



Consolidated for Convenience

ZONING BYLAW NUMBER 880, 2013

(Including Amending bylaws up to and including Bylaw No. 1032, 2022)

All persons making use of this consolidated version of the Town of Princeton Bylaw No. 880 are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only and that the original bylaw must be consulted for all purposes of interpreting and applying the law.

Subsections or sections of the original bylaw and/or amendments which have been repealed have not been included in this consolidation.

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1.1 This Bylaw may be cited as the “Town of Princeton Zoning Bylaw Number 880, 2013”.

The Town of Princeton Zoning Bylaw No. 646, 1994, as amended, is hereby repealed.

SECTION 3:

APPROVAL

READ A FIRST TIME THIS 7th DAY OF OCTOBER, 2013.

READ A SECOND TIME THIS 7th DAY OF OCTOBER, 2013.

PUBLIC HEARING HELD THIS 4th DAY OF NOVEMBER, 2013.

READ A THIRD TIME THIS 4th DAY OF NOVEMBER, 2013.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this _____
day of _____, 20____

for Minister of Transportation & Infrastructure

ADOPTED THIS 18th DAY OF NOVEMBER, 2013.

FRANK ARMITAGE, MAYOR

RICK ZERR, CAO

- 4.1** In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

“ACCESSORY” means ancillary or subordinate to principal use or building.

“AGRICULTURE” means growing, rearing, producing or harvesting agricultural crops and livestock and includes processing the primary agricultural products harvested, reared, or produced on that parcel and excludes commercial kennels, feedlots, stables, piggeries, mink farms and poultry farms.

“AIRPARK RESIDENTIAL” means a residential dwelling unit located within, above, or adjacent to an aircraft hangar. Airpark residential uses must have direct access to an existing runway or proposed future runway extension.

“AISLE SPACE” means the area of a site which provides space for motor vehicle access and does not include space for motor vehicle parking.

“ALTERATION” means a structural change to a building and also includes:

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

“AMENITY AREA” means common space located on the same parcel as a residential building and used for landscaping or community recreational purposes, which may include landscaped areas, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies.

“APARTMENT BUILDING” means a building other than a townhouse containing three or more dwellings which has its principal access from an entrance common to the dwellings.

“ASSEMBLY” means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational or religious purposes.

“BACKYARD HENS” means female fowl kept for the purpose of laying eggs for food and does not include any fowl kept for breeding purposes.

“BED AND BREAKFAST” means a home occupation carried on in a single detached dwelling which provides not more than 3 rooms for transient paying guests for sleeping purposes only where the room rate includes breakfast which is served on the premises.

“BUILDING” means a roofed structure used or intended for supporting or sheltering any use or occupancy.

“BUSINESS SERVICE ESTABLISHMENT” means an establishment that offers services usually associated with commerce and business and can include: photocopying, blue printing, sale of office supplies.

“CAMPGROUND” means a site occupied and maintained or intended to be occupied and maintained for the temporary accommodation of travellers, which is either operated for reward or is licensed accommodation but does not include a manufactured home park or motel, a hotel, an auto court, or a camp licensed under the “Community Care Facilities Licensing Act”.

“CAMPUS OF CARE” means a situation where a more than one level of housing and care is provided in a residence or group of buildings, which could include the following combination of housing options and supportive services as set out by the Province, including assisted, supportive, congregate, residential care, complex care and independent living.

"CANNABIS GROWING AND CULTIVATION FACILITY" means a facility to grow, cultivate and harvest cannabis; and must be contained within a building that will not produce air, light or noise pollution; and is only permitted in the Business Park (BP1S) Site Specific Zone.

"CANNABIS-GROWING" has the same meaning as in the *Cannabis Act* (section 2(1) Canada), subject to any prescribed modifications.

“CANNABIS LOUNGE” means a development where the primary purpose of the facility is the sale of cannabis to the eligible public, for the consumption within the premises that is authorized by provincial and federal legislation. This does not include cannabis production and distribution.

“CANNABIS PRODUCTION AND DISTRIBUTION FACILITY” means a development used principally for one or more of the following activities relating to cannabis:

- a) The processing, drying, and curing of raw materials;
- b) The making, testing, manufacturing, assembling, packaging or in any way altering the chemical or physical properties of finished cannabis goods or products;
- c) The storage or shipping of materials, goods, or products, or;
- d) The distribution and sales of materials, goods, and products to cannabis retail stores;
- e) All production must be contained within the facility that will not produce air, light or noise pollution;
- f) a Cannabis Production and Distribution Facility is only permitted in the Business Park 1 (BP1) and Business Park 2 (BP2) zones.

“CANNABIS-RETAIL” means cannabis as defined in the *Controlled Drugs and Substances Act* section SOR/2018-144 1(1) and includes any products containing cannabis.

“CANNABIS RETAIL SALES ESTABLISHMENT” means a development used for the retail sale of cannabis that has been licensed by the Government of British Columbia.

“CARRIAGE HOUSE” means an accessory building located on a residential parcel, that is detached from the principal dwelling and contains a dwelling unit and is located on a property that is a single real estate entity.

“COMMERCE” means the selling, servicing and repair of goods, the provision of services and commercial office functions.

“COMMERCIAL BUSINESS OFFICE” means any building or part thereof in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labour or fraternal organization.

“COMMERCIAL AMUSEMENT OR RECREATION ENTERPRISE” means a commercial-recreational establishment where permanent buildings or structures have been erected for the purposes of mini-golf, video games, pinball, batting cages and other coin operated games and where one or more of the following classes of amusement or recreation are also provided:

- .1 mechanically or electrically operated rides;
- .2 a place of amusement;
- .3 a restaurant.

“CONGREGATE CARE HOUSING” means a care facility that combines private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities. Congregate housing usually provides supportive services like meals and housekeeping in addition to rental accommodation.

“CONVENIENCE STORE” means a business premises or building where groceries, personal care items, bakery goods, candy, beverages, flowers, magazines and newspapers are sold to the local neighbourhood, located in a building having a maximum gross floor area of 225 m² (2,420 ft²).

“COVERAGE” means the percentage of the parcel area covered by the area of all buildings including accessory buildings.

“CIVIC USE” means land, a building or facility used for the provision of public services, including but not limited to: fire and protective services, community and recreational services, administrative services and public works.

“CRAFT BREWERY AND DISTILLERY” means a building used for production of alcoholic beverages, with a maximum floor area of 1,000m². The use must also include a retail component of up to 25% of the total building gross floor area.

“DAYCARE CENTRE” means a business premises or building licensed under the *Community Care and Assisted Living Act* and used to provide child or adult care, education or supervision, but not accommodation or supervision of persons in care, and includes group day care centres, out-of-school centres, and drop-in centres. One sleeping unit intended for overnight accommodation of shift workers may be included.

“DENSITY” means the number of dwelling units per hectare (gross). Gross refers to the initial parcel size, including unusable areas prior to road right-of-way and/or public park/open space designations.

“DUPLEX” means a building that is divided horizontally or vertically into two separate dwelling units, each of which has an independent entrance either directly from the exterior or through a common vestibule.

“DWELLING” means a self-contained group of two or more rooms used as a living quarters that contains at least one sleeping area, a lavatory, a shower or bath and not more than one kitchen. A second set of cooking equipment is permitted, provided that it is used by a maximum of two additional residents related to the primary residents, by blood, marriage, adoption or foster parenthood.

“FENCE” includes gate, screen, trellis and wall.

“FLOOR AREA RATIO” means the quotient of the gross floor area divided by the total parcel area.

“FRONT SETBACK” means a setback from a front parcel line.

“GRADE” for the purposes of determining the height of a building or structure, means the lowest of the mathematical average of grade for each wall segment of a building or structure, as measured at each corner of a building.

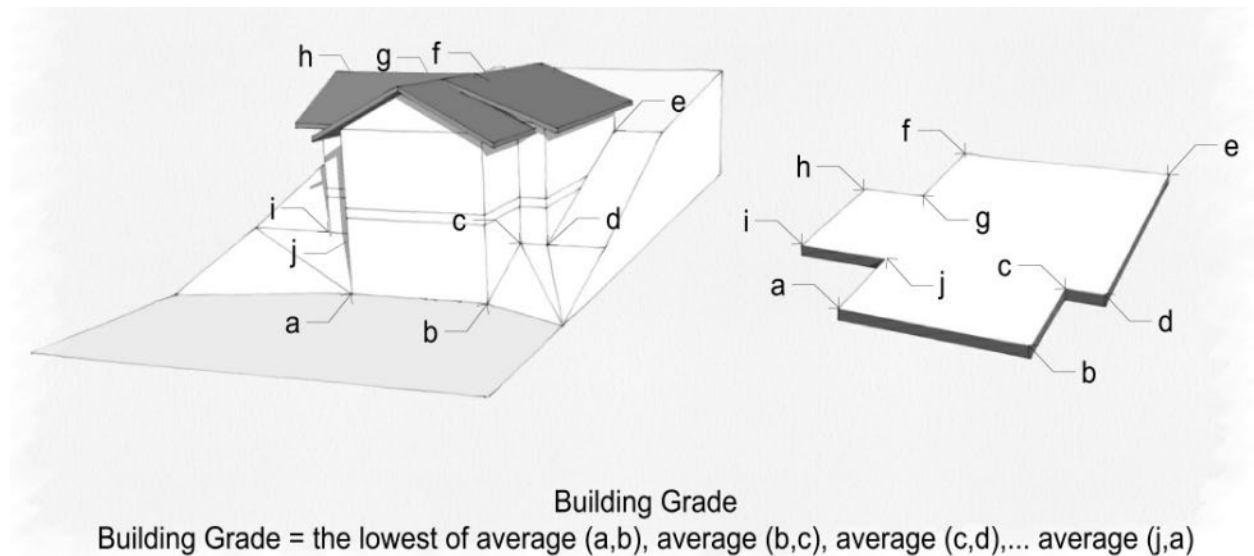


Figure 4.1 – Illustration of Building Grade

“GROSS FLOOR AREA” means the total floor area of all buildings on a parcel measured to the outer limits of a building including all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery.

“HEIGHT” means the maximum vertical distance between building grade and the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof.

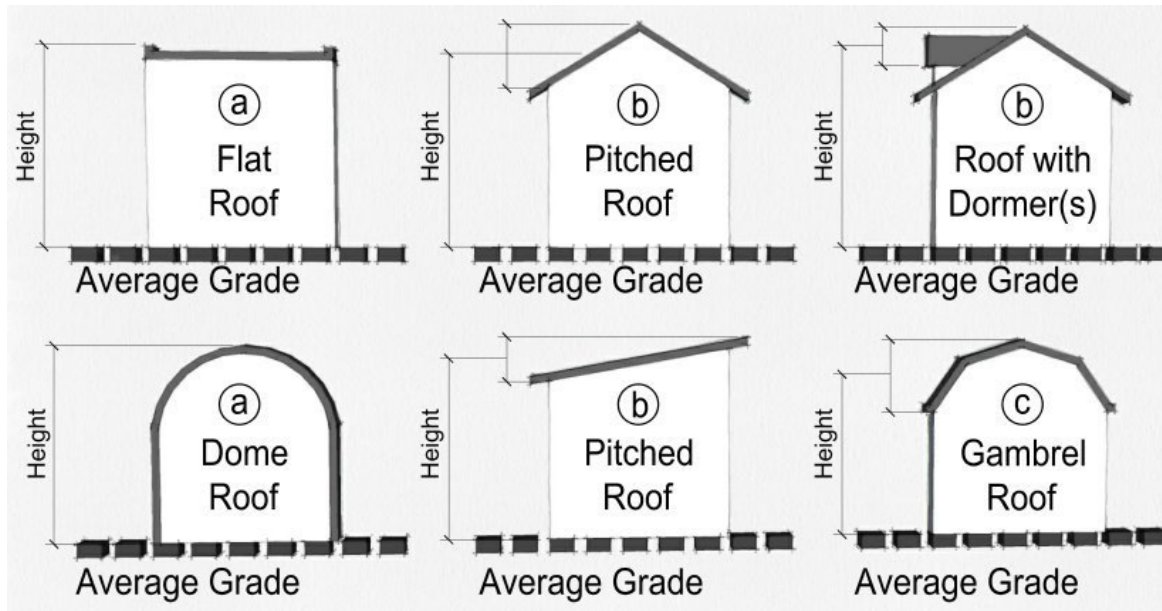


Figure 4.2 – Illustration of Building Height

“HIGH TECHNOLOGY” means uses that require advanced technology, including but not limited to computers, electronics, telecommunications, and pharmaceuticals.

“HIGH TECHNOLOGY INDUSTRY” means premises for the sales, research, testing, development, manufacturing, assembly or processing of high technology products, programs or services, but does not include the use of hazardous materials and hazardous wastes.

“HIGHWAY” includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

“HOME OCCUPATION” means a business, occupation or profession carried out in a dwelling unit and clearly accessory or incidental to the principal use of the dwelling unit and parcel on or from which it is carried out.

“HOTEL” means a building which contains sleeping units having a common entrance. It may contain assembly, commerce, entertainment, indoor recreation or restaurant uses and premises licensed for on-site consumption of alcoholic beverages.

“INSTITUTION” includes an arena, curling rink, armoury, art gallery, church, cemetery, college, court of law, community centre, federal office, fire hall, jail, library, municipal office, museum, park, playground, police station, provincial office, hospital, school, stadium or swimming pool.

“INTENSIVE AGRICULTURE” means commercial kennels, feedlots, stables, piggeries, mink farms and poultry farms.

“INTERIOR SIDE PARCEL LINE” means a parcel boundary between two or more parcels other than a front or rear parcel line.

“LANE” means a highway which provides a second access to a parcel and is less than 8 m (26 ft) wide.

“LANDSCAPE AREA” means a decorative planting area containing a combination of trees, bushes, shrubs, plants, flowers, bark mulch, decorative boulders, decorative paving, planters, fountains, and sculptures that have been planted, installed and maintained to enhance the appearance of a property. This excludes paved parking areas and sidewalks, uncleared natural bush, undergrowth, or uncontrolled weed growth.

“LANDSCAPE SCREEN” means a continuous, opaque, thick hedge of hardy shrubs or trees planted and maintained in a healthy growing condition and in a neat and orderly appearance to effectively screen the site.

“LIQUOR PRIMARY LICENCED PREMISES” means a location where alcoholic beverages are offered for sale to the public for consumption on the premises. Typical uses include but are not limited to beverage rooms, neighbourhood pubs, cocktail lounges, cabarets and night clubs. The use must hold a Liquor Primary Licence.

“MINI-STORAGE WAREHOUSE” means a building containing separate, individual self-storage units divided from the floor to the ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short-term basis to the general public for private storage of personal goods, materials and equipment.

“MANUFACTURED HOME” means a dwelling built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture. All manufactured homes shall be constructed to either CAN/CSA A277 (Modular Home) standard or CAN/CSA Z240 (Mobile Homes).

“MANUFACTURED HOME PARK” means any parcel, upon which 2 or more manufactured homes, occupied or intended to be occupied for dwelling purposes, are located, excluding any lot upon which manufactured homes are fabricated or placed for the purposes of storage or inspection and sales.

