| 21.8.1.2 | Rear Lot Line:          | 3.0 metres |
| 21.8.1.3 | Interior Side Lot Line: | 3.0 metres |
| 21.8.1.4 | Exterior Side Lot Line: | 3.0 metres |

**21.9 Height:**

- |        |                                     |            |
|--------|-------------------------------------|------------|
| 21.9.1 | Principal Buildings:                | 9.1 metres |
| 21.9.2 | Accessory Buildings and Structures: | 4.6 metres |

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<sup>12</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 22.0 I-1 ZONE – General Industrial

### 22.1 Intent:

- 22.1.1 To provide a Zone to accommodate and regulate the development of industrial Uses.

### 22.2 Permitted Principal Uses - The following Uses and no others are permitted in the I-1 Zone:

- 22.2.1 Animal Shelter;
- 22.2.2 Art Gallery, Including Studio;
- 22.2.3 Automotive and Equipment Services;
- 22.2.4 Cannery and packing house;
- 22.2.5 Contractor Services;
- 22.2.6 Equipment rental;
- 22.2.7 Farm equipment, supplies, and sales;
- 22.2.8 Freight terminal;
- 22.2.9 General Industrial Uses;
- 22.2.10 Greenhouse and nurseries;
- 22.2.11 Heliport facility;
- 22.2.12 Railway and related infrastructure;
- 22.2.13 Recycling Services;
- 22.2.14 Research Facility;
- 22.2.15 Storage and processing of raw materials such as logs and wood products, sand/gravel, concrete and minerals, metallic industries, and petroleum products;
- 22.2.16 Storage and Warehousing;
- 22.2.17 Utility Use;
- 22.2.18 Vehicle rental;
- 22.2.19 Veterinary Clinic.

### 22.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the I-1 Zone:

- 22.3.1 Accessory Buildings and Structures;
- 22.3.2 Caretaker Dwelling;

- 22.3.3 Indoor display areas;
- 22.3.4 Vocational teaching facility;
- 22.3.5 Temporary Markets and Vendors, including Food Trucks;
- 22.3.6 Office;
- 22.3.7 Outdoor Storage;
- 22.3.8 Retail sales areas.

## 22.4 Minimum Lot Area for Subdivision:

- 22.4.1 Full Municipal Services: 500 m<sup>2</sup>
- 22.4.2 Municipal Water Only: 1000 m<sup>2</sup>
- 22.4.3 No Municipal Services: 2000 m<sup>2</sup>

## 22.5 Minimum Lot Width for Subdivision:

- 22.5.1 30 metres

## 22.6 Density:

- 22.6.1 The maximum number of Dwelling Units permitted per Lot are:
  - 22.6.1.1 One (1) Caretaker Dwelling per Lot, subject to availability of services.

## 22.7 Maximum Lot Coverage:

- 22.7.1 All Buildings and Structures: 60%

## 22.8 Minimum Setback Requirements<sup>13</sup>:

- 22.8.1.1 Front Lot Line: 3.0 metres
- 22.8.1.2 Rear Lot Line: 0.0 metres
- 22.8.1.3 Interior Side Lot Line: 3.0 metres
- 22.8.1.4 Exterior Side Lot Line: 3.0 metres
- 22.8.2 Notwithstanding 22.8.2, where the Rear Lot Line abuts any Zone other than an Industrial or Commercial zone, the Rear Lot Line Setback shall be 5.0 metres.
- 22.8.3 Notwithstanding 22.8.3, where one Side Setback (Interior or Exterior) measures at least 3.0 metres, the other Interior Side Setback may be reduced to 0.0 metres; provided that it abuts an Industrial or Commercial Zone.

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<sup>13</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

**22.9 Height:**

22.9.1 No Building or Structure shall exceed a Height of 15.0 metres.

**22.10 Other Regulations:**

22.10.1 Land and Structures shall be used for the Uses permitted in this Zone only if such Uses:

22.10.1.1 Constitute no unusual fire, explosive, or other safety hazard;

22.10.1.2 Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the Lot on which the Use is located, provided that where a Lot abuts a Lot other than an industrial Lot the noise level shall not exceed 60 dB(A); and

22.10.1.3 Do not produce heat or glare perceptible from any Lot line of the Lot on which the Use is located.

**22.11 No Use shall contain or store:**

22.11.1 Liquid Chlorine;

22.11.2 Liquified petroleum gas;

22.11.3 Explosives as defined in the *Explosives Act* (Canada);

22.11.4 Flammable or combustible liquids;

22.11.5 Substances capable of spontaneous combustion;

22.11.6 Substances that on contact with water emit flammable gasses;

22.11.7 Oxidizing substances;

22.11.8 Organic peroxides;

22.11.9 Chlorates;

22.11.10 Nitrates;

22.11.11 Radioactive materials;

22.11.12 Nuclear substances as defined in the *Nuclear Safety and Control Act* (Canada), or

22.11.13 Corrosives.

## 23.0 I-2 ZONE – Business Industrial

### 23.1 Intent:

- 23.1.1 To provide a Zone to accommodate business industrial development containing clean industrial businesses that provide services and support to industrial Uses with limited Outdoor Storage and to provide for a transition to clean industrial Uses.

### 23.2 Permitted Principal Uses - the following Uses and no others are permitted in the I-2 Zone:

- 23.2.1.1 Alcohol Production Facility;
- 23.2.1.2 Animal Shelter;
- 23.2.1.3 Art Gallery, Including Studio;
- 23.2.1.4 Automotive and Equipment Services;
- 23.2.1.5 Auction Sales;
- 23.2.1.6 Cannery and packing house;
- 23.2.1.7 Clubs;
- 23.2.1.8 Commercial storage;
- 23.2.1.9 Contractor Services;
- 23.2.1.10 Education Services;
- 23.2.1.11 Equipment rental;
- 23.2.1.12 Farm equipment, supplies, and sales;
- 23.2.1.13 General Industrial Uses;
- 23.2.1.14 Greenhouse and nurseries;
- 23.2.1.15 Kennel;
- 23.2.1.16 Office;
- 23.2.1.17 Recycling Services;
- 23.2.1.18 Research Facility;
- 23.2.1.19 Veterinary Clinic.

### 23.3 Accessory Uses - the following Uses and no others are permitted as accessory to the Principal Use in the I-2 Zone:

- 23.3.1.1 Accessory Buildings and Structures;
- 23.3.1.2 Caretaker Dwelling;

- 23.3.1.3 Eating and Drinking Establishments;
- 23.3.1.4 Temporary Markets and Vendors, including Food Trucks;
- 23.3.1.5 Indoor display areas;
- 23.3.1.6 Office;
- 23.3.1.7 Outdoor Storage;
- 23.3.1.8 Retail sales areas.

#### **23.4 Minimum Lot Area for Subdivision:**

- 23.4.1 Full Municipal Services: 500 m<sup>2</sup>
- 23.4.2 Municipal Water Only: 1000 m<sup>2</sup>
- 23.4.3 No Municipal Services: 2000 m<sup>2</sup>

#### **23.5 Minimum Lot Width for Subdivision:**

- 23.5.1 30 metres

#### **23.6 Density:**

- 23.6.1 Floor Area Ratio: 0.5 FAR

#### **23.7 The maximum number of Dwelling Units permitted per lot are:**

- 23.7.1 One (1) caretaker Dwelling per Lot, subject to municipal services.