“MANUFACTURING PLANT” means an industrial facility where goods are produced, including the processing and manufacturing of wood, metal, food, clothing, beverages, arts and crafts products, signs, caskets, pallets, precast concrete, as well as facilities for printing and publishing, bottling and distribution.

“METAL SHIPPING CONTAINER” means a prefabricated metal container built for the transportation of goods and materials for storage purposes.

“MODULAR HOME” means a dwelling built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture, constructed to CAN/CSA A277 (Modular Home) standard.

“MOBILE HOME” means a dwelling built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture, constructed to CAN/CSA Z240 (Mobile Home) standard.

“MOTEL” means a hotel not exceeding three storeys in height that is primarily used by transients travelling by automobile, with a parking space on the lot for each sleeping unit, and with access to each sleeping unit directly from the outside.

“MUNICIPALITY” means the Town of Princeton or the area within the municipal boundary thereof as the context may require.

“NATURAL BOUNDARY” 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 on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself”

“NURSERY AND GREENHOUSE” means to grow, cultivate and harvest trees, shrubs, flowers and plants, and excludes cannabis.

“OPEN AREA” means open space located on the same parcel as a multi-family residential building and;

- .1 is required under this bylaw to be used for landscaping or communal recreational purposes; and
- .2 may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5 m² (54 ft²) private balcony space per dwelling unit.

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

“PARCEL AREA” for the purpose of calculating floor area ratio or parcel coverage percentage means the area of the parcel.

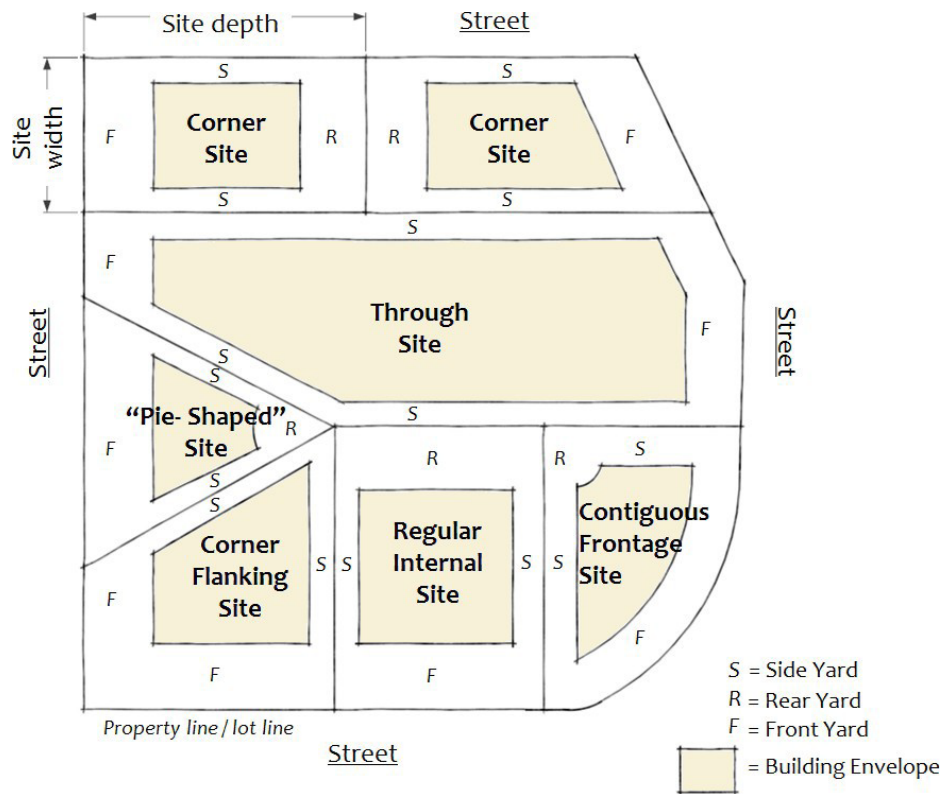
“PARCEL LINE” means the legally defined limits of any parcel, and in particular:

“FRONT PARCEL LINE” means the parcel line that divides the parcel from the highway, provided that in the case of a corner lot the shorter parcel line that abuts the highway shall be deemed to be the front parcel line;

“EXTERIOR SIDE PARCEL LINE” means a parcel line other than a front or rear parcel line which is common to a highway;

“INTERIOR SIDE PARCEL LINE” means a parcel line other than a front or rear parcel line;

“REAR PARCEL LINE” means the parcel line opposite to and most distant from the front parcel line, or where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection;



“RETAIL ESTABLISHMENT, MAJOR” means a business premises or building, where goods or merchandise are provided for sale at retail, and includes the sale of: groceries, bakery goods, specialty foods, hardware, electronics and appliances, animal and pet care items, clothing, pharmaceuticals, antiques, collectibles, sporting goods, videos, jewellery, flowers, magazines, newspapers, musical equipment, pawned goods, consignment items, items for auction, and personal care items, and the storage of goods and merchandise sold on the premises.

“RETAIL ESTABLISHMENT, MINOR” means a business premises or building not exceeding 150.0 m² (1,614 ft²) of gross floor area, where goods or merchandise are provided for sale at retail, and includes the sale of groceries, bakery goods, specialty foods, flowers, magazines, newspapers, personal care items, animal and pet care items, and the sale and rental of videos, and the storage of goods and merchandise sold on the premises.

“SECONDARY SUITE” means an accessory dwelling unit that:

- .1 is located within a single detached or duplex dwelling unit;
- .2 is located in and part of a building which is a single real estate entity; and
- .3 is meeting all the applicable requirements from the BC Building Code.”

“SERVICE INDUSTRIES” means establishments, primarily engaged in providing services for: individuals; businesses; government and other organizations; including hotels and other lodging places; establishments providing personal business; repair and amusement services; health; legal; engineering and other professional services; educational institutions; membership organizations; and other miscellaneous services.

“SERVICE STATION” means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories, retail sales by way of vending machines and the servicing of motor vehicles, but not other retail sales, any wholesale sales or motor vehicle structural or body repairs or painting.

“SETBACK” means the minimum permitted distance between a class of building use specified in this bylaw and a parcel line specified in this bylaw.

“SINGLE DETACHED DWELLING” means a detached building that consists of one dwelling, and where permitted by this By-law, one secondary suite. A single detached dwelling includes a modular home, but does not include a mobile home.

“SLEEPING UNIT” means a set of habitable rooms used to accommodate any particular person for a period of three consecutive months or less in any calendar year.

“SHELTER HOUSING” means a supportive residential facility offering a range of unit types and providing accessible housing for elderly and handicapped individuals thus enabling them to continue residing within the community. Services offered within the facility may include: adult day care; personal hygiene; meals; housekeeping; security; and transportation.

“STOREY” means the portion of a building excluding a basement or cellar, that is situated between the top of any floor and:

- .1 the top of the floor next above it; or

.2 the ceiling above it where there is no floor above the ceiling.

“STRUCTURE” means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing.

“SUSTAINABLE BUILDING TECHNOLOGIES” means structural or technological elements designed to decrease the carbon footprint of a building or structure. Such features shall include photovoltaic cells, roof mounted micro wind turbines, solar thermal collectors and infrastructure needed to access and maintain a green roof.

“TEMPORARY SHELTER ” means a temporary shelter that is not permanently affixed to the parcel by way of foundation or footings, and is not considered a structure.

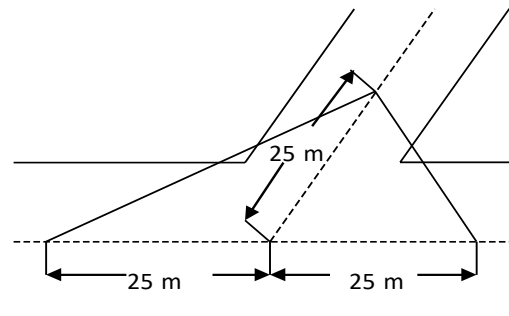
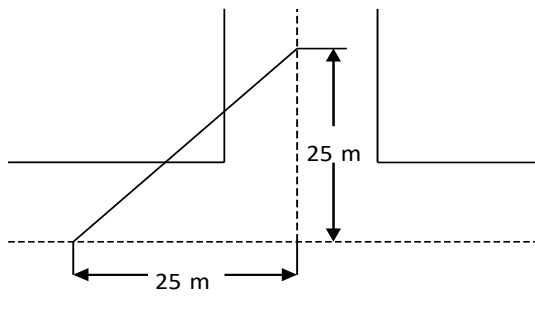
“TOWNHOUSE” means a building not more than three storeys high divided into three or more dwelling units located side by side under one roof with private exits or entrances to each dwelling, with each dwelling sharing at least one common wall or party wall.

“UTILITY” means broadcast transmission, electrical, telephone, sewer, water, transportation or other services established by a government or a company and does not include oil or gas storage tanks or a public storage and works yard.

“VISION CLEARANCE AT INTERSECTIONS”

In any zone, no fence, wall or structure other than a permitted principal building or accessory building shall be erected to a height greater than 1m (3 ft.) and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by:

- .1 The centre lines of intersecting streets and a line joining each centre line at a distance of 25.0m (82.0 ft.) from the point of intersection. See diagram.



“WATERCOURSE” means a depression with a bed 0.6 m (2 ft) or more below the natural elevation of surrounding land:

- .1 serving to give direction to a current of water for an average of at least six months of a year according to records kept by the government of British Columbia; or
- .2 having a drainage area of 2 km² (0.8 mi²) or more.

“ZONE” means a zone established under Part 26 of the Local Government Act and this Bylaw.

Application

- 5.1 This Bylaw applies to all land, buildings and structures including the surface of water within the boundaries of the Town of Princeton.

Conformity

- 5.2 Land including the surface of water shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

Severability

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

Metric Units

- 5.4 Metric units are used for all measurements in this Bylaw. The approximate imperial equivalent of those units are shown in brackets following each metric measurement and the bracketed figures are included for convenience only and do not form part of this Bylaw.

Municipal Bylaw or Provincial or Federal statutes

- 5.5 In addition to this Bylaw, a person is responsible for ascertaining and complying with requirements of all other applicable municipal bylaw, or Provincial or Federal statutes and regulations.

Applicability of General Regulations

- 6.1** Except as otherwise specified in this Bylaw, Section 6 – GENERAL REGULATIONS, applies to all zones established under this Bylaw.

Application of Siting Requirements to Strata and Bare Land Strata Parcel

- 6.2** Strata and bare land strata parcels are subject to the following regulations:
- .1 Siting regulations under this Bylaw apply to bare land strata parcels.
 - .2 The interior side parcel line requirements of this Bylaw shall not apply to strata parcels under a registered plan pursuant to the Condominium Act where there is a common wall shared by two or more dwellings within a building.

Accessory Buildings and Structures

- 6.3** Accessory Buildings and Structures are subject to the following regulations:
- .1 In a Residential Zone, a garage, carport, storage shed, greenhouse or similar structure or any combination of these buildings shall not exceed 75m². (807ft²) in area;
 - .2 A garage, carport, storage shed, greenhouse or similar structure attached to a principal building is deemed to be a portion of the principal building;
 - .3 Accessory buildings and structures shall not be located between the front parcel line and a principal building;
 - .4 On corner lots, accessory buildings and structures shall be placed so as to retain the same minimum parcel setbacks from any abutting street as the principal building;
 - .5 Notwithstanding the maximum gross floor area provisions in this subsection, the combined gross floor area of accessory buildings and carriage houses shall not exceed the gross floor area of the principal building; the total gross floor area of the buildings and structures is not to exceed that permitted for each zone as prescribed in the zone tables.

Accessory Use

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

Backyard Hens

6.5 The following regulations shall apply in zones where Backyard Hens is a permitted use:

- .1 No more than four backyard hens are permitted;
- .2 No roosters, cocks or cockerels are to be kept on the property;
- .3 The structure containing the backyard hens, whether portable or stationary, shall be located in a fully fenced side or rear yard, at least 1.5 m from any property line and at least 3.0 m from any dwelling unit;
- .4 If the structure containing the backyard hens is located on a corner parcel, the setback for the structure must be no less than the greater of a distance equal to:
 - a) the existing setback of the principal building, and
 - b) the required setback for a principal building under this Bylaw, from the property line adjacent to the abutting street;
- .5 Only one structure containing backyard hens is permitted;
- .6 The structure containing backyard hens shall be no higher than 2.0 m at grade; and

Bed and Breakfast

6.6 A bed and breakfast operation is permitted provided that:

- .1 it is operated as an accessory use within a single detached dwelling;
- .2 no more than eight persons shall be accommodated within one dwelling unit;
- .3 not more than three bedrooms shall be used for the bed and breakfast operation; no cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation; and
- .4 no patron shall stay within the same dwelling for more than thirty days in a calendar year.

Carriage Houses

- 6.7** The following regulations shall apply in zones where a carriage house is a permitted use:
- .1 not more than one carriage house shall be permitted on any parcel of land;
 - .2 a parcel of land shall not contain both a carriage house and a secondary suite;
 - .3 height regulations for accessory buildings and structures in Residential, Country Residential and Forest Grazing Zones shall apply to carriage houses;
 - .4 The maximum gross floor area for carriage houses is 100 m² (1075 sq. ft.) or 15% of the Parcel Area, whichever is less;
 - .5 A carriage house shall not be located closer to the front parcel line than the principal single detached dwelling;
 - .6 The interior side yard and exterior side yard setback regulations for accessory buildings in Residential, Country Residential and Forestry Grazing Zones apply to the siting of the carriage house;
 - .7 Carriage houses shall be setback no less than 3.0m from a rear parcel line unless the rear lot line abuts a lane where the setback is not less than 1.5m;
 - .8 The distance between a principal dwelling and a carriage house in any zone shall be 3.0m or greater;
 - .9 The minimum area of private amenity space, which is developed for the recreational use of the residents of a dwelling unit and may include balconies, patios, decks and level landscaped recreational areas, that is required is 15 m² (161 sq. ft.) each for the principal dwelling and for the carriage house and that is not located in the front yard setback or in parking areas.
 - .10 All carriage houses shall be connected to the Town of Princeton's sanitary sewer and water systems when available;
 - .11 One additional parking space is required for the carriage house on the subject property. Where possible, the additional parking space shall abut and use an existing driveway for access to the street. At least one parking space for the principal dwelling and one parking space for the carriage house shall be located to provide direct vehicular access to the street without obstruction by a vehicle parked in another parking space.

Cul-de-Sacs

- 6.8** Notwithstanding the regulations set out in Section 6.2, a width of parcel as illustrated in Figure 6.1 means the horizontal distance between the two (2) side parcel lines measured at the minimum setback from the front parcel line. In no case shall the parcel frontage or width of the parcel be reduced to less than 11.9 m (39 feet).

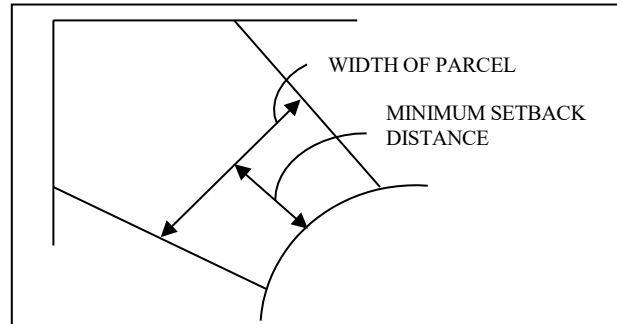


Figure 6.1 – Illustration of Width Measurement for Parcel Abutting a Cul-de-Sac

Fences

- 6.9** The height of a fence shall be determined by a measurement from the average grade level within 1.0m (3.3ft) of both sides of the fence.
- 6.10** Fence height shall not exceed 1.8m (6 ft) in side and rear yard setback areas, except for the BP1, BP2, I1 and I2 zones where a fence height shall not exceed 2.5 m (10 ft).
- 6.11** Fence height shall not exceed 1.2 m (4ft) in front yard setback areas.

Flood Protection

- 6.12** No person shall construct, alter, locate or use a building or structure:
- .1 within 7.6 m (25 ft) of the landside toe of the Tulameen and Similkameen River Dyke, within 15 m (49 ft) of the natural boundary of any other watercourses; and
 - .2 with the underside of the floor system of any area used for habitation, business or storage of goods lower than 0.6 m (2 ft) above the 200 year flood level when it can be determined, or if not, less than 3 m (10 ft) above the natural boundary of any watercourse.

Riparian Areas

- 6.13** Deleted – Bylaw No. 965, 2019

Height Exceptions

- 6.14** The maximum height regulations of this Bylaw do not apply to the following:
- .1 chimney, smoke stack;
 - .2 cupola, dome;
 - .3 hose and fire alarm tower;
 - .4 industrial cranes;
 - .5 mechanical appurtenance on rooftops, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes
 - .6 monument;
 - .7 pole, flood light;
 - .8 radio and television tower or antenna;
 - .9 silo;
 - .10 solar panels;
 - .11 spire, steeple, belfry;
 - .12 stadium bleachers;
 - .13 transmission tower;
 - .14 water tanks;
- 6.15** The structures exempt from maximum height regulations shall still be limited in height to a maximum of 5.0 m (16.0 ft) above the highest point of the roof of the principal building, accessory building or structure.
- 6.16** Notwithstanding the height provisions in this Bylaw, height of buildings, and structures may be limited by Federal provisions pertaining to aviation.

Home Industry

- 6.17** Home industry includes the following:
- .1 enclosed maintenance, storage and repair of vehicles and machinery owned or operated by the resident;
 - .2 small-scale processing of food, the assembly or repair of wood, electronic, electrical, home craft or hobby and similar products;
 - .3 printing shop;

- .4 contractors office and yard, including plumbing, carpentry, electrical and similar shops;
 - .5 trade school or similar vocational centre for a maximum of 10 students;
 - .6 taxi service, not exceeding two vehicles.
- 6.18** No home industry shall be used for the salvage or storage of derelict vehicles and equipment, used building or domestic products and similar discarded materials.
- 6.19** A home industry shall be carried on in the principal dwelling unit and/or in an accessory building.
- 6.20** The home industry shall not occupy more than 75 m² (807 ft²) of the dwelling unit or accessory building, or 25% of the gross floor area of the dwelling unit, whichever is less.
- 6.21** No retail sales other than the sale of goods produced, grown or assembled on the premises, are permitted.
- 6.22** External storage of materials, commodities or finished products associated with home industry is permitted provided such storage is located within a compact area not exceeding 400 m² (4,306 ft²) and which is enclosed by a solid screen.
- 6.23** An external storage area shall be set back at least 15 m (49 ft) from the front parcel line and at least 15 m (49 ft) from the interior, exterior and rear parcel lines.
- 6.24** Only the inhabitants of the principal dwelling unit may carry on the home industry on the site occupied by the principal dwelling unit.

Home Occupations, Major

- 6.25** A major home occupation shall be subject to the regulations of minor home occupations, except the following shall also apply:
- .1 Major home occupations shall be entirely enclosed within a single detached dwelling, carriage house or secondary suite, and shall not occupy more than 75.0 m² (807 ft²) or 25.0% of the floor area of the dwelling unit, whichever is less.
 - .2 Only one Home Occupation, Major shall be permitted on a parcel of land.
 - .3 A major home occupation may employ one person who is not a resident of the dwelling unit within or from which the home occupation is operated.
 - .4 Off-street parking spaces shall be provided for all employees, clients, and customers of a major home occupation.
 - .5 A major home occupation shall not generate more than five client or customer visits to the premises within or from which it is being operated, at any time.

- .6 Signs identifying a major home occupation approved under the Zoning Bylaw and Business License Bylaws are restricted to one Wall Sign, Hanging Sign, Projecting Sign or Window Sign located on the first storey of a building with a maximum permitted Sign Area of 0.6 m² (6.5 ft²), or one Freestanding Sign with a maximum Sign Height of 1.5 m (4.11 ft) and a maximum permitted Sign Area of 0.6 m² (6.5 ft²); No Back Lit Signs shall be permitted.
- .7 The following uses are not major home occupations and are expressly prohibited:
 - a) Salvage, storage, repair, maintenance or sales of motor vehicles, trailers, boats or related engines, equipment or parts.
 - b) Tow-truck operations, manufacturing and industrial uses, social escort services, cabinet making, welding or machine shops, meat cutting, commercial animal breeding or parking or storage of industrial, commercial, or construction equipment or materials.
 - c) Sale or storage of any commodity not produced on the premises, except that internet, telephone or mail order sales of such commodities shall be permitted provided that customers do not visit the premises to inspect or to take possession of ordered goods.

Home Occupations, Minor

6.26 A minor home occupation shall be subject to the following:

- .1 Minor home occupations shall be entirely enclosed within a single detached dwelling, carriage house or secondary suite, and shall not occupy more than 50.0 m² (538.2 ft²) or 20.0% of the floor area of the dwelling unit, whichever is less.
- .2 A home Occupation, Minor may be permitted in the principal dwelling and in a carriage house or secondary suite.
- .3 No minor home occupation shall discharge or emit odours, noxious or toxic matter or vapours, heat, glare, noise, radiation, or recurrent vibrations or would result in traffic congestion, electrical interference, fire hazard or health hazard.
- .4 The proprietor of a minor home occupation must reside in the dwelling within or from which the home occupation is operated.
- .5 No persons other than those who reside in the dwelling within or from which the home occupation is operated shall be engaged in the minor home occupation.
- .6 No variation of the residential character or appearance of land or buildings shall be permitted in association with a minor home occupation.
- .7 A minor home occupation shall not generate more than one client or customer visit to the site within or from which it is being operated on any calendar day.

- .8 The following uses are not minor home occupations and are expressly prohibited:
- a) Salvage, storage, repair, maintenance or sales of motor vehicles, trailers, boats or related engines, equipment or parts.
 - b) Tow-truck operations, manufacturing and industrial uses, social escort services, cabinet making, welding or machine shops, meat cutting, commercial animal breeding or parking or storage of industrial, commercial, or construction equipment or materials.
 - c) Sale or storage of any commodity not produced on the premises, except that internet, telephone or mail order sales of such commodities shall be permitted provided that customers do not visit the premises to inspect or to take possession of ordered goods.

Metal Shipping Containers

6.27 Metal shipping containers shall be subject to the following:

- .1 Metal shipping containers shall only be used to store goods or materials that are accessory to the operation of a business or facility located on the parcel on which the containers are located.
- .2 Unless otherwise stated in this Bylaw, the use of metal shipping containers is permitted only in the I1, I2, BP1 and BP2 zones.
- .3 Notwithstanding Section 6.27.2, one metal shipping container shall be permitted in any zone on a temporary basis during the construction of a building or structure on the same lot, on the condition that the container is removed prior to the completion of the building and issuance of occupancy.
- .4 Metal shipping containers shall be sited in accordance with individual zone regulations for the siting of accessory buildings and structures.
- .5 In all zones where metal shipping containers are permitted, the containers shall not be located between the principal building and any street frontage, except a lane.
- .6 Metal shipping containers may only be stacked in the I1, I2, BP1 and BP2 zones, to a maximum of two containers high and subject to the prior issuance of a building permit. Metal shipping containers shall not be stacked on parcels adjacent to Residential zones.
- .7 Use of Metal Shipping Containers as Accessory Buildings must meet all relevant building, fire, and safety regulations.

- .8 Where a lot containing one or more metal shipping containers is located adjacent to a lot zoned for residential use, a fence or landscape screen shall be provided along the property line adjacent to the residential lot at a height of no less than 1.8m (6ft) to obstruct the container from view.

Siting

- 6.28** Not more than one principal building shall be located on any parcel, except as otherwise specified in this bylaw.
- 6.29** No portion of a setback area required by this bylaw, between a parcel line and building, shall provide a portion of open space for any building or use on another parcel.

Secondary Suites on Residential Properties

6.30 Relationship between a Principal Dwelling and a Secondary Suite

- .1 A secondary suite shall be entirely contained within a single detached dwelling or half duplex dwelling.

6.31 Limitation of Number of Dwelling Units

- .1 Only one secondary suite is permitted per dwelling unit and shall not be allowed in conjunction with a carriage house on the same lot.

6.32 A secondary suite is subject to the following regulations:

- .1 The Minimum Gross Floor Area is 32 m² (344 sq. ft.)
- .2 The Maximum Gross Floor Area is 125 m² (1345 sq. ft.) or 40% of the total gross floor area of the principal dwelling, whichever is less;
- .3 The minimum area of private amenity space, which is developed for the recreational use of the residents of a dwelling unit and may include balconies, patios, decks, and level landscaped recreational areas, that is required is 15 m² (161 sq. ft.) each for the principal dwelling and for the secondary suite and that is not located in the front yard setback or in parking areas;
- .4 One additional parking space is required for the secondary suite on the subject property. Where possible, the additional parking space shall abut and use an existing driveway for access to the street. At least one parking space for the principal dwelling and one parking space for the secondary suite shall be located to provide direct vehicular access to the street without obstruction by a vehicle parked in another parking space.

Setback Exceptions

6.33 No features shall project into the setback required by this bylaw, except the following:

- .1 Gutters, cornices, sills, bay windows, chimneys, heating or ventilating equipment or other architectural features if the projections do not exceed 1.0 m (3.3 ft) measured horizontally;
- .2 Eaves, unenclosed stairwells or balconies, porches, canopies and sunshades if the projections, measured horizontally, do not exceed:
 - a) 1.5 m (4.9 ft) in the case of front and side yards, or
 - b) 2.0 m (6.6 ft) in the case of rear yard setbacks, if the foundations or supports for them do not encroach into any required front yard or side yard setback.

6.34 Provincial Public undertakings Regulations

1. An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:

- (a) if a public lane or alley provides secondary access to the property, 3 m;
- (b) in any other case, 4.5 m.

2. In addition to the above noted paragraph that speaks to the Provincial Setback requirements, BC Reg. 513/2004 also speaks to the following: Part 3 - Section 13

An owner, occupier or lessee of land at the intersection of

- a) an arterial highway in a municipality or any highway in unorganized territory, and
- b) any other highway,

must not grow or place, or cause or allow to be grown or placed, within the sight triangle on that land, any signs or structures or trees or other plants, with horizontal dimension exceeding 0.6 m, unless

- c) the person has the consent of the minister to do so, or
- d) an eye 0.9 m above the surface elevation of one highway can, by looking directly over the sign or structure or tree or other plant, see an object 0.9 m above the surface elevation of the other highway.

Sustainable Building Technologies

6.35 Renewable Energy Systems and Infrastructure

- .1 Renewable energy devices are a permitted use in all zones, under the following conditions:
 - a) There must be an active principal use on a lot in order to locate private renewable energy device on the lot; and
 - b) The production of the renewable energy as well as any device used to produce the energy must comply with all Municipal, Provincial and Federal Bylaws, Statutes and Regulations including but not limited to a Building Permit and BC Building Code Regulations.

6.36 Solar Energy Devices

- .1 In Residential and Commercial Zones, solar energy devices shall be permitted, provided that:
 - a) The device is attached to a principal or accessory building; and
 - b) The device does not extend beyond the outermost edge of the roof to a maximum of 1.0m (3.3ft)
- .2 In Industrial and Institutional Zones, solar energy devices shall be permitted, provided that:
 - a) The device is located on or within either a principal or accessory building, and the device does not extend beyond the outermost edge of the roof; or
 - b) The device is a standalone structure, subject to the zoning requirements for the principal building on the lot where the device is located.

6.37 Geothermal Energy Devices

- .1 Geothermal energy devices are a permitted use in all zones, under the following conditions:
 - a) All above-ground parts of the geothermal energy devices shall be subject to the zoning requirements for an accessory building or structure on a lot;
 - b) The underground geothermal energy components shall be a minimum 3.0 m away from all adjacent parcels; and
 - c) Geothermal energy systems requiring access to watercourses must be authorized by the Province or Federal Government.

6.38 Temporary Shelters

- .1 The installation of temporary shelters shall be permitted only in accordance with the following regulations:
 - a) Temporary shelters must meet requirements for setbacks for accessory buildings and structures for side and rear yards, but shall not be permitted within the front yard setback required for principal buildings on any parcel zoned to accommodate an accessory building or structure.
 - b) Temporary shelters shall not exceed height and size restrictions for accessory buildings in individual zones.
 - c) A maximum of one temporary structure is permitted per parcel.

Exemptions from Parking and Loading Requirements

- 7.1** The regulations contained in this section shall not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:
- .1 Off-street parking and loading shall be provided and maintained in accordance with this section for any addition to any existing building and structure or any change or addition to such existing use.
 - .2 Off-street parking and loading areas in existence prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements of this section.

Number of Off-street Parking Spaces

- 7.2** The number of off-street parking spaces for automobiles required for any use is calculated according to Table 1 of this Bylaw in which Column I classifies the types of uses and Column II sets out the number of required off-street parking spaces that are to be provided for each use in Column I.
- 7.3** In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Table 1 the number of off-street parking and loading spaces is calculated on the basis of the requirements for the most similar class of use that is listed.
- 7.4** Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be calculated based on rounding (e.g. 7.5 spaces equals 8 required spaces and 7.4 requires 7 spaces).
- 7.5** Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m (1.6 ft) of width of such seating shall be deemed to be one seat.
- 7.6** Where more than one use is located on a parcel, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each use.

Location of Parking Spaces

- 7.7** Except for uses in the C2 Zones, required off-street parking spaces shall be located on the same parcel as the use they serve.
- 7.8** In the C2 Zone, off-street parking spaces may be located on another parcel of land located within 125 m (410 ft) of the building or use under the condition that legal assurances, to the satisfaction of the Town of Princeton, are established to ensure that the parcel is used only for parking serving the building or use.

Pay-in Lieu – Automobile Parking

- 7.9** Where a property is developed within 400 m (1312 ft) of a public off-street automobile parking area owned and operated by the Town, a partial or total reduction of on-site parking requirements is permitted if the owner pays \$5,000 per parking space not provided to be placed in the Town of Princeton's Parking Facilities Reserve Fund.