#### **23.8 Maximum Lot Coverage:**

- 23.8.1 All Buildings and Structures: 60%

#### **23.9 Minimum Setback Requirements<sup>14</sup>:**

- 23.9.1 Front Lot Line: 0.0 metres
- 23.9.2 Rear Lot Line: 0.0 metres
- 23.9.3 Interior Side Lot Line: 3.0 metres
- 23.9.4 Exterior Side Lot Line: 3.0 metres
  - 23.9.4.1 Notwithstanding 23.9.2., where the Rear Lot Line abuts any Zone other than an Industrial or Commercial zone, the Rear Lot Line Setback shall be 3.0 metres.
  - 23.9.4.2 Notwithstanding 23.9.3, where one Side Setback (Interior or Exterior) measures at least 3.0 metres, the other Interior Side Setback may be reduced to 0.0 metres; provided that it abuts an Industrial or Commercial Zone.

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<sup>14</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

**23.10 Height:**

23.10.1 No Building or Structure shall exceed a Height of 15.0 metres.

**23.11 Other Regulations:**

23.11.1 Eating and Drinking Establishments shall have a maximum Gross Floor Areas of 100 m<sup>2</sup>.

23.11.2 Indoor display areas and Retail sales areas shall occupy no more than 25% of the Gross Floor Area Devoted to the Principal Use.

23.11.3 One (1) Caretaker Dwelling is permitted per Lot, which shall be limited a maximum Floor Area of 120 m<sup>2</sup> plus a 40 m<sup>2</sup> allowance for an indoor Parking Area.

23.11.4 Residential Uses on industrial Parcels are subject to Provincial site contamination and remediation requirements.

23.11.5 A Caretaker Dwelling may include any one of the following:

23.11.5.1 One (1) Apartment situated within the Principal Building;

23.11.5.2 One (1) Manufactured Home; or

23.11.5.3 One (1) Single Detached Dwelling.

23.11.6 No industrial Uses are permitted which carry out their operations such that there would be excessive noise, odour, or other emissions created outside an enclosed Building.

23.11.7 Land and Structures shall be used for the Uses permitted in this Zone only if such Uses:

23.11.7.1 Constitute no unusual fire, explosive, or other safety hazard;

23.11.7.2 Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the Lot on which the Use is located, provided that where a Lot abuts a Lot other than an industrial Lot the noise level shall not exceed 60 dB(A); and

23.11.7.3 Do not produce heat or glare perceptible from any Lot line of the Lot on which the Use is located.

23.11.8 No Use shall contain or store:

23.11.8.1 Liquid Chlorine,

23.11.8.2 Liquified petroleum gas;

23.11.8.3 Explosives as defined in the *Explosives Act* (Canada);

23.11.8.3.1 Flammable or combustible liquids;

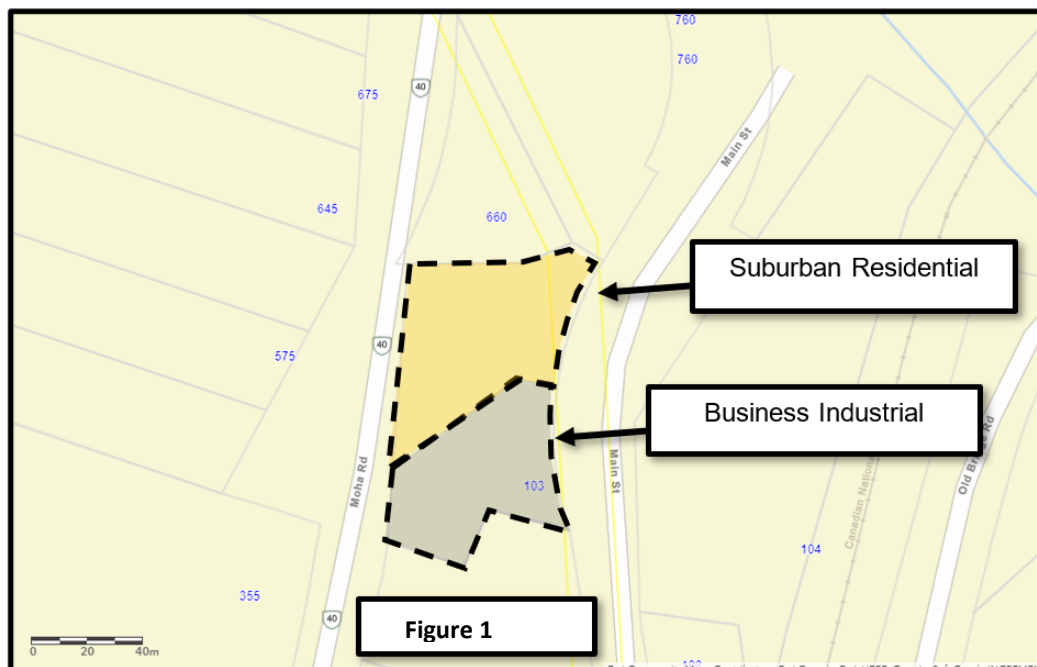
23.11.8.3.2 Substances capable of spontaneous combustion;

23.11.8.4 Substances that on contact with water emit flammable gasses;

- 23.11.8.5 Oxidizing substances;
- 23.11.8.6 Organic Peroxides;
- 23.11.8.7 Chlorates;
- 23.11.8.8 Nitrates;
- 23.11.8.9 Radioactive Materials;
- 23.11.8.10 Nuclear substances as defined in the *Nuclear Safety and Control Act* (Canada), or
- 23.11.8.11 Corrosives.

### 23.12 Site Specific Exceptions in I-2 Industrial Zone

- 23.12.1 In the case of Lot A, Plan KAP10753, District Lot 1116, Land District 27, Except Plan KAP48329 (103 Main St), the Parcel is split zoned, with the portion of the Parcel shown shaded yellow on Figure 1 below is zoned “Suburban Residential”, and the portion shaded grey is zoned “Business Industrial”.



## 24.0 P-1 ZONE – Parks & Recreation

### 24.1 Intent:

- 24.1.1 To provide a Zone to accommodate open space and outdoor community recreation Uses. Lands must be designated as Parks/Open Space in the District’s Official Community Plan.

### 24.2 Permitted Principal Uses - The following Uses and no others are permitted in the P-1 Zone:

- 24.2.1 Agriculture, Urban;
- 24.2.2 Boat launch;
- 24.2.3 Public beach;
- 24.2.4 Campground;
- 24.2.5 Community Care Facility, for no more than ten (10) persons, not more than six (6) of whom are persons in care;
- 24.2.6 Playground;
- 24.2.7 Outdoor Recreational Services;
- 24.2.8 Community Garden;
- 24.2.9 Open space;
- 24.2.10 Outdoor entertainment uses;
- 24.2.11 Park;
- 24.2.12 Public buildings and facilities;
- 24.2.13 Temporary Markets and Vendors;
- 24.2.14 Seasonal events.

### 24.3 Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Use in the P-1 Zone:

- 24.3.1 Eating and Drinking Establishment, limited to concessions and temporary mobile vendors such as Food Trucks;
- 24.3.2 Parking Space facility.