Automobile Parking Standards

- 7.10** Off-street automobile parking spaces must meet the minimum dimensions contained in Table 7.1. The parking dimension factors included in Table 7.1 are illustrated in Figure 7.1.

Table 7.1– Minimum Parking Space and Aisle Dimensions					
Angle (A)	Width (B)	Curb Length (C)	1 Way Aisle Width (D)	2 Way Aisle Width (D)	Stall Depth (E)
0°	2.4m (8.0ft)	6.6m (22.5ft)	3.7m (12.0ft)	6.1m (20.0ft)	2.5m (8.0ft)
30°	2.6m (8.5ft)	5.2m (17.0ft)	3.7m (12.0ft)	6.1m (20.0ft)	4.6m (15.0ft)
45°	2.6m (8.5ft)	3.7m (12.0ft)	3.7m (12.0ft)	6.1m (20.0ft)	5.2m (17.0ft)
60°	2.6m (8.5ft)	3.0m (9.75ft)	4.9m (16.0ft)	6.1m (20.0ft)	5.3m (17.5ft)
90°	2.6m (8.5ft)	2.60m (8.5ft)	6.1m (20.0ft)	6.1m (20.0ft)	4.9m (16.0ft)

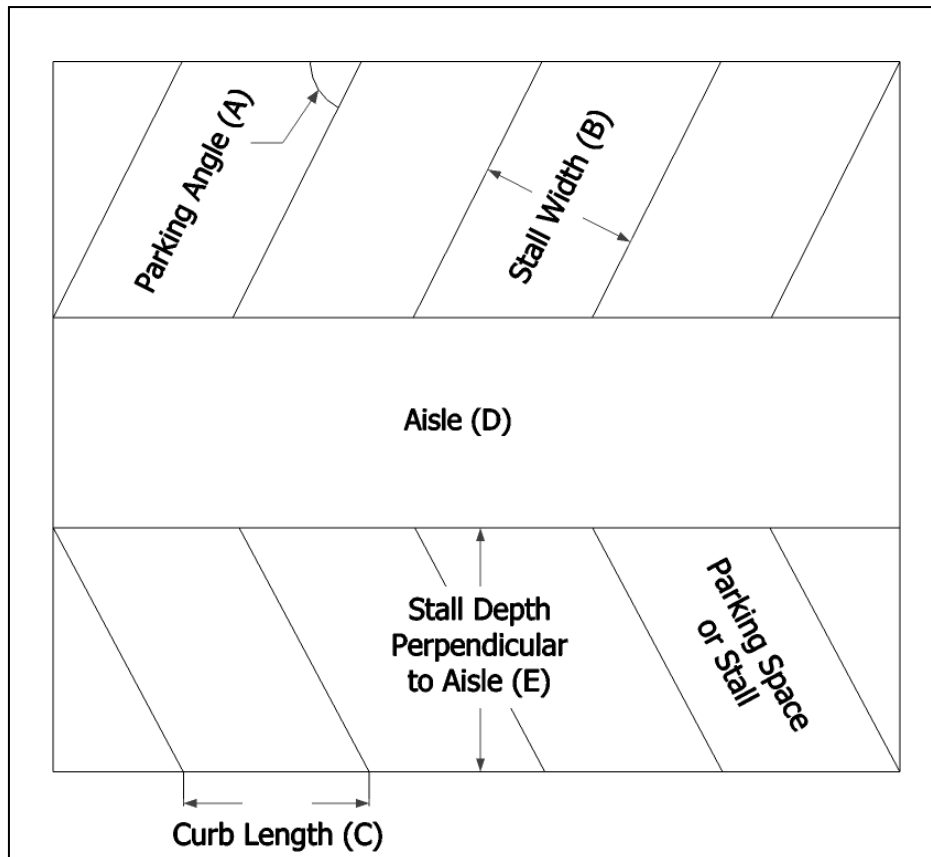


Figure 7.1 – Parking Dimension Factors

- 7.11** Exceptions to the off-street automobile parking standards defined in Section 7.10 are as follows:
- .1 Up to 20.0% of required parking spaces may be 2.4m (7.9ft) wide and 5.0m (16.4ft) long, provided these spaces are grouped and identified for small vehicles use only.
 - .2 Where the arrangement of parking stalls may require parallel parking in a reverse direction, the spaces shall be not less than 6.5m (21.3ft) long.
 - .3 Where one or both sides of a parking space abut a wall or other barrier more than 0.15m (0.5ft) high, an additional 0.3m (1.0ft) width shall be provided to each abutting parking space on the side(s) adjacent to such a barrier to allow easier opening of car doors.
 - .4 Where angle parking stalls are designed pointing parked cars into a landscaped area, up to 0.4m (1.3ft) of vehicle overhang into the landscaped area may be incorporated into the layout design provided the curb protecting the landscaped area is not more than 0.15m (0.5ft) high, and parking space lengths may be reduced accordingly; and
 - .5 In cases where unusual parking layouts or obstructions are encountered, the required parking space and aisle sizes may be increased or decreased to account for special conditions.
- 7.12** Off-street automobile parking and loading spaces shall be surfaced so that all precipitation events are infiltrated into the underlying soil. Surfacing may include porous pavement, pervious unit paver systems, or unit grass pave systems. Impervious asphaltic concrete or cement pavement may be used only if combined with infiltration infrastructure that sufficiently offsets impervious areas so as to result in no net runoff from the site. The thickness and design of the infrastructure will be determined by a professional engineer or professional landscape architect.
- 7.13** All off-street automobile parking areas containing three or more spaces in all zones except FG, RS1, RS2, RD, I1 and I2, shall provide a 1.0m (3.3ft) wide landscaping strip containing grass, shrubs or trees around those portions of the perimeter of the parking area adjacent to streets other than lanes excluding the access and exit points.
- 7.14** Except for parking areas having 3 spaces or less located in a Residential zone, all parking must be provided with adequate curbs to retain vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings and sidewalks will be protected from encroachment by parked vehicles.
- .1 All parking shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
 - .2 All parking areas shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.

- .3 Any lighting used to illuminate any parking areas or parking garage shall be so arranged that all direct rays of light are reflected upon such parking or parking garage, and not on any adjoining premises.

Table 7.2 - Required Off-Street Parking Spaces

COLUMN I Class of Building	COLUMN II Required Number of Spaces
Apartments and Townhouses	
- Studio	1 per dwelling unit
- One Bedroom	1.25 per dwelling unit
- Two Bedroom	1.50 per dwelling unit
- Three Bedroom or more	2.0 per dwelling unit
- Visitor	0.5 per dwelling unit for visitor use only
Assembly uses, funeral homes, theatres, Place of Worship, halls	1 per 5 seats or per 40 m ² (431 ft ²) of gross floor area, whichever is larger
Auctioneering Establishment	1 per 20 m ² (215 ft ²) of gross floor area
Automobile Parts Supply	2 per 100 m ² (1076 ft ²) of gross floor area
Automobile and Boat Sales, Rentals and Services	2 per 100 m ² (1076 ft ²) of gross floor area
Bank and Financial Institutions	1 per 30 m ² (323 ft ²) gross floor area
Bed and Breakfast	1 per 2 sleeping units in addition to the minimum parking requirements for single detached dwellings
Bowling Alley	3 per alley
Building Material Supply	1 per 200 m ² (2,150 ft ²) sales and storage plus 1 per 20 m ² (215 ft ²) retail floor area
Buildings for Recreation Use	1 per 30 m ² (323 ft ²) gross floor area
Bulk Fuel Sales	1 per 15 m ² (160 ft ²) of retail floor area
Campground	1 per camping space
Car Wash	2 per service bay plus 2 spaces
Commercial Facilities Not Listed Above	3 per 100 m ² (1076 ft ²) of gross floor area
Convenience Store and Grocery Store	1 per 30m ² (323 ft ²) of retail floor area
Cultural Facility, Museums, Art Galleries and Exhibits	1 per 40 m ² (430 ft ²) gross floor area
Daycare Centre	1 per 10 children/adults requiring care, plus 1 per 2 employees
Duplex, Triplex or Fourplex	1.5 per dwelling unit
Dwellings units in the C2 Zone	1 per dwelling unit
Equipment Rentals Recreational Vehicle Sales & Rentals	2 per 100 m ² (1076 ft ²) of gross floor area
Farm and Garden Supply Establishment	1 per 15 m ² (161 ft ²) of retail floor area
Farm Machinery Sales, Servicing and Repair	2 stalls per business
Golf Course	2.5 per hole

COLUMN I Class of Building	COLUMN II Required Number of Spaces
Hospital	1 per 4 beds
Hotel/Motel	1 per 2 hotel room units plus 1 per 3 seats for dining or lounge facilities
Industrial Facilities Not Listed	1 per 100 m ² (1076 ft ²) of gross floor area
Institutional Facilities Not Listed	1 per 20 m ² (215 ft ²) of gross floor area
Key Lock Fuel Installations	1 per pump
Laundromat	1 per 3 washing machines
Machine, Welding Shop and Machinery Sales	1 per 100 m ² (1076 ft ²) of gross floor area plus 1 per 20 m ² (215 ft ²) or retail or display area
Manufactured Home	2 per dwelling unit
Manufacturing, Fabricating, Processing Industry Including Home Industry	1 per 70m ² (753 ft ²) of gross floor area or 1 per 2 employees on 2 shifts
Meat Cutting and Packing Establishment	1 per 50 m ² (540 ft ²) of gross floor area
Medical, Dental or Veterinary Office/Clinic	1 stall per 30 m ² (323 ft ²) of gross floor area
Nursery or Greenhouse	1 per 15 m ² (160 ft ²) of retail floor area
Office and Personal Service Buildings	3 per 100 m ² (1076 ft ²) of gross floor area
Public Transportation Depot or Terminal	1 per 20 m ² (215 ft ²) of floor area excluding all storage areas
Restaurants, Lounges, Pubs	1 per 4 seats of capacity
Retail Establishment	3 per 100 m ² (1076 ft ²) of gross floor area
Schools/Education Services	
- Elementary	2 per classroom
- Senior High	3 per classroom
- Education Services	10 per college, commercial school or other post secondary classroom
Service stations, garages, auto body shops, automotive repair, paint shops	2 per service bay plus or 1 per 15 m ² (161 ft ²) whichever is larger
Shopping Centre – Neighbourhood	5 per 100 m ² (1076 ft ²) gross leasable area
Single Detached Dwelling	2 per dwelling unit
Storage, Warehousing, Manufacturing, Express and Freight Facilities or Wholesale Buildings	1 per 200 m ² (2152 ft ²) gross floor area
Trade Contractor, Drilling Contractor	1 per 50 m ² (540 ft ²) of floor area contained in building plus 1 per 2 employees
Wrecking Yard, Salvage Operation, Junk Yard	1 per 50 m ² (540 ft ²) of floor area contained in building

Automobile Parking for Persons with Disabilities (Age-Friendly)

- 7.15** Automobile parking spaces for persons with disabilities shall be:
- .1 Designate as a parking spaces for persons with disabilities using appropriate signage;
 - .2 Included within the calculation of the applicable minimum parking requirements; and,
 - .3 be at least 4 m (13 ft) wide and at least 6.0 m (19 ft) in length.

Bicycle Parking

- 7.16** When any development, building or use requires 10 or more parking stalls, bicycle racks shall be provided at a ratio of 1 bicycle space for every 10 parking spaces required or part thereof.

Parking Restrictions for Commercial Vehicles in Residential Zones

- 7.17** Except when loading, unloading or carrying out a construction or maintenance activity, the following vehicles are not permitted to be parked on a parcel in a Residential zone (except they are permitted in the RC zone):
- .1 Any commercial vehicles larger than 4500 kg gross vehicles weight;
 - .2 More than two commercial vehicles of less than 4500 kg gross vehicle weight each; and
 - .3 Logging, industrial or construction vehicles or equipment.

Ministry of Transportation & Infrastructure Standards

- 7.18** When any new development is commenced or when any existing development is enlarged, or use changed, for properties having or proposing direct access to Highway 3 and/or Highway 5A, vehicle parking and loading spaces shall be provided and maintained by the property owner for parking and loading in accordance with the Ministry of Transportation & Infrastructure standards.

Town Centre Parking

- 7.19** Within the Town Centre area identified shown in Figure 7.2, the number of vehicle parking spaces required will be reduced by one space for every 10 parking spaces required.

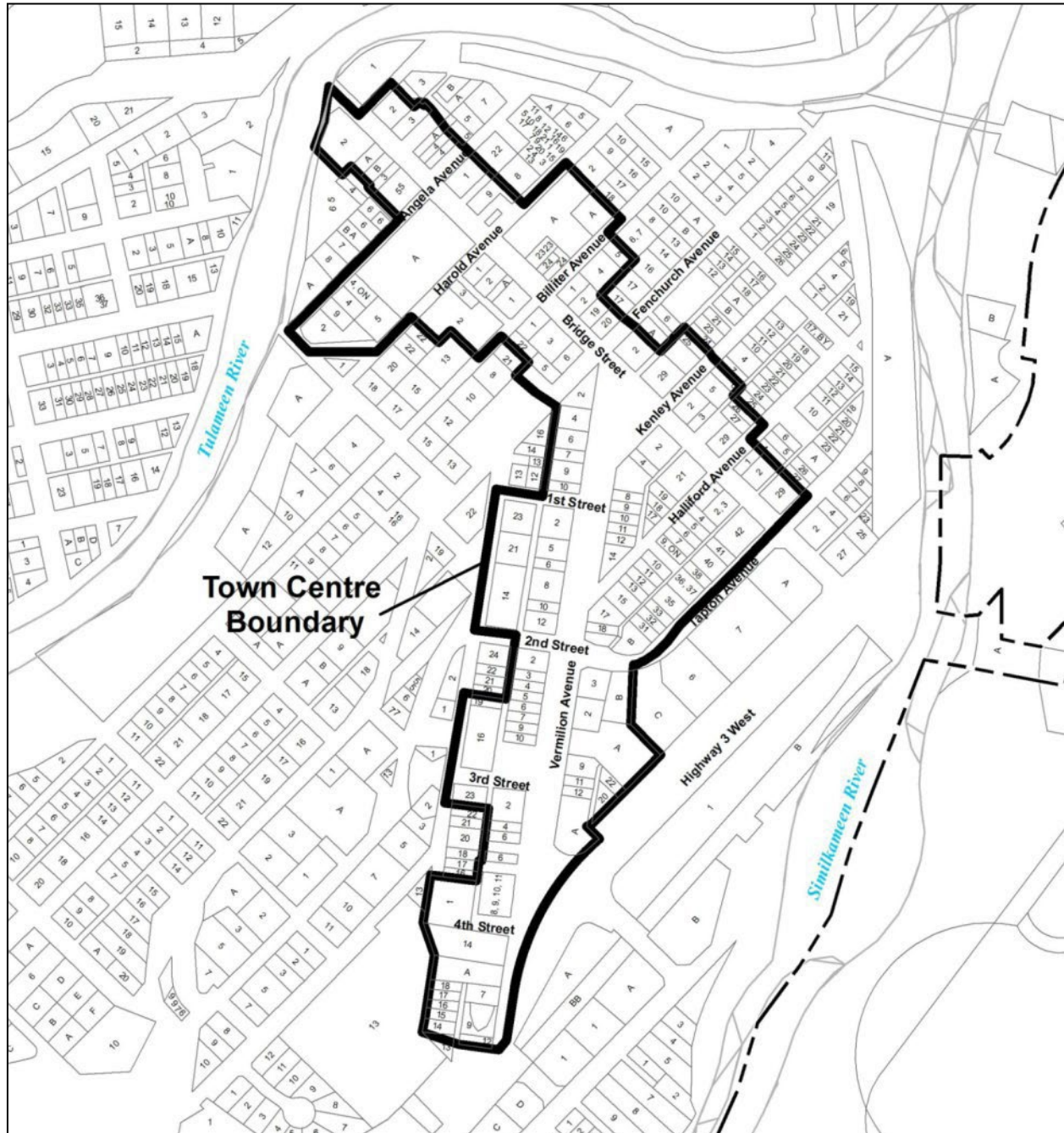


Figure 7.2 – Illustration of Town Centre Boundaries for parking purposes

Off-Street Loading

- 7.20** No use may be undertaken in any zone unless the off-street loading requirements in this Bylaw have been met for that use.
- 7.21** Off-street loading spaces shall be provided as follows:
- .1 for Commercial and Industrial uses, 1 space for the first 500 m² (5,328 ft²) of gross floor area or fraction thereof, and 1 additional space for each additional 2,000 m² (21,527 ft²) of gross floor area or fraction thereof;
 - .2 for Institutional and Public uses, 1 space for the first 3,000 m² (32,292 ft²) and 1 additional space for each additional 3,000 m² (32,292 ft²) of gross floor area or fraction thereof.
- 7.22** In cases of mixed uses, the requirements for off-street loading spaces shall be the sum of the requirements for the various uses computed separately. Required loading spaces for one use shall not be considered as required loading spaces for any other use.
- 7.23** Off-street parking spaces shall not be credited as off-street loading spaces.
- 7.24** Each off-street loading space shall not be less than 9.0 m (30 ft) in length, 3.5 m (12 ft) in width and provide no less than 4.0 m (13 ft) of vertical clearance.
- 7.25** Notwithstanding subsection 4.9.5, in no case shall the length of a loading space be such that a vehicle in the process of loading or unloading shall project into any highway.
- 7.26** Each off-street loading space shall have vehicular access to a highway.
- 7.27** Off-street loading spaces and facilities shall be located on the same parcel as the use served, but:
- .1 not within the required front yard;
 - .2 no closer than 15.5 m (50.9 ft) to the nearest point of intersection of any two road allowances.

Establishment of Zones

- 8.1** The area within the boundaries of the Town of Princeton shall be divided into the zones identified in Column I and described in Column II of Table 2.

TABLE 2 - ZONES

COLUMN I Zones	COLUMN II Title Elaboration
FG	Forestry Grazing
RC	Country Residential
RS1	Single Family Residential
RS2	Single Family Residential (Small Parcel)
RSM	Manufactured Home Park
RD	Two Family Residential
RM2	Multi-Family Residential (Low Density)
RM3	Multi-Family Residential (Medium Density)
C1	Local Business
C2	Central Business
C3	Commercial Transition
CT	Tourist Commercial
CS	Service Commercial
CD1	Comprehensive Development Zone
BP1	Business Park: Princeton-Summerland Road
BP2	Business Park: General
I1	Light Industrial
I2	Heavy Industrial
PRE	Parks, Recreation and Exhibition
H1	Institutional and Health Care
AP	Airport

Zone Title

- 8.2** The correct name of each zone provided for in this Bylaw is set out in Column I of Table 2, Section 8.1 and the inclusion of the names contained in Column II of Table 2, Section 8.1 is for convenience only.

Location of Zones

- 8.3** The location of each zone is established on Schedule A, the Zoning Map of this Bylaw.

Zone Boundaries

- 8.4** Where a zone boundary is shown on Schedule A, the Zoning Map, as following a road or former rail right-of-way or water course, the centreline of the right-of-way or water course shall be the zone boundary.
- 8.5** Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.

Intent: To accommodate forestry, grazing, agriculture, aquaculture, conservation, and limited residential uses.

Permitted Uses

9.1 The following principal uses, and no others, will be permitted in the FG - Forestry Grazing Zone.

- .1 agriculture;
- .2 bed and breakfast;
- .3 carriage house subject to Section 6.7;
- .4 dyke and pumphouse and ancillary works;
- .5 fish farm;
- .6 forestry;
- .7 home industry;
- .8 intensive agriculture;
- .9 park, recreation reserve;
- .10 reserve area or habitat set apart for wildlife conservation;
- .11 single detached dwelling;
- .12 Secondary suite, subject to Sections 6.30, 6.31, and 6.32
- .13 tree harvesting, silviculture; and
- .14 accessory uses, buildings and structures.

9.2 Development Regulations

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

FG ZONE	COLUMN I	FG ZONE	COLUMN II
	.1 Maximum number of single detached dwellings (not including agricultural employees accommodation)		1 per parcel
	.2 Maximum density		0.3 units/ha (0.1 unit/ac)
	.3 Minimum parcel size		2 ha (5 ac)
	.4 Minimum setback of principal and accessory buildings from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line		 9 m (30 ft) 9 m (30 ft) 4.5 m (15 ft) 6 m (20 ft)
	.5 Minimum setback of Intensive Agriculture from: - residential, commercial or institutional zone		 150 m (492 ft)
	.6 Minimum setback of buildings having livestock from: - any property line - any dwelling unit		 7.5 m (25 ft) 12 m (39 ft)
	.7 Maximum height of: - principal building - accessory building		 10 m (32 ft) 7.5m (25 ft)
	.8 Minimum frontage		60 m (195 ft)

Intent: To accommodate rural residential housing on larger lots with limited or no services.

Permitted Uses

10.1 The following principal uses, and no others, will be permitted in the RC-Country Residential Zone.

- .1 agriculture;
- .2 backyard hens;
- .3 bed and breakfast;
- .4 carriage house;
- .5 home occupation, major;
- .6 public open space recreation;
- .7 public service or utility buildings and structures, with no exterior storage and no garages for the repair and maintenance of vehicles or equipment;
- .8 reserve area or habitat set apart for wildlife conservation;
- .9 single detached dwelling;
- .10 Secondary suite, subject to Sections 6.30, 6.31, and 6.32 and
- .11 accessory use, buildings, and structures.

10.2 Development Regulations

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

RC ZONE	COLUMN I	RC ZONE	COLUMN II
.1	Maximum number of single detached dwellings	1 per parcel	
.2	Maximum density	1.25 units/ha (0.5 unit/ac) with community water service, 0.5 units/ha (0.2 units/ac) with no community water service	
.3	Minimum parcel size	2 ha (5 ac) with no community sewer service or community water service, 0.8 ha (2 ac) with community water service, but no community sewer service	
.4	Maximum parcel coverage	25%	
.5	Minimum setback of principal building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	7.5 m (25 ft) 7.5 m (25 ft) 2 m (7 ft) 4 m (13 ft)	
.6	Minimum setback of accessory building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	7.5 m (25 ft) 3 m (10 ft) 2 m (7 ft) 4 m (13 ft)	
.7	Minimum setbacks for buildings used for keeping of livestock	7.5 m (25 ft) minimum from any property line, 12 m (39 ft) from any dwelling unit	
.8	Maximum height of: - principal building - accessory building	10 m (33 ft) 7.5m (25 ft)	
.9	Minimum frontage	60 m (195 ft)	

SECTION 11:

RS1 – SINGLE FAMILY RESIDENTIAL

Intent: To accommodate single detached housing on mid-sized, serviced lots.

Permitted Uses

11.1 The following principal uses, and no others, will be permitted in the RS1-Single Family Residential Zone.

- .1 bed and breakfast;
- .2 home occupation, major;
- .3 carriage house, subject to Section 6.7;
- .4 secondary suite, subject to Section 6.30, 6.31, and 6.32;
- .5 single detached dwelling; and
- .6 accessory uses, buildings and structures.

11.2 Development Regulations

On a parcel located in an area zoned as RS1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

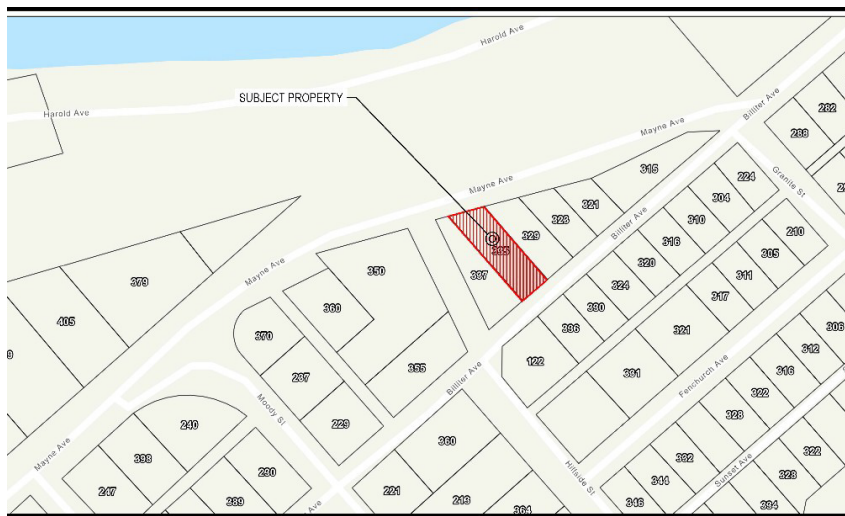
RS1	COLUMN I	RS1	COLUMN II
.1	Maximum number of single detached dwellings	1 per parcel	
.2	Maximum density	14 units/ha (6 units/ac)	
.3	Minimum parcel size	350m ² (3,767 ft ²) with community water and sewer service 2,023 m ² (21,780 ft ² or 1/2 acre) with community water but no community sewer service	
.4	Maximum parcel coverage	40%	
.5	Minimum width or length of single detached dwelling	5.5 m (18 ft)	

.6	Minimum setback of principal building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	6.0 m (20 ft) 6.0 m (20 ft) 1.2m (4ft) 4 m (13 ft)
RS1	COLUMN I	RS1 COLUMN II
.7	Minimum setback of accessory building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	6.0 m (20 ft) 1.2 m (4 ft) 1.2 m (4 ft) 4 m (13 ft)
.8	Maximum height: - principal building - accessory building	10 m (33 ft) 7.5m (25 ft)
.9	Minimum frontage	15m (49 ft)

11.3 **RS1S Single Family Residential Site Specific**

In the case of lands described as Lot 8, Block 1, DL706, YDYD Plan 1459 Except Plan A348 (335 Billiter Avenue):

A “carriage house” is a Permitted Use and Despite Section 11.2.7, the minimum setback of a carriage house from the rear yard is 1.5m



SECTION 12 RS2 - SINGLE FAMILY RESIDENTIAL (SMALL PARCEL)

Intent: To accommodate single detached residential housing on compact, serviced lots.

Permitted Uses

12.1 The following principal uses, and no others, will be permitted in the RS2-Single Family Residential (Small Parcel) Zone.

- .1 home occupation, minor;
- .2 carriage house, subject to Section 6.7;
- .3 secondary suite, subject to Section 6.30, 6.31, and 6.32;
- .4 single detached dwelling; and,
- .5 accessory uses, buildings, and structures.

12.2 Development Regulations

On a parcel located in an area zoned as RS2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

RS2	COLUMN I	RS2	COLUMN II
.1	Maximum number of single detached dwellings	1 per parcel	
.2	Maximum density	25 units/ha (10 units/ac)	
.3	Minimum parcel size	300 m ² (3,300 ft ²)	
.4	Maximum parcel coverage	40%	
.5	Maximum floor area of accessory building	50 m ² (538 ft ²)	
.6	Minimum setback of principal building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	 6.0 m (20 ft) 6.0 m (20 ft) 1.0 m (3.3 ft) 4.0 m (13 ft)	

RS2	COLUMN I	RS2	COLUMN II
.7	Minimum setback of accessory building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line		6 m (20 ft) 1.3 m (4 ft) 1.3 m (4 ft) 4 m (13 ft)
.8	Maximum height of: - principal building - accessory building		10 m (33 ft) 7.5m (25 ft)
.9	Minimum width or length of single detached dwelling		4.5 m (15 ft)
.10	Minimum frontage		10 m (33 ft)

SECTION 13:

RSM – MANUFACTURED HOME PARK

Intent: To accommodate manufactured homes on individual spaces within a manufactured home park.

Permitted Uses

13.1 The following principal uses, and no others, will be permitted in the RSM-Manufactured Home Park Zone.

- .1 home occupation, minor;
- .2 manufactured home park; and
- .3 accessory uses, buildings or structures.

13.2 Development Regulations

In addition to the provisions set out in the Town of Princeton Mobile Home Park Bylaw, no building or structure shall be constructed, located or altered, and no plan of condominium approved which contravenes the regulations set out in the table below. Column I sets out the matter to be regulated and Column II sets out the regulations.

RSM	COLUMN I	RSM	COLUMN II
.1	Maximum density		25 units/ha (10 units/ac)
.2	Minimum parcel size		1 ha (2.5 ac)
.3	Height of: - principal building - accessory building		7 m (23 ft) 4.5 m (15 ft)

SECTION 14:

RD – TWO FAMILY RESIDENTIAL

Intent: To accommodate single detached and duplex housing on mid-sized, serviced lots.

Permitted Uses

14.1 The following principal uses, and no others, will be permitted in the RD-Two Family Residential Zone.

- .1 duplex;
- .2 home occupation, major only in a single detached dwelling;
- .3 home occupation, minor;
- .4 secondary suite.
- .5 single detached dwelling; and
- .6 accessory uses, buildings and structures.

14.2 Development Regulations

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

RD COLUMN I		RD COLUMN II
.1	Maximum number of principal buildings	1 per parcel
.2	Maximum density	36 units/ha (15 units/ac)
.3	Minimum parcel size	1.0 ha, when not connected to the municipal sewer system; 550.0 m ² , when connected to the municipal sewer system; or 225.0 m ² , for the purpose of subdivision of <i>duplexes</i> into their individual units, when connected to the municipal sewer system
.4	Maximum parcel coverage	45%

RD COLUMN I		RD COLUMN II
.5	Minimum setback of principal building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	 4.5 m (15 ft) 4.5 m (15 ft) 1.0 m (3 ft) 3.5 m (11 ft)
.6	Minimum setback of accessory building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	 6 m (20 ft) 1.5 m (5 ft) 1.8 m (6 ft) 3.5 m (11 ft)
.7	Maximum height of: - principal building - accessory building	 10 m (33 ft) 7.5m (25 ft)
.8	Minimum width or length of single detached dwelling	5.5 m (18 ft)
.9	Minimum parcel frontage	18 m (58 ft) for fully serviced lots with a lane. 20 m (65 ft) for fully serviced lots without a lane. Upon strata subdivisions, each dwelling unit must retain 50% of frontage

14.3.1 The Town of Princeton Zoning Bylaw No. 880, 2013, is amended by: adding a new section 14.3.1 (**RDS - Two Family Residential Site Specific**) under Section 14 (RD – Two Family Residential) to read as follows:

- .1 In the case of lands described as Lot 12, Block 44, Plan KAP96, District Lot 706, YDYG (**288 Burton Avenue**):
 - i) Despite Section 14.2.9, the minimum parcel frontage shall not be less than 25% of the parcel depth.