### 24.4 Maximum Lot Coverage:

- 24.4.1 Maximum Lot Coverage: 25%
- 24.4.2 Maximum Floor Area Ratio: 0.5 FAR

**24.5 Minimum Setback Requirements<sup>15</sup>:**

## 24.5.1 All uses:

24.5.1.1	Front Lot Line:	0.0 metres
24.5.1.2	Rear Lot Line:	3.0 metres
24.5.1.3	Interior Side Lot Line:	3.0 metres
24.5.1.4	Exterior Side Lot Line:	3.0 metres

**24.6 Height:**

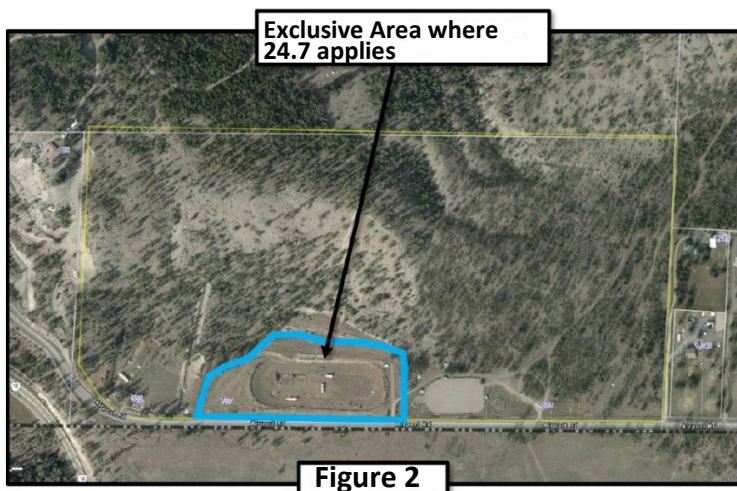
24.6.1 No Building or Structure shall exceed a Height of 9.0 metres.

**24.7 Parks and Recreation one Site Specific Exceptions**

24.7.1 In the case of 709 Airport Rd, land described as District Lot 1295 Lillooet District Except: (1) The West ½ of the West ½ (2) The South East ¼ of the South West ¼ (3) Part Described in CG 290949F while subject to Crown Lease Number 348818 for “Community Recreation Purposes” and shown bordered in blue on Figure 2 exclusively:

24.7.1.1 Notwithstanding Section 24.2, but subject to Section 24.7.1.2, “Motorsports Facility” is a permitted Use.

24.7.1.2 A Motorsports Facility shall not make, cause, or permit to be made or caused any noise emanating from the Use of the Motorsports Facility between the hours of 10:00 p.m. and 7:00 a.m. except for Saturday night to Sunday morning when the hours shall be between 9:00 p.m. and 9:00 a.m.



<sup>15</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 25.0 P-2 ZONE – Institutional

### 25.1 Intent:

- 25.1.1 To provide a Zone to accommodate and regulate the development of lands that serve the civic, cultural, educational, health, recreational, and social needs of the community.

### 25.2 Permitted Principal Uses - The following Uses and no others are permitted in the P-2 Zone:

- 25.2.1 Assembly Use;
- 25.2.2 Cemetery;
- 25.2.3 Community recreation services;
- 25.2.4 Community Care Facility;
- 25.2.5 Community/social/youth hall;
- 25.2.6 Court house;
- 25.2.7 Education Services;
- 25.2.8 Government office and buildings;
- 25.2.9 Hospital;
- 25.2.10 Library;
- 25.2.11 Museum;
- 25.2.12 Parks;
- 25.2.13 Place of Worship;
- 25.2.14 Protective and emergency services;
- 25.2.15 Art Gallery, Including Studio;
- 25.2.16 Public works yard;
- 25.2.17 Recreational services;
- 25.2.18 Recycling Services;
- 25.2.19 Temporary Markets and Vendors.

### 25.3 Permitted Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Uses in the P-2 Zone:

- 25.3.1 Dormitory;
- 25.3.2 Eating and Drinking Establishment, limited to concessions and mobile vendors;

- 25.3.3 Employee housing;
- 25.3.4 Food Trucks;
- 25.3.5 Parking Space facility;
- 25.3.6 Seniors housing.

**25.4 Minimum Lot Area for Subdivision:**

- 25.4.1 700 m<sup>2</sup>

**25.5 Minimum Lot Width for Subdivision:**

- 25.5.1 18.0m

**25.6 Density:**

- 25.6.1 Maximum Floor Area Ratio: 0.8 FAR

**25.7 Maximum Lot Coverage:**

- 25.7.1 50%

**25.8 Minimum Setback Requirements<sup>16</sup>:**

- 25.8.1 All Buildings and Structures:
  - 25.8.1.1 Front Lot Line: 3.0 metres
  - 25.8.1.2 Rear Lot Line: 3.0 metres
  - 25.8.1.3 Interior Side Lot Line: 1.5 metres
  - 25.8.1.4 Exterior Side Lot Line: 1.5 metres

**25.9 Height:**

- 25.9.1 Maximum Height: 14.0 metres or 3 Storeys.

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<sup>16</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 26.0 P-3 ZONE – Conservation

### 26.1 Intent:

- 26.1.1 To provide a Zone to protect land areas in the community that have significant environmental value, are endangered natural habitats, or are undeveloped due to topographical or environmental constraints. Lands must be designated as Conservation or Resource in the District’s Official Community Plan or have a slope greater than 30% where a geotechnical assessment has determined that development poses a high hazard.

### 26.2 First Nations Uses:

- 26.2.1 Nothing in this section shall restrict the use of Conservation zoned land for traditional cultural and resource uses of the Northern St’át’imc peoples on whose territory this Zone is in effect.
- 26.2.2 Notwithstanding 26.2.1, Development within the Conservation Zone is prohibited.

### 26.3 Permitted Principal Uses:

- 26.3.1 The following uses and no others are permitted in the P-3 Zone:
- 26.3.1.1 Conservation Area;
  - 26.3.1.2 Utility Use.

### 26.4 Permitted Accessory Uses:

- 26.4.1 The following uses and no others are permitted as accessory to the Principal Uses in the P-3 Zone:
- 26.4.1.1 Accessory Building or Structure.

### 26.5 Maximum Lot Coverage:

- 26.5.1 Maximum Lot Coverage: 5%

### 26.6 Minimum Setback Requirements<sup>17</sup>:

- 26.6.1 Front Lot Line: 0.0 metres
- 26.6.2 Rear Lot Line: 3.0 metres
- 26.6.3 Interior Side Lot Line: 3.0 metres
- 26.6.4 Exterior Side Lot Line: 3.0 metres

### 26.7 Height:

- 26.7.1 No Building or Structure shall exceed a Height of 10.0 metres.

### 26.8 Other Regulations:

- 26.8.1 No Buildings of any kind other than those required to protect government and utility services are permitted within this Zone.

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<sup>17</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 27.0 P-4 ZONE – Airport

### 27.1 Intent:

- 27.1.1 To provide a Zone for the safe and efficient operation of an Airstrip for the benefit of the community and its residents, while also balancing the needs of the aviation community with the needs of adjacent land Uses.

### 27.2 Permitted Principal Uses - The following Uses and no others are permitted in the P-4 Zone:

- 27.2.1 Airstrip;
- 27.2.2 Airport;
- 27.2.3 Aeronautical Industries;
- 27.2.4 Bulk Fuel and Oil Storage and Sales;
- 27.2.5 Shipping Containers;
- 27.2.6 Heliport;
- 27.2.7 Storage and Warehousing.

### 27.3 Permitted Accessory Uses - The following Uses and no others are permitted as accessory to the Principal Uses in the P-4 Zone:

- 27.3.1 Accessory Buildings and Structures;
- 27.3.2 Accessory Uses;
- 27.3.3 Two Caretaker Dwelling Units.

### 27.4 Minimum Lot Area for Subdivision:

- 27.4.1 2000 m<sup>2</sup>

### 27.5 Minimum Lot Width for Subdivision:

- 27.5.1 Not less than 10% of the Lot perimeter.

### 27.6 Maximum Lot Coverage:

- 27.6.1 40%

**27.7 Minimum Setback Requirements<sup>18</sup>:**

27.7.1	Front Lot Line:	4.5 metres
27.7.2	Rear Lot Line:	4.5 metres
27.7.3	Interior Side Lot Line:	1.5 metres
27.7.4	Exterior Side Lot Line:	1.5 metres

**27.8 Height:**

- 27.8.1 No Building or Structure shall exceed a Height of 10.0 metres.
- 27.8.2 Building Height is further limited by requirements of Transport Canada or any other agency that sets limits on Structures within an active flight zone.

**27.9 Other Regulations:**

- 27.9.1 Notwithstanding any section in this Bylaw, any Development of a Parcel is subject to approval from Transport Canada or any other agency that sets limits on development within an active flight zone.

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<sup>18</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 28.0 P-5 Zone - Resource Extraction

### 28.1 Intent:

- 28.1.1 This Zone intends to accommodate lands designated for the extraction and processing of natural resources such as sand, gravel, and other aggregate materials. This Zone is typically applied to areas with proven or potential resource deposits and is intended to ensure that extraction activities are conducted in a manner that minimizes environmental and community impacts.

### 28.2 Permitted Principle Uses - The following Uses and no others are permitted in the P-5 Zone:

- 28.2.1 Sand and gravel mining;  
 28.2.2 Topsoil removal;  
 28.2.3 Forestry / logging;  
 28.2.4 Associated processing operations such as screening, washing, and crushing;  
 28.2.5 Temporary storage of extracted materials;  
 28.2.6 Reclamation and rehabilitation activities;  
 28.2.7 Utility Use and service installations necessary for extraction operations.

### 28.3 The following Accessory Uses and no other are permitted in the P-5 Zone:

- 28.3.1 Accessory Buildings and Structures related to extraction operations;  
 28.3.2 Access roads and weigh scales.

### 28.4 Maximum Lot Coverage:

- 28.4.1 Maximum Lot Coverage: 5%

### 28.5 Minimum Setback Requirements<sup>19</sup>:

- 28.5.1 Front Lot Line: 4.5 metres  
 28.5.2 Rear Lot Line: 4.5 metres  
 28.5.3 Interior Side Lot Line: 4.5 metres  
 28.5.4 Exterior Side Lot Line: 4.5 metres

### 28.6 Height:

- 28.6.1 No Building or Structure shall exceed a Height of 10.0 metres.

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<sup>19</sup> Please refer to section 5.18.3 for additional setbacks that apply to properties adjacent to a highway controlled by the Ministry of Transportation and Transit.

## 29.0 CD-1 ZONE – Riverview Seniors’ Housing

### 29.1 Intent:

- 29.1.1 To provide a Zone for the development of a retirement community “Campus of Care,” which includes independent living units, an assisted living facility, staff housing accommodations, and related facilities and amenities.

### 29.2 Permitted Principal Uses - the following Uses and no others are permitted in the CD-1 Zone:

- 29.2.1 Community Care Facility

### 29.3 Permitted Accessory Uses - the following Uses and no others are permitted as accessory to the Principal Uses in the CD-1 Zone:

- 29.3.1 Seniors’ independent living Dwelling Units to a maximum of 50% of the combined total of independent and assisted living units;
- 29.3.2 On-site staff accommodation to a maximum ratio of one (1) staff Dwelling Unit for every three (3) of the total combined number of independent and assisted living units:
  - 29.3.2.1 Permitted Building types for the Use specified in section 29.3.1 and 29.3.2 are either Apartment or Townhouse.
- 29.3.3 Business and Professional Office;
- 29.3.4 Recreational Facilities;
- 29.3.5 Personal Service Establishment;
- 29.3.6 Accessory Buildings and Structures;
- 29.3.7 Accessory Uses.

### 29.4 Minimum Lot Area for Subdivision:

- 29.4.1 1.0 hectare

### 29.5 Minimum Lot Width for Subdivision:

- 29.5.1 Minimum lot width: 15.0 metres

### 29.6 Density:

- 29.6.1 Maximum units: 45 / hectare
- 29.6.2 Minimum units: 30 / hectare
- 29.6.3 Maximum number of Buildings: 6 Buildings

**29.7 Maximum Lot Coverage:**

29.7.1 Maximum lot coverage: 50%

**29.8 Minimum Setback Requirements:**

29.8.1 Front Lot Line: 3.0 metres  
29.8.2 Rear Lot Line: 3.0 metres  
29.8.3 Interior Side Lot Line: 1.5 metres  
29.8.4 Exterior Side Lot Line: 3.0 metres

**29.9 Height:**

29.9.1 Maximum Height: 16.0 metres or 3 Storeys.  
29.9.2 Notwithstanding the definition of Height in this Bylaw, the Height in the CD-1 Zone shall be measured from the average Finished Grade at the exterior points of the Building to the highest point of the Building or Structure.

**29.10 Parking:**

29.10.1 Notwithstanding Part 8.0 of this Bylaw, the minimum parking requirements for the CD-1 Zone are as follows:

- 29.10.1.1 Community Care Facility: 1 space for every 4 assisted living units;
- 29.10.1.2 Independent Living: 1 space per Dwelling unit;
- 29.10.1.3 Staff Dwelling Units: 1 space per Dwelling unit;

29.10.2 Notwithstanding Section 8.4 of this Bylaw, electric vehicle charging outlets are not required.

29.10.3 Notwithstanding Section 8.3 of this Bylaw, a minimum of five (5) of the required Parking Spaces must be designated as "Visitor Parking."

## 30.0 DEFINITIONS

All words or phrases used in this Bylaw have their usual or common meaning unless specifically defined by the definitions set forth in this section as follows:

### A

Accessory Building or Accessory Structure	means a detached Building or Structure that is secondary or subordinate to a Principal Building or Structure and whose Use is exclusively devoted to the Principal Use of the Parcel. Including but not limited to a detached garage or shed but excluding an Accessory Dwelling which is for residential habitation.
Accessory Dwelling	See Dwelling, Accessory
Accessory Use	means a non-principal Use that is secondary or subordinate to the existing Principal Use or Building on the same Parcel.
Agricultural Land Reserve	means a reserve of land established under the provincial <i>Agricultural Land Commission Act</i> .
Agriculture	means the cultivation and harvesting of crops, timber, or the raising of livestock and includes the sale of the products of the agricultural Use from the premises.
Agriculture, Intensive	means the Use of land by a commercial enterprise or an institution for the confinement of poultry, livestock, or fur-bearing animals, or mushroom growing.
Agriculture, Urban	means the cultivation of a portion of a Lot to produce food including fruits, vegetables, nuts, and herbs for human consumption, and is limited to production activities which are not deemed to be noxious or offensive to adjacent properties or the general public; includes the keeping of livestock where permitted by the District's Animal Control Bylaw, as amended or replaced from time to time.
Airstrip	means a runway for the landing and takeoff of aircraft and may include accessory facilities associated with an airport, such as aircraft maintenance and repair, fuel sales, and storage hangars.
Alcohol Production Facility	means a brewery, cidery, distillery, meadery, winery, or the like, that is licensed under the <i>Liquor Control and Licensing Act</i> as amended or replaced from time to time, to produce beer, cider, spirits, mead, wine, or other alcoholic beverages. May also include an associated bar, restaurant, public tasting area, or may include the wholesale or retail sale of products that are manufactured on-site.