14.3.2 The Town of Princeton Zoning Bylaw No. 880, 2013, is amended by: adding a new section 14.3.2 (**RDS - Two Family Residential Site Specific**) under Section 14 (RD – Two Family Residential) to read as follows:

.2 In the case of lands described as Lot 13, Block 44, Plan KAP96, District 706, YDYD (**292 Burton Avenue**):

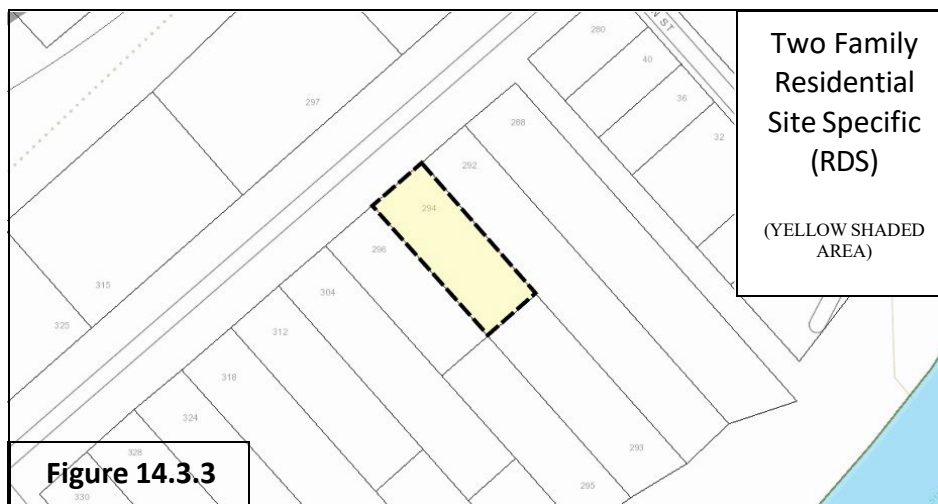
- ii) Despite Section 14.2.9, the minimum parcel frontage shall not be less than 25% of the parcel depth.



14.3.3 The Town of Princeton Zoning Bylaw No. 880, 2013, is amended by: adding a new section 14.3.3 (**RDS - Two Family Residential Site Specific**) under Section 14 (RD – Two Family Residential) to read as follows:

In the case of lands described as Lot B, Plan KAP51314, District Lot 706, YDYD (**294 Burton Avenue**):

- iii) Despite Section 14.2.9, the minimum parcel frontage shall not be less than 25% of the parcel depth.



Section 15:

RM2 - MULTI-FAMILY RESIDENTIAL

(Low Density)

Intent: To accommodate low density multiple-family housing forms up to two storeys in height.

Permitted Uses

15.1 The following principal uses, and no others, will be permitted in the RM2-Multi-Family Residential (Low Density) Zone.

- .1 apartment building;
- .2 congregate care housing;
- .3 carriage house, on a parcel with a single detached dwelling, subject to Section 6.7;
- .4 secondary suite, subject to Sections 6.30, 6.31, and 6.32;
- .5 duplex;
- .6 home occupation, major only in a single detached dwelling;
- .7 home occupation, minor;
- .8 single detached dwelling;
- .9 townhouse; and,
- .10 accessory uses, buildings and structures.

15.2 Development Regulations

On a parcel located in an area zoned as RM2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

RM2	COLUMN I	RM2	COLUMN II
.1	Maximum density - Based on two bedroom dwellings. See 15.4 for further regulations		50 units/ha (20 units/ac)
.2	Floor area ratio		0.45

.3	Minimum parcel size	669 m ² (7,200 ft ²) fully serviced 836 m ² (9,000 ft ²) with community water service but no community sewer service
.4	Maximum parcel coverage	35% for one storey buildings 25% for buildings over one storey
RM2	COLUMN I	RM2 COLUMN II
.5	Minimum floor area of dwelling unit for: - bachelor unit - one bedroom suite - additional bedrooms	40 m ² (431 ft ²) 55 m ² (593 ft ²) an additional 15 m ² (162 ft ²) per additional bedroom
.6	Minimum setback of principal building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line - a duplex - a single detached dwelling	6 m (20 ft) 6 m (20 ft) 2.4 m (8 ft) 4 m (14 ft) 2.4 m (8 ft) 2.4 m (8 ft)
.7	Minimum setback of accessory building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	6 m (20 ft) 3 m (10 ft) 2.4 m (8 ft) 4 m (14 ft)
.8	Maximum height of: - principal building - accessory building	10 m (33 ft) or 2 storeys 7.5m (25 ft)
.9	Minimum width or length of single detached dwelling	5.5 m (18 ft)
.10	Minimum parcel frontage	18 m (58 ft) for fully serviced lots with a lane, 21.3 m (69 ft) for fully serviced lots without a lane.

Amenity Area

- 15.3** For each set of a class of dwelling set out under Column I of the table below the open area set out under Column II must be provided.

RM2	COLUMN I	RM2	COLUMN II
	Bachelor Suite	21 m ² (226 ft ²)	
	1 Bedroom Suite	32 m ² (344 ft ²)	
	2 Bedroom Suite	62 m ² (667 ft ²)	
	3 Bedroom Suite and Greater	101 m ² (1,087 ft ²)	

- 15.4** A minimum of 25% open area must be at grade and outside the building.
- 15.5** Where commercial uses occupy the ground or one or more other floor levels, the roof area may be used to satisfy the required open area.

Density

- 15.6** To determine the number of dwellings permitted when a variety of dwelling types are proposed, the following adjustment factors shall be utilized:

RM2	COLUMN I	RM2	COLUMN II
	Bachelor Suite	0.5 of a two bedroom dwelling	
	1 Bedroom Suite	0.75 of a two bedroom dwelling	
	3 Bedroom Suite	1.25 of a two bedroom dwelling	
	4 Bedroom Suite and Greater	1.5 of a two bedroom dwelling	

SECTION 16:

RM3 – MULTI-FAMILY RESIDENTIAL (Medium Density)

Intent: To accommodate medium density multiple-family housing forms up to four storeys in height.

Permitted Uses

16.1 The following principal uses, and no others, will be permitted in the RM3-Multi-Family Residential (Medium Density) Zone.

- .1 apartment building;
- .2 congregate care housing;
- .3 secondary suite, subject to Section 6.30, 6.31, and 6.32;
- .4 duplex;
- .5 home occupation, minor;
- .6 townhouse; and,
- .7 accessory uses, buildings and structures.

16.2 Development Regulations

On a parcel located in an area zoned as RM3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

RM3 COLUMN I	RM3 COLUMN II
.1 Maximum density - Based on two bedroom dwellings. See 14.4 for further regulations	112 units/ha (45 units/ac)
.2 Floor area ratio	0.80
.3 Minimum parcel size	669 m ² (7,200 ft ²) fully serviced
.4 Maximum parcel coverage	45%
.5 Minimum floor area of dwelling unit for: - bachelor unit - one bedroom suite - additional bedrooms	40 m ² (431 ft ²) 55 m ² (593 ft ²) an additional 15 m ² (162 ft ²) per additional bedroom

RM3 COLUMN I		RM3 COLUMN II	
.6	Minimum setback of principal building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line - duplex		6.0 m (20 ft) 6 m (20 ft) 2.4 m (8 ft) 4 m (14 ft) 2 m (6 ft)
.7	Minimum setback of accessory building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line		6 m (20 ft) 3 m (10 ft) 2.4 m (8 ft) 4 m (14 ft)
.8	Maximum height of: - principal building - accessory building		18 m (58 ft) or 4 storeys 7.5m (25 ft)
.9	Minimum parcel frontage		18 m (58 ft) for fully serviced lots with a lane. 21.3 m (69 ft) for fully serviced lots without a lane.

Amenity Space

- 16.3** For each set of a class of dwelling set out under Column I of the table below the open area set out under Column II must be provided.

RM3 COLUMN I		RM3 COLUMN II	
Bachelor Suite		15 m ² (161 ft ²)	
1 Bedroom Suite		23 m ² (247 ft ²)	
2 Bedroom Suite		45 m ² (484 ft ²)	
3 Bedroom Suite and Greater		75 m ² (807 ft ²)	

- 16.4** A minimum of 25% open area must be at grade and outside the building.
- 16.5** Where commercial uses occupy the ground or one or more other floor levels, the roof area may be used to satisfy the required open area.

Density

- 16.6** To determine the number of dwellings permitted when a variety of dwelling types are desired, the following adjustment factors shall be utilized:

RM3 COLUMN I	RM3 COLUMN II
Bachelor Suite	0.5 of a two bedroom dwelling
1 Bedroom Suite	0.75 of a two bedroom dwelling
3 Bedroom Suite	1.25 of a two bedroom dwelling
4 Bedroom Suite and Greater	1.5 of a two bedroom dwelling

Intent: To accommodate a limited range of neighbourhood convenience services.

Permitted Uses

17.1 The following principal uses, and no others, will be permitted in the C1-Local Business Zone.

- .1 convenience store;
- .2 personal service establishment;
- .3 retail establishment, minor;
- .4 dwelling unit;
- .5 home occupation, major; and,
- .6 accessory uses, buildings and structures.

17.2 Development Regulations

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

C1 COLUMN I	C1 COLUMN II
.1 Maximum number of principal buildings	1 per parcel
.2 Maximum floor area ratio	0.70
.3 Minimum parcel size	400 m ² (4,300 ft ²)
.4 Maximum parcel coverage	35%
.5 Minimum setback of building or structure from: - front parcel line except as outlined in 'other regulations' - rear parcel line with lane - rear parcel line without lane or adjacent to a Residential zone - interior side parcel line - exterior side parcel line	6 m (20 ft) 3 m (10 ft) 6 m (20 ft) 1.5 m (5 ft) 4.5 m (15 ft)

C1 COLUMN I	C1 COLUMN II
.6 Maximum height of: - buildings	10.5 m (34 ft)
.7 Minimum parcel width	10 m (32 ft)

Other Regulations

- 17.3** A residential dwelling unit shall only be permitted in a building with the following commercial uses:
- .1 personal service establishment;
 - .2 retail establishment, minor; or
 - .3 convenience store.
- 17.4** Dwellings shall be located at the rear of the building on the ground floor, or above the first storey.
- 17.5** Residential dwellings shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial uses.
- 17.6** No mobile home or mobile building shall be permitted on any parcel in this zone.
- 17.7** The minimum setback of parking spaces from the front parcel line is 3 m (10 ft).

Intent: To serve as the town centre of Princeton, providing a location for restaurants, offices, retail, entertainment, government, cultural, residential and other uses.

Permitted Uses

18.1 The following principal uses, and no others, will be permitted in the C2-Central Business Zone.

- .1 assembly;
- .2 automobile sales and repairs within a building;
- .3 business service establishment;
- .4 commercial amusement or recreation enterprise;
- .5 commercial or professional business office;
- .6 convenience store;
- .7 craft brewery/distillery;
- .8 daycare centre;
- .9 dwelling unit;
- .10 funeral parlour;
- .11 hotel;
- .12 institution, excluding storage, repair or manufacturing;
- .13 library, museum or art gallery;
- .14 liquor primary licenced premises
- .15 liquor sales, primary;
- .16 motel;
- .17 open air markets on vacant lots or parking areas, provided the property owners grant permission for such a use;
- .18 personal service establishment;
- .19 post office;
- .20 public parking lot;
- .21 restaurant;
- .22 retail establishment, minor and major;
- .23 small equipment motor sales and repairs within a building; and,
- .24 accessory uses, buildings and structures.

18.2 Development Regulations

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

C2	COLUMN I	C2	COLUMN II
.1	Maximum number of principal buildings		2 per parcel
.2	Maximum floor area ratio		3.0
.3	Minimum parcel size for: - motels and hotels - all other uses		1,700 m ² (18,300 ft ²) 200 m ² (2,150 ft ²)
.4	Maximum parcel coverage		100%
.5	Minimum setback of building or structure from: -front parcel line, except as outlined in 'other regulations' - rear parcel line with lane - rear parcel line without lane or adjacent to Residential zones - interior side parcel line - exterior side parcel line		0 m (0 ft) 0 m (0 ft) 6 m (20 ft) 0 m (0 ft) 0 m (0 ft)
.6	Maximum height of: - buildings		10.5 m (34 ft)
.7	Minimum parcel frontage		7 m (23 ft)

18.3 Other Regulations

- .1 Dwellings shall be located at the rear of the building on the ground floor, or above the first storey.
- .2 Residential dwellings shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial uses.
- .3 No mobile home or mobile building shall be permitted on any parcel in this zone.
- .4 The minimum setback of parking spaces from the front parcel line is 3 m (10 ft).

- 18.4** The Town of Princeton Zoning Bylaw No. 880, 2013 is amended by:
- i) adding a new section 18.4 (Site Specific Central Business (C2S) Regulations) under Section 18, C2-Central Business) to read as follows:
in the case of lands described as N1/2, Lot 6, Block 25, KAP55, DL 706, YDYG (255 Vermilion Avenue)
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 18.1:
 - 1. Cannabis Retail Sales Establishment

Intent: To provide a transition area where residential and commercial uses are permitted near the C2 - Central Business zone.

Permitted Uses

19.1 The following principal uses, and no others, will be permitted in the C3-Commercial Transition Zone.

- .1 business service establishment;
- .2 commercial business office;
- .3 daycare centre;
- .4 dwelling unit;
- .5 professional business office;
- .6 restaurant and food take-out establishment;
- .7 retail service establishment, major; and,
- .8 accessory uses, buildings and structures.

19.2 **Prohibited Uses**

The following uses are not permitted in the C3 zone:

- .1 lumber and building supply yard;
- .2 the sale, servicing, repair and storage of new or used vehicles, trailers, manufactured homes, recreation vehicle units, boats, farm and industrial machinery, and internal combustion engines except as an accessory use of a permitted use; and,
- .3 storage, including commercial storage lockers.