Amenity and Open Space Area	means a usable outdoor area or common indoor recreation area, not including the front and side Setback areas and parking areas, which is for the recreational Use of the residents of a Dwelling Unit or Building, and may include balconies, patios, decks, gardens, amenity rooms and lounges, or landscaped recreation areas.
Amusement Establishment	means a venue designed for entertainment and recreational activities, such as arcades, theme parks, bowling alleys, or amusement centers, often offering games, rides, or shows.
Animal Shelter	means a facility that provides temporary housing, care, and protection for stray, abandoned, or surrendered animals, commonly with the goal of finding them permanent homes.
Antenna	means a Structure designed for the purpose of receiving and transmitting communications signals.
Apartment	See "Dwelling, Apartment"
Art Gallery, Including Studio	means a Building or part of a Building where works of art are displayed for public viewing, sale, or both and may include a studio component.
Artisan Industrial	means small-scale manufacturing or production, generally by skilled craftsmen, focused on handcrafted or specialty goods and combining traditional craftsmanship with light industrial activities in fields like woodworking, metalworking, or textiles.
Assembly Use	means a Building or site, or part of a Building or site, used for the gathering together of groups of persons for a specific function.
Automotive and Equipment Services	means a Use providing for the retail sale of automobiles, trucks, boats, or Recreational Vehicles, and related parts and accessories, and includes facilities to service, wash or repair, but excludes salvage, wrecking, gasoline service stations, motor vehicle manufacture, assembly or bodywork.
Auction Sales	means a Use where goods, equipment, vehicles, or other personal property are offered for sale to the public through a bidding process. May include the temporary storage, display, and loading of items related to such sales. This Use excludes the sale of Livestock and the auctioning of hazardous materials. Auction events shall not occur more frequently than six (6) times per year.

**B**

Back-up Field	means an area of land demonstrated to have acceptable characteristics such as size and soil permeability to allow for safe dispersal of septic. Unlike the primary field, the Back-up Field is a reservation of space to allow for future installation of a new septic field in the case of the primary field's failure.
Basement	is the lowest level of a Building, commonly located below ground level, often used for storage, utility space, or living areas.
Bed and Breakfast	means a subcategory of Short-Term Rental only permitted in the ALR Zone. The accommodation is limited to a maximum of four bedrooms in a Principal Residence or Secondary Suite only, and the landowner must reside in the Principal Residence.
Bedroom	means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes which room(s) do not contain cooking facilities.
Bicycle Parking, Class A	means a secure, long-term parking space for bicycles that is provided in a separate, dedicated room or enclosure, with accessible access to outside, and accessed with a separate lock and key programmed entry system, available only to authorized users.
Bicycle Parking, Class B	means a space provided on an individual or combined outdoor rack, constructed of sturdy theft-resistant material and having secure theft-resistant anchoring to the floor or ground.
Building	means any Structure used or intended for supporting or sheltering any Use or occupancy.
Breezeway	means a connection between an Accessory Building and a Principal Building that is not heated or insulated and is not restricted by intervening doors.
Buffer Strip	means a landscaped or natural area intended to visibly separate and screen one Use from another to improve land use compatibility and environmental quality by reducing noise, lighting flare, and/or other nuisances, or that facilitates natural drainage or wildlife movement.
Business and Professional Office	means workplaces where administrative, managerial, or professional services are provided, such as law firms, accounting firms, consulting agencies, or corporate offices. These offices focus on business operations or professional expertise rather than retail or industrial activities.

**C**

Campground	means a Use of land for commercial purposes for the Temporary accommodation of recreational travellers in travel trailers, Recreational Vehicles, tents, or other forms of mobile Temporary lodging, and may include an office, Caretaker Dwelling, Concession, and other associated accessory uses.
Cannabis	means cannabis as defined in the Canada’s Federal <i>Cannabis Act</i> as amended or replaced from time to time.
Cannabis Production, Indoor	means the commercial production, cultivation, synthesis, harvesting, altering, or propagating of Cannabis inside a Structure, as may be permitted by a Federal enactment, but excludes both the growing of Cannabis by an individual for their personal use and consumption, and Cannabis Production, Outdoor.
Cannabis Production, Outdoor	means the commercial production, cultivation, synthesis, harvesting, altering or propagating of Cannabis outside in a field, as may be permitted by a Federal enactment, but excludes both the growing of cannabis by an individual for their personal use and consumption, and Cannabis Production, Indoor.
Cannabis Retail Store	means a business operating under the regulation of the Provincial <i>Cannabis Control and Licensing Act</i> , where the principal business is the retail sales of Cannabis for consumption off site, and includes government and private stores.
Car Wash	means the Use of a site for washing and cleaning of passenger vehicles, Recreational Vehicles, or other light duty equipment.
Caretaker Dwelling	See Dwelling, Caretaker
Carport	means a roofed Structure to be used to shelter parked vehicles or equipment, of which not more than 60% of the total perimeter is enclosed by walls, doors, or windows.
Charging Capability	means any Parking Stall which allows for electric vehicle charging by having access to an outlet, splitter, or Electric Vehicle Energy Management System.
Child Care Centre	means a centre providing group child care in accordance with the provisions of the Child Care Licensing Regulation under the Provincial <i>Community Care and Assisted Living Act</i> as amended or replaced from time to time.
Commercial Dwelling Unit	See Dwelling, Commercial

Contractor Service	means a business that provides skilled labour or specialized services, such as construction, plumbing, electrical work, or landscaping, ordinarily on a contract basis for specific projects or tasks.
Class A Bicycle Parking	See “Bicycle Parking, Class A”
Class B Bicycle Parking	See “Bicycle Parking, Class B”
Clubs	means late-night venues providing music, dancing, and drinks, often featuring DJs and live performances, and often referred to as ‘nightclubs’.
Commercial Tourist Accommodation	Means lodging provided for travellers or tourists, including options like Hotels, Motels, hostels and inns, but excluding Short-Term Rentals.
Community Care Facility	means premises for the accommodation and care of 3 or more persons who require continuing assistance due to age, medical infirmity, frailty, or disability which are licensed under the Provincial <i>Community Care and Assisted Living Act</i> .
Community Garden	means a facility for cultivation of fruits, flowers, vegetables, ornamental plants by more than one person or group.
Composting Operation	means the entire area, Buildings, Structures, and equipment used for the biological decomposition of organic materials, substances, or objects under controlled circumstances in composting storage facilities and composting storage sites.
Cooking Facility	means facilities for the storage, preparation, or cooking of food, and includes any room containing counters, cabinets, sinks, stoves, dishwashers, and other appliances, plumbing, or wiring which, may be intended or used for the preparation or cooking of food, but excludes a Wet Bar.
CSA	means the Canadian Standards Association.
Cultural Facility	means a Building, Structure, and area of land used for artistic performances and the display of art and cultural artifacts, including but not limited to art gallery, community theatre, and museum.

**D**

Designated Flood	means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic
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	flood records or by regional analysis where there is inadequate watercourse flow data available.
Designated Flood Level	means the observed or calculated elevation for the Designated Flood Level and is used in the calculation of the Flood Construction Level.
Development	means any activity carried out in the process of clearing or preparing a site, or constructing or erecting Structures.
Director of Development Services	means an employee of the District of Lillooet with the title or role of Director of Development Services and if no person holds the title, this role shall be administered by the Chief Administrative Officer.
Drive-Through Restaurant	means an Eating and Drinking Establishment Use that includes the sale or service of food or beverages to an occupant within a motorized vehicle.
Dwelling Unit	means one or more rooms designed for residential Use by one or more individuals, with a Cooking Facility, living, sleeping, and sanitary facilities, excluding Commercial Tourist Accommodation.
Dwelling, Accessory	means a detached Dwelling Unit which is permitted as an Accessory Use in conjunction with a Principal Use.
Dwelling, Apartment	means a Building, other than a Townhouse, designed for residential Use that is divided into three (3) or more Dwelling Units with a shared common entrance.
Dwelling, Caretaker	means one (1) Dwelling Unit, which is an Accessory Use to a non-residential Use and is used for the accommodation of one (1) caretaker, supervisor, watchperson, or a place of residence for the clergy of the associated church or Place of Worship; and the family of any of the aforementioned.
Dwelling, Commercial	means up to two (2) Dwelling Units, which are an Accessory Use to a commercial Use and located either at the rear or above the first Storey of the associated commercial Use, with separate exterior entrances at-grade.
Dwelling, Duplex	means a Building containing two Principal Dwelling Units with each unit having an independent exterior entrance, but excludes a Single Detached Dwelling with a Secondary Suite.
Dwelling, Four-Plex	means a Building containing four Principal Dwelling Units with each unit having an independent exterior entrance.
Dwelling, Mobile Home	means a Single Detached Dwelling that is constructed or manufactured in a factory under Z-240.

Dwelling, Modular Home	means a single detached dwelling constructed in a factory to CSA A-277 standards, transported to a Parcel and placed on a permanent foundation, excluding a Mobile Home or Recreational Vehicle.
Dwelling, Principal	means a principal residential Dwelling Unit that is not an Accessory Dwelling.
Dwelling, Single Detached	means a detached Building consisting of one Dwelling Unit which is occupied or intended to be occupied as the permanent residence of one or more individuals.
Dwelling, Townhouse	means a Building consisting of five (5) or more Dwelling Units, each of which has an independent exterior entrance.
Dwelling, Tri-plex	means a Building containing three Principal Dwelling Units with each unit having an independent exterior entrance.

**E**

Eating and Drinking Establishment	Means a premise where food or beverages are offered for sale to the public for consumption on or off the site. These establishments typically include restaurants, cafes, pubs, and similar businesses.
Education Services	means the Use of land, Buildings or Structures for education, instruction, and training and may include administration offices, dormitories to house staff and students, and other accessory Uses, Buildings, and Structures to support and serve the above Uses, and may also be used for community events.
Electric Vehicle Energy Management System (EVEMS)	means an electrical outlet panel that allows multiple chargers share power from a single panel.
Equestrian Centre	means a facility or group of facilities intended for the accommodation, showing, and competitive Use of horses and may include a stable, racetrack, and other related facilities.
Equestrian Centre, Minor	means a facility for the private or small-scale accommodation and recreational Use of horses on a rural residential Lot. This Use may include stables, paddocks, riding rings, and associated buildings, but does not include racetracks, commercial events, or public competitions.
Excavation	means any act by which earth, sand, gravel, rock, or other material is dug, cut, quarried, or otherwise removed, displaced, or relocated, and includes the conditions resulting from such an act. The threshold for when the disturbance to soil becomes an

	Excavation is 1 metre in depth or when 10m <sup>2</sup> of material is moved, whichever comes first.
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**F**

Farm Operation	means a farm operating as defined in the Provincial <i>Farm Practices Protection (Right to Farm) Act</i> as amended or replaced from time to time.
Farm Products	means commodities or goods that are produced from a Farm Use.
Farm Product Retail Sales	means retail activity which is accessory to a Farm Use, and which may include the sale of goods produced on that farm as permitted in a given Zone and which includes Buildings and Structures necessary for sale and storage.
Farm Product Processing	means the washing, sorting, grading, packaging, or transformation of raw agricultural products, including those sourced from off-site, through processes such as drying, fermenting, or preserving. This excludes large-scale industrial processing operations.
Farm Use	means an occupation or Use of land for agricultural purposes, including farming of land, plants, and animals and any other similar activity designated as farm use by provincial or ALC regulation, and includes a “farm operation” as defined in the Provincial <i>Farm Practices Protection (Right to Farm) Act</i> .
Farmers Market	means a temporary, seasonal, or occasional market held in an open area or in a Structure where groups of individual sellers offer for sale to the public items such as farm produce, food, beverages, arts, crafts, or other retail goods.
Fence	means an artificially constructed barrier of any material or combination of materials to enclose or screen areas of land.
Finished Grade	See Grade, Finished
Flood Construction Level	means the Designated Flood Level plus the allowance for Freeboard and is used to establish the elevation of the underside of a wood floor system or top of a concrete slab for habitable Buildings.
Floodplain	means an area of land, whether floodproofed or not, which is susceptible to flooding by a watercourse, lake, or other body of water.
Floodplain Setback	means the required minimum distance from the natural boundary, or other reference line of a watercourse, lake, or other body of water to any landfill or structural support required to

	elevate a floor system or pad above the flood construction level, so as to maintain a floodway and to allow for potential land erosion.
Floor Area	means the total floor area of all floors in a Building measured and calculated as per the methodology in section 3.4.
Floor Area (ALC Primary Structure Calculation Method)	means the floor area of a Primary Structure calculated as per the ALR regulation in the Information Bulletin 05 – Residences in the ALR Publication.
Floor Area (ALC Secondary Structure Calculation Method)	means the floor area of a Secondary Structure calculated as per the ALR regulation in the Information Bulletin 05 – Residences in the ALR Publication.
Floor Area Ratio (FAR)	means the figure obtained when the sum of the gross Floor Areas of all the Buildings on a Parcel is divided by the area of the Parcel.
Food Truck	means a self-contained, motorized vehicle designed for the preparation and sale of food and beverages, which is parked temporarily on a site.
Freeboard	means a vertical distance added to the Designated Flood Level and is used to establish the Flood Construction Level.
Frontage	means the distance along the property line of a Parcel adjacent to a highway or public street, and may be a front, rear, or exterior side lot line or any combination thereof.

**G**

General Industrial Uses	means the Use of land, Buildings, or Structures for the manufacturing, processing, fabricating, assembly, repair, storage, or distribution of goods or materials, including related administrative offices and accessory retail sales. Such Uses may involve moderate levels of noise, vibration, odour, dust, or other emissions, provided they are appropriately mitigated and do not cause significant adverse effects on adjacent Uses.
Grade	means the elevation of land or a surface.
Grade, Approved	means the grading elevation as identified on a lot grading plan, or where no such plan has been approved by the District, the Natural Grade elevation existing prior to construction which may include engineered fill materials placed on the lot to raise the grade elevation up to, but not above, the Natural Grade elevation of adjacent lots.

Grade, Finished	means the average finished ground level at the perimeter of a Building or Structure, excluding localized depressions such as for a vehicle or pedestrian entrance.
Grade, Natural	means the elevation of the ground surface in its natural state, before human alteration.
Gravel Processing	mean screening, sorting, crushing, and storing of any earth material, but excludes subsequent manufacturing operations such as concrete and asphalt plants.
Greenhouse	means a Structure covered with translucent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the Structure.
Gross Floor Area	Means the total Floor Area contained within a Building or Structure measured to the mid-point of the outermost walls.

## H

Height	Means the height of a building as measured and calculated in accordance with section 5.14.
Highway	means a term defined in the Provincial <i>Transportation Act</i> and includes a street, road, lane, bridge, viaduct, or any other way open to public use other than a private right-of-way on private property.
Home Occupation	means an occupation or profession carried out in a Dwelling Unit, or a Building accessory to a Dwelling Unit, by a permanent resident of the Dwelling Unit, where such occupation or profession is accessory to the residential Use of the Dwelling Unit and may include home offices, studios, home workshops, or similar uses.
Home Industry	means an occupation or Use that is accessory to the principal residential Use of a Parcel and may include manufacturing, processing, fabricating, assembling, distributing, servicing, or repairing of goods or materials including vehicle repair, maintenance, and auto body shops or other similar uses.
Hotel	See “Commercial Tourist Accommodation”

## I

Indoor Recreation	means a facility within an enclosed Building intended for leisure activities where patrons are predominantly participants or spectators.
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**J**

Junkyard	means the area outside of an enclosed Building where junk, waste, used Building and industrial materials, scrap metal, discarded or salvage materials are bought, sold, exchanged, stored, baled, parked, disassembled, or handled.
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**K**

Kennel	means the care of domestic pets; and may be a Home Occupation.
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**L**

Landscaping	means the modification of land for aesthetic or functional purposes through the planting of vegetation such as trees, shrubs, grass, or groundcover, and may include decorative elements such as rockwork, walkways, fences, or garden features, but does not include Buildings or Structures used for habitation or storage.
Level 2 Charging Capability	means a 240 Volt wall outlet, which allows current or future installation of an electric vehicle charging station.
Lot	See "Parcel"
Lot Depth	See "Parcel Depth"
Lot Line, Exterior Side	See "Parcel Line, Exterior Side"
Lot Line, Interior Side	See "Parcel Line, Interior Side"
Lot Line, Rear	See "Parcel Line, Rear"
Lot Size	See "Parcel Size"
Lot Width	See "Parcel Width"

**M**

Manufactured Home	means a mobile home or modular home normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but excludes travel trailers, Recreational Vehicles, park model Recreational Vehicles, campers, and the like.
Manufactured Home Park	means any Parcel of designated land, upon which three (3) or more Manufactured Homes or Single Detached Dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes.