19.3 **Development Regulations**

On a parcel located in an area zoned as C3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations

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

C3 COLUMN I	C3 COLUMN II
.1 Maximum number of principal buildings	1 per parcel
.2 Maximum floor area ratio	1.0
.3 Minimum parcel size	600 m ² (6,460 ft ²)
.4 Maximum parcel coverage	50%
.5 Minimum setback of building or structure from: - front parcel line, except as outlined in ‘other regulations’ - rear parcel line with lane - rear parcel line without lane or adjacent to RS1, RS2, RSM, RD, RM2 or RM3 zones - interior side parcel line - exterior side parcel line	6.0 m (19.7 ft) 0 m (0 ft) 6 m (20 ft) 1.5 m (4.9 ft) 4.5 m (15 ft)
.6 Maximum height of: - buildings	Lesser of 9 m (29.5 ft) or 3 stories
.7 Minimum parcel frontage	7 m (23 ft)
.8 Maximum parcel frontage- Deleted	Deleted Bylaw No. 973, 2019

Screening and Landscaping

- 19.4** All mechanical, electrical or other service equipment located outside or on the roof of a building in the C3 zone shall be screened from adjacent properties and streets.
- 19.5** All outdoor storage and refuse receptacle areas in the C3 zone shall be screened on three sides by decorative masonry walls. The fourth side shall consist of a metal or wooden gate. The walls and gate shall be a minimum of 1.8 metres (5.9 feet) in height, but shall be no higher than 0.6 metres (2.0 feet) above the receptacle where the receptacle is more than 1.8 metres (5.9 feet) high.
- 19.6** No commercial activity or storage of retail goods shall be conducted outside of a building, except for loading, patron parking, and the temporary display of retail goods without the use of fixtures.

Other Regulations

- 19.7** Dwellings shall be located at the rear of the building on the ground floor, or above the first storey.
- .1 Residential dwellings shall have separate entrances from the exterior of the building and shall not share a common hallway with commercial uses.

- .2 No mobile home or mobile building shall be permitted on any parcel in this zone.
- .3 The minimum setback of parking spaces from the front parcel line is 3 m (10 ft).
- .4 private outdoor space accessory to each dwelling unit that is at least 6.0 m² (64.6 ft²) for a bachelor dwelling, 10.0 m² (107.6 ft²) for a 1 bedroom dwelling or 15.0 m² (161.5 ft²) for a dwelling with more than 1 bedroom.

Intent: To provide tourist accommodation, entertainment, recreation oriented facilities and convenience services.

Permitted Uses

20.1 The following principal uses, and no others, will be permitted in the CT-Tourist Commercial Zone.

- .1 campground;
- .2 commercial amusement or recreation enterprise;
- .3 convenience store;
- .4 craft brewery/distillery
- .5 garden centre, including nursery;
- .6 hotel;
- .7 liquor primary licenced premises
- .8 liquor sales, primary;
- .9 motel;
- .10 recreation facilities;
- .11 restaurant;
- .12 retail service establishment, minor;
- .13 single detached dwelling accessory to any of the above uses; and,
- .14 accessory uses, buildings and structures.

20.2 Development Regulations

On a parcel located in an area zoned as CT, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations

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

CT	COLUMN I	CT	COLUMN II
.1	Maximum number of principal buildings		1 per parcel
.2	Maximum floor area ratio		0.45
.3	Minimum parcel size for: - motels and hotels - recreation facility and campground - all other uses		1,700 m ² (18,300 ft ²) 0.2 ha (0.5 ac) 600 m ² (6,460 ft ²)
.4	Maximum coverage		35%
.5	Minimum setback of building or structure from: - front parcel line, except as outlined in 'other regulations' - rear parcel line with lane - rear parcel line without lane or adjacent to RS1, RS2, RSM, RD, RM2 or RM3 zones - interior side parcel line - exterior side parcel line		7.5 m (24 ft) 3 m (10 ft) 6 m (20 ft) 2.4 m (8 ft) 4.5 m (15 ft)
.6	Maximum height of: - buildings		10.5 m (34 ft)
.7	Minimum parcel frontage		10 m (32 ft)

Other Regulations

20.3 A single detached dwelling unit shall meet each of the following conditions:

- .1 be self-contained;
- .2 have a separate entrance to the street.

20.4 No mobile home or mobile building shall be permitted on any parcel in this zone.

20.5 A landscaped strip of a minimum of 3 m (10 ft) wide containing grass, shrubs, trees or a decorative ground cover shall be provided for parcels abutting a highway other than a lane, except at ingress and egress points.

20.6 The minimum setback of parking spaces from the front parcel line is 3 m (10 ft).

Intent: To accommodate predominantly auto-oriented commercial uses along Princeton's main transportation corridors.

Permitted Uses

21.1 The following principal uses, and no others, will be permitted in the CS-Service Commercial Zone.

- .1 caretaker residence;
- .2 car wash;
- .3 gasoline service station, including electric car plug-ins;
- .4 parking lot;
- .5 propane sales;
- .6 restaurant;
- .7 retail establishment, major;
- .8 single detached dwelling; and,
- .9 accessory uses, buildings and structures.

21.2 Development Regulations

On a parcel located in an area zoned as CS, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations

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

CS	COLUMN I	CS	COLUMN II
.1	Maximum number of principal buildings		1 per parcel
.2	Maximum floor area ratio		0.35
.3	Minimum parcel size for all uses		600 m ² (6,460 ft ²)
.4	Maximum coverage		35%
.5	Minimum setback of building structure from: - front parcel line, except as outlined in 'other regulations' - rear parcel line with lane - rear parcel line without lane or adjacent to RS1, RS2, RSM, RD, RM2 or RM3 zones - exterior side parcel line - interior side parcel line for all uses except as outlined in 'other regulations'		7.5 m (24 ft) 3 m (10 ft) 6 m (20 ft) 4.5 m (15 ft) 0 m (0 ft)
.6	Maximum height of - buildings		10.5 m (34 ft)
.7	Minimum parcel frontage		10 m (32 ft)

Other Regulations

- 21.3** Where practical, every business or undertaking shall be conducted within a completely enclosed building, except for parking and loading facilities.
- 21.4** A single detached dwelling unit shall meet each of the following conditions:
- .1 be self-contained;
 - .2 have a separate entrance to the street.
- 21.5** No mobile home shall be permitted on any parcel in this zone.
- 21.6** The minimum setback of fuel distribution pumps from interior side parcel line is 10 m (32 ft).
- 21.7** When only one parcel line is adjacent to all other zones except C1, C2, I1 or I2, the side interior yard shall be 3 m (10 ft).

21.8 A landscaped strip of a minimum of 3 m (10 ft) wide containing grass shrubs, trees or a decorative ground cover shall be provided for parcels abutting a highway other than a lane, except at ingress and egress points.

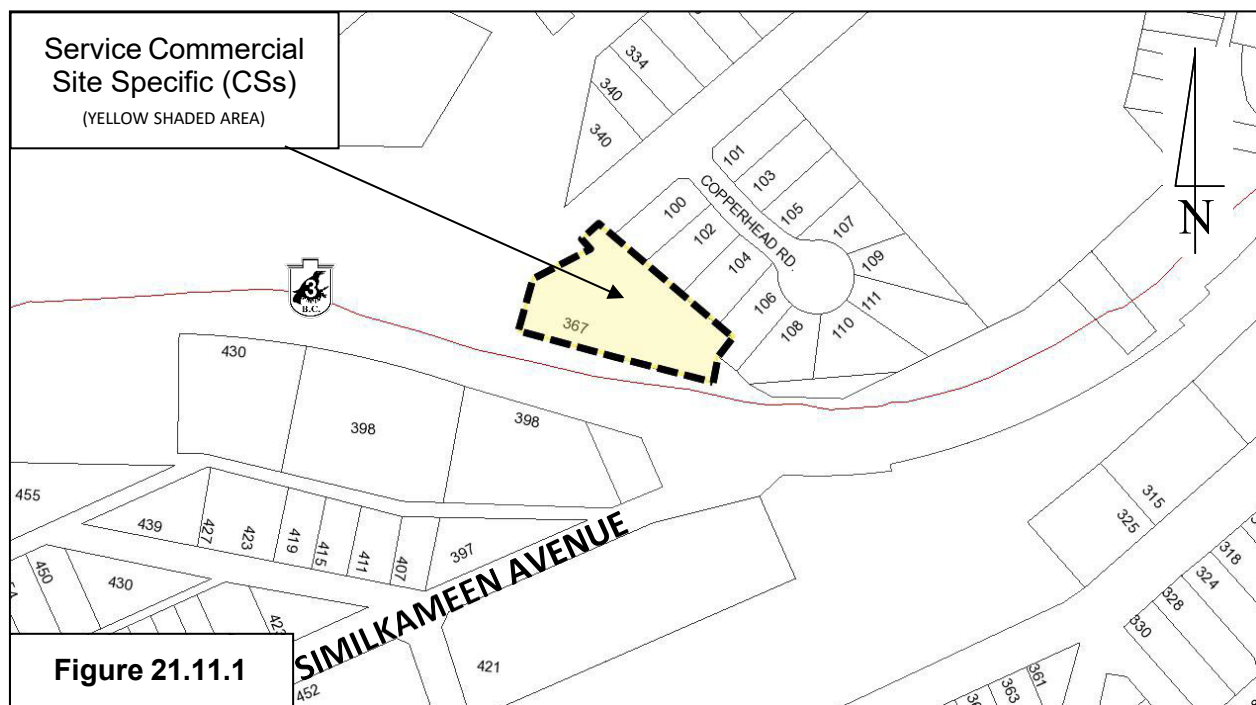
21.9 The minimum setback of parking spaces from the front parcel line is 3 m (10 ft).

21.10 Notwithstanding the maximum number of principal buildings per parcel, mini-storage uses may have more than one (1) principal building per parcel.

21.11 Site Specific Service Commercial (CSs) Regulations Bylaw No. 962, 2019

.1 in the case of land described as Lot 1, Plan KAP78819, District Lot 706, YDYD (367 Highway 3), and shown shaded yellow on Figure 21.11.1:

- a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 21.1:
 - i) bottle collection and recycling depot.



SECTION 21(A) COMPREHENSIVE DEVELOPMENT ZONE

Intent: This is a site specific zone designed to operate a business fully within a building and that does not produce excessive noise, odour or other disturbances.

CD1 – Comprehensive Development Zone is specifically for the property located at 600 Similkameen Avenue, legally described as : Lot A, District Lot 706 Yale (Formerly Osoyoos) Division Yale District Plan KAP86386; PID : 027-464-938.

Permitted Uses

21(a).1 The following uses and no others shall be permitted in the CD1 Zone:

- .1 convenience store;
- .2 advanced technology industry;
- .3 caretaker residence;
- .4 daycare;
- .5 office;
- .6 research facilities;
- .7 warehousing, storage (within the buildings)
- .8 trade contractors;
- .9 accessory outside storage buildings (must be screened by landscaping or fence)
- .10 personal service establishment;
- .11 veterinary clinic.

Regulations

- 21(a).2 The Site plan drawing of the existing building is permitted and no modifications to the foot print or building will be considered without amendment to this bylaw.
- 21(a).3 Every business or undertaking shall be conducted within a completely enclosed building, except for parking and loading facilities. Parking and loading as per table 7.2.
- 21(a).4 A caretaker dwelling unit shall meet each of the following conditions:
- .1 be self-contained;
 - .2 have a separate entrance;
 - .3 is located on the second storey level or behind the commercial premises;

.4 is designed and constructed as an integral part of the building.

21(a).5 No mobile home or mobile building shall be permitted on this parcel.

21(a).6 There will be no salvage or storage of derelict vehicles and equipment, used building or domestic products and similar discarded materials.

21(a).7 No unenclosed storage of equipment or material is permitted on this parcel.

21(a).8 A landscaped strip of a minimum of 1.2 m (4ft) wide containing grass, shrubs, trees or a decorative ground cover shall be provided abutting a roadway, side yards, and rear yard.

21(a).9 The following uses are expressly **prohibited**:

(a) Salvage, storage, repair, maintenance or sales of motor vehicles, trailers, boats or related engines, equipment or parts.

(b) Tow-truck operations and industrial uses;

Intent: To accommodate a mix of commercial and industrial uses which are appropriate in a business park setting along Princeton-Summerland Road.

Permitted Uses

22.1 The following principal uses, and no others, will be permitted in the BP1-Business Park (Princeton-Summerland Road) Zone.

- .1 auction service;
- .2 bakery – wholesale, commercial and retail;
- .3 bottle collection and recycling depot;
- .4 business service establishment;
- .5 caretaker or security dwelling units in conjunction with the permitted uses;
- .6 cartage, freighting and trucking yard;
- .7 commercial business office;
- .8 cannabis production and distribution facility
- .9 convenience store;
- .10 distribution outlet;
- .11 equipment and product storage;
- .12 high technology industry;
- .13 kitchen supplies;
- .14 lawn and garden shop;
- .15 nursery and greenhouse;
- .16 off-street parking and loading facilities;
- .17 offices, storage facilities and shops for building, developing, general and trade contracting industry;
- .18 print shop;
- .19 restaurant;
- .20 retail sale or products associated with one of the permitted uses for this zone;

- .21 retail trade with on-site warehouse space;
- .22 sale, rental and repair of light equipment and appliances;
- .23 sales and service, rental and repair of automobiles, boats, recreation vehicles, motorcycles, snowmobiles, and manufactured homes;
- .24 service industries;
- .25 service stations;
- .26 storage facilities;
- .27 taxidermy shop;
- .28 training facility for trade related occupations, but not including training for heavy equipment operation or other heavy industrial trades;
- .29 veterinary clinic;
- .30 warehouse; and,
- .31 accessory uses, buildings and structures.

22.2 **Development Regulations**

On a parcel located in an area zoned as BP1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

BP1 COLUMN I	BP1 COLUMN II
.1 Minimum parcel size	0.405 ha. (1 acre)
.2 Minimum setback of building or structure from: - front parcel line - interior side parcel line - exterior side parcel line - rear parcel line	6 m (20 ft) 1.5 m (5 ft) 3 m (10 ft) 3 m (10 ft)
.3 Maximum height of: - building	10 m (33 ft)
.4 Minimum Lot Coverage Deleted.	Deleted. Bylaw No. 965, 2019

Other Regulations

- 22.2 Where a BP1 zone abuts any other zone, excluding the FG, BP2, I1 and I2 zones, the setbacks shall be 7.5 m (24.6 ft.) and a landscape screen shall be required.
- 22.3 In the BP1 zone, outside storage shall be enclosed by a minimum 1.8 m (6ft.) tall fence or landscape screen which shall obstruct the storage from view.
- 22.4 All business shall be conducted within a completely enclosed building except for parking, loading and outdoor storage areas, where accessory to a permitted use.
- 22.5 All loading and vehicular service areas shall be on the side or rear of each building.
- 22.6 A minimum landscape area having a width of 3 m (10 ft.) is required along the length of front, and exterior side property lines, as well as along the rear property lines abutting the Princeton-Summerland Road.

22.7 Site Specific Business Park (BP1S) Regulations

.1 in the case of lands described as:

Lot 22, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-337-000

Lot 21, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-992

Lot 20, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-984

Parcel A, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District, (BEING A CONSOLIDATION OF LOTS 18 & 19, SEE CA7524468); PID: 030-806-712

Lot 17, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-950

Lot 1, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-771

Lot 2, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-780

Lot 3, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-798

Lot 4, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-801

Lot 5, Plan KAP91326, District Lot 932, Kamloops Div of Yale Land District; PID: 028-336-810

a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 22.1:

ii) Cannabis Growing and Cultivation Facility.