Manufacturing	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which may or may not generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundary of the Parcel, and may include supplementary warehouse and staging facilities.
Metal Mesh Compound	means a secure, lockable enclosure constructed primarily of metal mesh and framing, designed for the storage of bicycles, and providing weather protection and visibility for security purposes.
Mixed Use Residential and Commercial	means a Building for both residential and commercial purposes, where residential dwellings are integrated with commercial uses such as retail, office, or service establishments. The residential and commercial components may be located within the same building or on the same Lot, either vertically (i.e., residential above commercial) or horizontally. The uses shall be compatible in scale and function and designed to minimize conflicts between residential and commercial activities.
Mobile Home	See Dwelling, Mobile Home
Motel	means a Building or Buildings containing commercial guest Bedrooms each with an exterior entrance and designed to provide Temporary accommodation for the travelling public.
Motorsports Facility	means land, Buildings, or Structures used for the purpose of racing automobiles, motorcycles, go-karts, and other motorized vehicles, and other uses accessory to motorized vehicle racing.
Multi-family	means a residential Building with five or more separate Dwelling Units.
Museum	facility that collects, preserves, and displays artifacts, artwork, or other objects of historical, cultural, or scientific significance for public education and enjoyment.

**N**

Natural Boundary (watercourse)	means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.
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Natural Resource Extraction	means extracting, harvesting, or removing natural resources from the earth or surface water, including but not limited to the extraction of sand, gravel, soil, minerals and rock This use may include associated processing, screening, washing, storage, and transportation of materials, but does not include manufacturing or industrial processing of extracted materials beyond initial preparation for transport.
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**O**

Office	means a business premises or Building, designed, intended, and used for the provision of professional, management, administrative, government, consulting, or financial services in an office setting.
Outdoor Recreational Services	means Buildings, Structures, or land that are available to the public for sports and active recreation conducted outdoors, and includes Accessory Uses such as, but not limited to, park maintenance and service facilities.
Outdoor Storage	means the storage of equipment, goods and materials in the open air where such storage of goods and materials does not involve the erection of permanent Structures, including but not limited to vehicle or heavy equipment storage compounds, or the sale, rental, and storage of shipping containers.
Owner	means the registered owner in fee simple, or an agent duly authorized by the Owner in writing.

**P**

Pad	means a paved surface on which blocks, posts, runners, or strip footings are placed for the purpose of supporting a Building or Structure.
Panhandle	means any Parcel with any of the building envelope situated directly behind another Parcel so that its frontage is a narrow strip of land which is an integral part of the Parcel.
Parcel	means any parcel, block or other area in which land is held or into which it is subdivided whether under the <i>Land Title Act</i> or the Bare Land Strata Regulations under the <i>Strata Property Act</i> or a legally recorded lease or license of occupation issued by the Province of British Columbia.
Parcel Coverage	means the total horizontal area of Structures measured to the outside of the exterior walls of all Buildings and Structures on a Lot, including the horizontal areas of attached decks and porches,

	expressed as a percentage of the Lot area, and for a Structure with no defined exterior wall, measured to the drip line of the roof, or in the case of decks and porches, includes the horizontal flooring area, but does not include unsupported roof overhang.
Parcel Depth	means the mean horizontal distance between the Front Parcel Line and the Rear Parcel Line of any Parcel.
Parcel Line, Exterior Side	means a Parcel Line, other than a Front or Rear Parcel Line, which is common to the Parcel and a Highway.
Parcel Line, Front	means the shortest Parcel Line common to a Parcel and a Highway; or, where a Lot is a Panhandle, means the Lot line parallel to the road off which the Parcel panhandle access strip fronts, or in the case of a non-conventionally shaped Lot, the Parcel line that most conforms to the character of the area, at the discretion of the Approving Officer.
Parcel Line, Interior Side	means a Parcel line other than a Rear Parcel Line, which is not common to a Highway.
Parcel Line, Rear	means the Parcel line which lies the most opposite to and is not connected to the Front Parcel Line, and in the case of a triangular lot is the vertex most opposite the Front Parcel Line.
Parcel Size	means the area of land within the boundaries of a Parcel and includes an access strip associated with a Panhandle Parcel.
Parcel Width	means the average horizontal distance between two side Parcel lines; or, where a Parcel is a Panhandle, means the average distance measured between the two side Parcel lines not included in the panhandle.
Park	means an inclusive natural or landscaped area which may contain Buildings or Structures for the enjoyment of the public.
Parking Area	means an open area of land, above or underground, other than a street, used for the parking of vehicles and shall include Parking Spaces, ingress, egress, and manoeuvring aisles.
Parking Area, Off-Street	means a Parking Area located on the same Parcel as the Building, Structure, or Use.
Parking Space	means a space within a Building or Parking Area, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.
Parking Space, Accessible	means a Parking Space that is accessible for those with mobility needs.

Party Wall	means a wall common to two Dwelling Units joining the abutting units across a common interior lot line.
Paving Materials	means materials used to create a durable, stable, and weather-resistant surface for walkways, driveways, parking areas, or other hard surfaces, and includes asphalt, concrete, unit pavers, or semi-permeable pavers.
Personal Service Establishment	means a commercial service business intended to serve the health, grooming, financial, recreational, athletic activities, or related well-being of individuals.
Place of Worship	means a Building or Structure used for religious worship, organized religious services, or community events and associated Accessory Uses which may include an auditorium, Child Care Centre, or one Caretaker Dwelling.
Primary Building Area	Means the portion of a lot within which the Principal Building is permitted to be constructed, subject to compliance with all applicable setbacks, height regulations, lot coverage limits, and other provisions of this Bylaw. The Primary Building Area excludes areas constrained by rights-of-way, easements, environmental protection zones, and other encumbrances that prohibit building construction.
Principal Building	means the Building or Structure which contains the Principal Use of the Parcel and shall include attached garages or carports.
Principal Dwelling	See Dwelling, Principal
Principal Residence	means the residence in which an individual resides for a longer period of time in a calendar year than any other place
Principal Use	means the main purpose for which land, or Buildings or Structures on a Parcel are ordinarily used.