Intent: To accommodate a mix of commercial and industrial uses which are generally appropriate in a business park setting. In contrast to the BP1 Zone, BP2 allows for more land intensive uses such as construction material storage, manufacturing, greenhouses, fire department training and others.

Permitted Uses

- 23.1 The following principal uses, and no others, will be permitted in the BP2-Business Park General Zone.
- .1 auction service;
 - .2 automobile repair shops;
 - .3 bottle collection and recycling depot;
 - .4 cannabis production and distribution facility
 - .5 caretaker or security dwelling units in conjunction with an industrial use;
 - .6 cartage, freighting and trucking yard;
 - .7 commercial business office;
 - .8 construction material sales and storage, including concrete mixing plant, lumber yard, log home manufacturing, and construction office;
 - .9 distribution outlet;
 - .10 equipment and product storage;
 - .11 fire department training site;
 - .12 high technology industry;
 - .13 kitchen supplies;
 - .14 lawn and garden shop, including greenhouses;
 - .15 machine shops, cabinetry operations, and manufacturing plants that meet the following restrictions:
 - a) produce noise levels below 60 dB (A), measured at any property line;
 - b) odour, smoke, dust or electrical interference from operations are not present at the property line; and
 - c) outdoor storage is not visible outside the property line.
 - .16 nursery and greenhouse;

- .17 off-street parking and loading facilities;
- .18 offices, storage facilities and shops for building, developing, general and trade contracting industry;
- .19 print shop;
- .20 retail trade with on-site warehouse space;
- .21 retail sale or products associated with one of the permitted uses for this zone;
- .22 sale, rental and repair of light equipment and appliances;
- .23 sales and service, rental and repair of automobiles, boats, recreation vehicles, motorcycles, snowmobiles, and manufactured homes;
- .24 service industries;
- .25 storage facilities;
- .26 taxidermy shop;
- .27 training facility for trade related occupations, but not including training for heavy equipment operation or other heavy industrial trades;
- .28 veterinary clinic;
- .29 warehouse;
- .30 works yard; and,
- .31 accessory uses, buildings and structures.

23.2 Development Regulations

On a parcel located in an area zoned as BP2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations

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

BP2 COLUMN I		BP2 COLUMN II
.1	Minimum parcel size	0.405 ha. (1 acre)
.2	Minimum setback of building or structure from: - front parcel line - interior side parcel line - exterior side parcel line - rear parcel line	 6 m (20 ft) 1.5 m (5 ft) 3 m (10 ft) 3 m (10 ft)
.3	Maximum height of: - building	 15 m (49 ft)
23	Minimum Lot Coverage: Deleted.	Deleted. Bylaw No. 965, 2019

Other Regulations

- 23.3 Where a BP2 zone abuts any other zone, excluding the FG, I1 and I2 zones, the setbacks shall be 7.5 m (24.6 ft.) and a landscape screen shall be required.
- 23.4 In the BP2 zone, outside storage shall be enclosed by a minimum 1.8 m (6ft.) tall fence or landscape screen which shall obstruct the storage from view.
- 23.5 A minimum landscape area having a width of 3 m (10 ft.) is required along the length of the front property line.

Intent: To accommodate light industrial uses as well as a mix of service commercial uses.

Permitted Uses

- 24.1 The following principal uses, and no others, will be permitted in the I1-Light Industrial Zone.
- .1 auction service;
 - .2 automobile repair shops including body repairs, painting, body manufacturing, engine rebuilding, tire retreading or rebuilding brake, muffler, and shock absorber service, and gasoline sales;
 - .3 bottling and distribution plants;
 - .4 bottle collection and recycling depots;
 - .5 caretaker or security dwelling unit in conjunction with an industrial use;
 - .6 cartage, freighting and trucking yards;
 - .7 convenience store;
 - .8 dry cleaning plants;
 - .9 lawn and garden shop;
 - .10 machine shop;
 - .11 nursery and greenhouse;
 - .12 offices, storage facilities and shops for building, developing, general and trade contracting industry;
 - .13 off-street parking and loading facilities;
 - .14 processing and manufacturing plants for food, soft drinks, ornamental and arts and crafts products, sign painting, printing and publishing, clothing and high technology industry;
 - .15 restaurant;
 - .16 retail sale or products associated with one of the permitted uses for this zone;
 - .17 sale, rental and repair of light equipment and appliances;
 - .18 sales and service, rental and repair of automobiles, boats, recreation vehicles, motorcycles, snowmobiles, and manufactured homes;
 - .19 service industries;

- .20 service stations in conjunction with automobile repair shop;
- .21 storage facilities;
- .22 taxidermy shop;
- .23 training facility for trade related occupations, but not including training for heavy equipment operation or other heavy industrial trades;
- .24 warehouse;
- .25 veterinary clinic;
- .26 value added manufacturing plants that meet the following restrictions:
 - a) produces noise levels below at 60 dB (A), measured at any parcel line;
 - b) no outdoor production or storage of saw dust; and
 - c) creates no significant air, water or noise pollution.
- .27 accessory uses, buildings and structures.

24.2 **Development Regulations**

On a parcel located in an area zoned as I1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

II COLUMN I	II COLUMN II
.1 Minimum parcel size	930 m ² (10,010 ft ²)
.2 Minimum setback of building or structure from: - front parcel line - interior side parcel line, on a lane - interior side parcel line, not on a lane - exterior side parcel line - rear parcel line	6 m (20 ft) 0 m (0 ft) 3 m (10 ft) on one side 4.5 m (15 ft) 0 m (0 ft)
.3 Maximum height of: - buildings	15 m (48 ft)

Other Regulations

- 24.2 Notwithstanding the above table, where an I1 zone abuts any other zone other than FG, if the adjacent zone abuts the side of the industrial parcel, the setback shall be 3 m (10 ft) and if the adjacent zone abuts the rear of the industrial parcel the setback shall be 7.5 m (56 ft).
- 24.3 In the I1 zone, outside storage abutting or facing a zone within which a residential use is permitted shall be enclosed by a fence or screen-planting which shall obstruct the storage from view on the sides of the property abutting or facing the zone within which a residential use is permitted.
- 24.4 The fence or planting shall be of such design or arrangement as not to detract from adjacent uses and shall be free of advertising.

Intent: To accommodate heavy industrial uses, in combination with compatible uses such as retail sales and storage.

Permitted Uses

- 25.1 The following principal uses, and no others, will be permitted in the I2-Heavy Industrial Zone.
- .1 auction service;
 - .2 automobile repair shops including body repairs, painting, body manufacturing, engine rebuilding, tire retreading or rebuilding brake, muffler, and shock absorber service and gasoline sales;
 - .3 bottling and distribution plants;
 - .4 bottle collection and recycling depots;
 - .5 bulk oil storage;
 - .6 caretaker or security dwelling unit in conjunction with an industrial use;
 - .7 cartage, freighting and trucking yards;
 - .8 construction material sales and storage, including concrete mixing plant, lumber yard and construction office;
 - .9 convenience store;
 - .10 crematoriums;
 - .11 dry cleaning plants;
 - .12 kennel and pound;
 - .13 lawn and garden shop;
 - .14 nursery and greenhouse;
 - .15 offices, storage facilities and shops for building, developing, general and trade contracting industry;
 - .16 off-street parking and loading facilities;
 - .17 processing and manufacturing plants for food, soft drinks, ornamental and arts and crafts products, sign painting, printing and publishing, clothing and high technology industry;
 - .18 restaurant;
 - .19 retail sale or products associated with one of the permitted uses for this zone;
-

- .20 sale, rental and repair of light equipment and appliances;
- .21 sales and service, rental and repair of automobiles, boats, recreation vehicles, motorcycles, snowmobiles, and manufactured homes;
- .22 sanitary landfill site;
- .23 sawmills;
- .24 service industries;
- .25 service stations in conjunction with automobile repair shop;
- .26 sewage treatment plant;
- .27 storage facilities;
- .28 taxidermy shop;
- .29 training facility for trade related occupations, including training for heavy equipment operation and other heavy industrial uses;
- .30 warehouse;
- .31 value added manufacturing plants;
- .32 veterinary clinic; and
- .33 accessory uses, buildings and structures.

25.2 **Development Regulations**

On a parcel located in an area zoned as I2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

I2 COLUMN I	I2 COLUMN II
.1 Minimum parcel size	930 m ² (10,010 ft ²)
.2 Minimum setback of building or structure from: - front parcel line - interior side parcel line, on a lane - interior side parcel line, not on a lane - exterior side parcel line - rear parcel line	6 m (20 ft) 0 m (0 ft) 3 m (10 ft) on one side 4.5 m (15 ft) 0 m (0 ft)

I2 COLUMN I	I2 COLUMN II
.3 Maximum height of: - buildings	15 m (48 ft)

Other Regulations

- 25.3 Notwithstanding the above table, when an I2 zone abuts any other zone other than FG, if the zone abuts the side of the industrial parcel, the setback shall be 3 m (10 ft) and if the adjacent use abuts the rear of the industrial parcel the setback shall be 7.5 m (24 ft).
- 25.4 In the I2 zone, outside storage abutting or facing a zone within which a residential use is permitted shall be enclosed by a fence or screen-planting which shall obstruct the storage from view on the sides of the property abutting or facing the zone within which a residential use is permitted.
- 25.5 The fence or planting shall be of such design or arrangement as not to detract from adjacent uses and shall be free of advertising.

SECTION 26: PRE: PARKS, RECREATION AND EXHIBITION

Intent: To accommodate institutional, entertainment, open space and indoor/outdoor recreation uses.

Permitted Uses

- 26.1 The following principal uses, and no others, will be permitted in the PRE-Parks, Recreation and Exhibition Zone.
- .1 assembly;
 - .2 cemetery;
 - .3 civic use;
 - .4 daycare centre;
 - .5 entertainment, amusement and outdoor markets, fair or trade shows;
 - .6 golf courses;
 - .7 non-commercial greenhouse or nursery;
 - .8 office;
 - .9 park and playground;
 - .10 public entertainment, amusement and recreation facilities, including carnivals and circuses; and
 - .11 public parking lot;
 - .12 recreation facilities, including the Trans Canada Trail;
 - .13 rental, sale of sports and recreation equipment;
 - .14 school; and,
 - .15 accessory uses, buildings and structures.

26.2 Development Regulations

On a parcel located in an area zoned as PRE, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations

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

PRE	COLUMN I	PRE	COLUMN II
.1	Maximum floor area ratio	0.5	
.2	Maximum coverage	25%	
.3	Minimum setback of building and structure from: - front parcel line - interior side parcel line - exterior side parcel line - rear parcel line	7.5 m (24 ft) 1.5 m (5 ft) 3.5 m (11 ft) 7.5 m (24 ft)	
.4	Maximum height of: - buildings	15 m (48 ft)	

Other Regulations

- 26.3 Only non-motorized uses are permitted on the Trans Canada Trail and no buildings shall be constructed on the trail.

SECTION 27: H1 – INSTITUTIONAL AND HEALTH CARE

Intent: To accommodate institutional services including age-friendly housing, health care and education.

Permitted Uses

27.1 The following principal uses, and no others, will be permitted in the H1-Institutional and Health Care Zone.

- .1 assisted living housing;
- .2 campus of care;
- .3 civic use;
- .4 complex care housing;
- .5 congregate housing;
- .6 day care centre;
- .7 hospital;
- .8 institutional use;
- .9 independent living housing;
- .10 park;
- .11 residential care housing;
- .12 schools;
- .13 shelter housing;
- .14 supportive living housing; and,
- .15 accessory uses, buildings and structures.

27.2 Development Regulations

On a parcel located in an area zoned as H1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

H1 COLUMN I	H1 COLUMN II
.1 Maximum density	110 sleeping units/ha
.2 Floor area ratio	1.20
.3 Minimum parcel size	669 m ² (7,200 ft ²) fully serviced
.4 Maximum coverage	45%
.5 Minimum setback of principal building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	 6 m (20 ft) 6 m (20 ft) 2.4 m (8 ft) 4 m (14 ft)
.6 Minimum setback of accessory building from: - front parcel line - rear parcel line - interior side parcel line - exterior side parcel line	 6 m (20 ft) 3 m (10 ft) 2.4 m (8 ft) 4 m (14 ft)
.7 Maximum height of: - principal building - accessory building - fence within front setback - fence not within front setback	 12 m (39 ft) or 3 storeys 4.5 m (15 ft) 1.2 m (4 ft) 1.8 m (6 ft)
.8 Minimum width or length of single detached dwelling	5.5 m (18 ft)
.9 Minimum parcel frontage	18 m (58 ft) for fully serviced lots with a lane. 21.3 m (69 ft) for fully serviced lots without a lane.

Other Regulations

27.3 The minimum outdoor amenity area shall be no less than 40% of the parcel area.

Intent: To accommodate airport facilities and services, as well as limited commercial, institutional and residential (i.e. airpark) uses.

Permitted Uses

28.1 The following principal uses, and no others, will be permitted in the AP-Airport Zone.

- .1 agriculture;
- .2 aircraft fuel depot;
- .3 aircraft hangar and storage;
- .4 aircraft and helicopter sales, rentals, repairs, maintenance and construction;
- .5 airpark residential;
- .6 airport commercial uses;
- .7 airport terminal and service facilities;
- .8 flying clubs;
- .9 freight transfer depot;
- .10 government services;
- .11 heliport;
- .12 office;
- .13 parking lot for short and long term use;
- .14 meteorological and climate station;
- .15 school for flying instruction or aviation-related technical school; and,
- .16 accessory use, building or structure

Development Regulations

- 28.2 On a parcel located in an area zoned as AP, no building or structure shall be constructed, located or altered, and no plan of subdivision approved without consent from the land owner, the Town of Princeton.
- 28.3 No use or building shall take place or be placed on lands zoned AP that will produce or create dust, smoke, or steam, or will in any way create a nuisance or annoyance or create an unsafe situation for the proper and safe operation of the airport.

- 28.4 All illuminated parking and outdoor storage areas shall have directional lighting placed in such a manner that it does not pose a nuisance to airport operations or adjacent lease areas.
- 28.5 Notwithstanding the provisions of Section 28, the height of all buildings or structures to be placed on lands within the AP zone shall be subject to federal aviation regulations.

Inspection

- 29.1 The Chief Administrative Officer, Corporate Officer, Bylaw Enforcement Officer, Building Inspector, or other Officer of the municipality who may be appointed by Council to administer this Bylaw, is hereby authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being observed.

Violation

- 29.2 Every person who:
- .1 violates any of the provisions of this Bylaw;
 - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - .3 neglects or omits to do anything required under this Bylaw;
 - .4 carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - .5 fails to comply with an order, direction or notice given under this Bylaw;
 - .6 being the owner of land, permits, allows or suffers any occupier of that land 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 under this Bylaw; or
 - .7 prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 29.1;
- shall be deemed to be guilty upon summary conviction of an offence under this Bylaw.

Offence

- 29.3 Each day's continuance of an offence under Section 29.2 constitutes a new and distinct offence.

Penalty

- 29.4 Every person who commits an offence under this Bylaw is liable on summary conviction to a fine not exceeding \$10,000 plus the costs of prosecution.

END OF BYLAW No. 880