**Q**

N/A	N/A
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**R**

Rear Lot Line	See Parcel Line, Rear
Recreational Vehicle	means a vehicle designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, park model trailers and other similar vehicles, which provide Temporary recreational

	accommodation for the travelling public and are unserviced (no water, sewer/sani, stormwater).
Recycling Services	means a Building or facility in which recyclable materials are collected, sorted and then shipped off-site for processing or manufacturing.
Research Facility	means a Building or part of a Building used for scientific, technological, medical, agricultural, or industrial research, investigation, testing, or experimental development, including associated offices and laboratories, but excluding any facility engaged in the manufacturing or sale of products to the general public.
Residential	means the occupancy or Use of a Dwelling Unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a Dwelling Unit as a Dwelling ,but excludes Short-Term Rentals.
Restaurant	See Eating and Drinking Establishment
Restaurant, Drive-Through	See Drive-Through Restaurant
Retail	means premises where goods are for sale to consumers, excluding motor fuels, heavy agriculture or industrial equipment, or any goods stored outside.
Retail Liquor Sales Establishment	means a Provincially licensed retail store selling wine, beer, spirits, or other alcoholic beverages.
Retaining Wall	means a Structure or series of interdependent Structures retaining more than 1.2 metres of material, constructed to hold back, stabilize, or support an earthen bank.

## S

Screen	means a Fence, wall, or hedge used as an enclosure and a visual barrier about all or part of a Parcel, broken only for driveways and walkways.
Secondary Suite	means a second Dwelling Unit that is located entirely within a Single Detached Dwelling and that is clearly accessory to the Principal Dwelling Unit, with direct exterior doorway access to the open air without passage through any portion of the Principal Dwelling Unit.
Secondary Building Area	A designated portion of a Lot where Accessory Buildings or Structures — such as garages, sheds, or Accessory Dwellings —

	may be constructed, subject to specific Setback, Height, and coverage regulations distinct from the Primary Building Area.
Service Station	means premises used principally for the retail sale of motor fuels, lubricating oils, propane and motor vehicle accessories, retail sales, EV charging station, and the servicing of motor vehicles, but excludes wholesale sales, or motor vehicle structural body repairs and painting.
Setback	means the minimum distance between a Building, Structure, or Use, or from each of the respective Parcel Lines, or from a Natural Boundary or other reference line.
Setback, Exterior Side	means the minimum distance between a Building, Structure, or permitted Use, and the boundary between a highway or public street.
Setback, Front	means the minimum distance between a Building, Structure, or permitted Use, and the Front Parcel Line.
Setback, Interior Side	means the minimum distance between a Building, Structure, or permitted use, and the boundary between two Lots.
Setback, Rear	means the minimum distance between a Building, Structure, or permitted use, and the rear lot line.
Shipping Container	means a prefabricated container designed, constructed and used for the transportation of goods by rail, ship, or truck, whether or not it is intended to be used for this purpose.
Shopping Centre	means a unified group of Retail stores and/or Personal Service Establishments on a site planned, developed, and managed as a single operating unit, with shared on-site parking.
Short-Term Rental (STR)	means the Temporary rental of Dwelling Unit(s) or portions of them to members of the public for less than 30 consecutive days including by way marketing through of various platforms such as VRBO, Airbnb, or Facebook, or by traditional means such as Newspaper Classifieds or Yellow Pages.
Sight Triangle	means the area formed by intersecting Parcel lines at a street corner and a line joining points on the Parcel measured 4.5 metres from the point of intersection of that Parcel.
Single Detached Dwelling	See "Dwelling, Single Detached"
Solar Energy Device	means a device designed to collect, store, and distribute solar energy.
Storage and Warehousing	means the storage of goods, materials, or equipment, including indoor and outdoor facilities for bulk storage, distribution, self

	storage for personal items or inventory holding. This may include cold storage, and logistics operations, provided all activities are conducted in a manner that minimizes impacts on adjacent properties.
Storey	means that portion of a Building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of a floor and the ceiling above it.
STR Operator	means a person designated by the Owner of a Dwelling to be responsible for the management and operations of a Short-Term Rental and who maintains their Principal Residence on or within 15 km from the property being used as a Short-Term Rental.
Structure	means any construction fixed to, supported by or sunk into land or water but does not include Fences, Retaining Walls up to 1.2 metres, concrete, asphalt, brick, tile, or similarly surfaced areas.

## T

Tandem Parking	means two (or more) Parking Spaces arranged one behind the other, so that a vehicle in the back space cannot exit without moving the vehicle in front.
Temporary Building	means a Building that does not have its exterior walls supported on continuous concrete or masonry foundations or walls but shall not include Manufactured Homes or Mobile Homes.
Temporary	means less than 30 consecutive days when used in the context of a Campground, Short-Term Rentals, accommodation or lodging or markets and vendors.
Temporary Markets and Vendors	means mobile and Temporary stalls, stands, or motorized vehicles used for the selling of goods or food products, such as a farmers market or Food Truck.
Tourist Accommodation	See "Commercial Tourist Accommodation"

## U

Unlicensed Vehicle	Means a motor vehicle that is not licensed for the current year, not currently insured, not capable of being moved under its own power, or reduced to parts and not enclosed in a building.
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Use	means the purpose for which any Parcel, tract of land, Building or Structure is designed, arranged or intended or for which it is occupied or maintained.
Utility Use	means the Use of land for the establishment of facilities and associated appurtenances for the provision of water, sewer, electrical, natural gas, communications, fire protections, and transportation; but excludes oil or gas storage tanks; power sub-stations; sewage treatment plants; offices; or public storage or maintenance and works yards.

**V**

Veterinary Clinic	means a facility for the medical treatment of small or large animals and includes provisions for their overnight accommodation within a Building only and may include associated office space.
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**W**

Watercourse	includes any of the following: a watercourse, whether it usually contains water or not; a pond, lake, creek, or brook, and a ditch, spring, or wetland that is connected by surface flow to a watercourse.
Wrecking Yard	means land or Buildings where motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats, and industrial equipment are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use.
Wet Bar	means an area within a Dwelling Unit, other than a Cooking Facility, used for the preparation of beverages and may include one single sink, one compact refrigerator, freezer, or ice maker, and no more than 1.5 metres of counter and lower cabinet space, and excludes a natural gas or 220-volt connection in the same area as the wet bar.

**X**

N/A	N/A
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**Y**

Yard, Front	means the area of a Parcel located between the Front Parcel Line and the Front Building Line.
Yard, Rear	means the area of a Parcel located between the Rear Parcel Line and the Rear Building Line.
Yard, Side	means the area of a Parcel located between the Interior or Exterior Side Parcel Line and the side Building Line.




**Z**

Zone	means a zone established in this Bylaw.
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





















**Schedule A of Zoning Bylaw No. 2025-026  
- Zone Map**

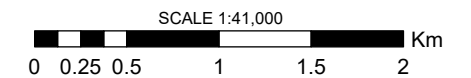
**Legend**

-  Cadastre (ParcelMap BC Parcel Fabric)
-  DOL Municipal Boundary
-  Priority Growth Area



**Zone**

-  ALR - Agricultural Land Reserve
-  AG - Agricultural (Non-ALR)
-  C-1 Downtown Core
-  C-2 - Shopping Centre Commercial
-  C-3 - General Commercial
-  MC - Mixed Commercial
-  CD-1 - Riverview Seniors Housing
-  I-1 - Industrial
-  I-2 - Business Industrial
-  P-1 - Parks and Recreation
-  P-1s - Parks and Recreation (Site Specific)
-  P-2 - Institutional
-  P-3 - Conservation
-  P-4 - Airport
-  P-5 - Resource
-  RR - Rural Residential
-  RRs - Rural Residential (Site Specific)
-  SR - Suburban Residential
-  SRs - Suburban Residential (Site-Specific)
-  R-1 - Low-Density Residential
-  R-2 - Infill Residential
-  RM - Multi-Unit Residential
-  MHP - Manufactured Home Park



Date: October 2 2025 | File Name:  
Land\_Use\_Designation.aprx | Coordinate System: NAD 83  
UTM Zone 10N

Source Data provided by Alpine Engineering, ESRI, DataBC.  
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