



CITY OF PRINCE GEORGE

ZONING BYLAW

No. 7850, 2007

CONSOLIDATED VERSION

CONSOLIDATED FOR CONVENIENCE

Revised: July 24, 2023

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Amending Bylaws	1. Administration
	1.1 City of Prince George Zoning Bylaw No. 7850
	<p>A bylaw of the City of Prince George to establish and provide for zoning and other development regulation in order to implement the Official Community Plan, thereby fostering the economic, social and environmental well-being of the community.</p> <p>WHEREAS Council may, pursuant to Part 26 of the <i>Local Government Act</i> divide the whole or part of the municipality into zones, name each zone, establish the boundaries of the zones, and regulate the use and development of land, buildings, and structures within each zone;</p> <p>AND WHEREAS Council has given notice of its intention to adopt this Bylaw and has provided an opportunity for persons who consider they are affected by this Bylaw to make representations to Council at a Public Hearing pursuant to Part 26 of the <i>Local Government Act</i>.</p> <p>NOW THEREFORE, Council of the City of Prince George, in an open meeting assembled, ENACTS AS FOLLOWS:</p>
	1.2 Title
	1.2.1 This Bylaw should be cited as the <i>City of Prince George Zoning Bylaw No. 7850, 2007</i> .
	1.3 Purpose
	1.3.1 This Bylaw is to provide a clear and efficient system of land use regulation to implement the <i>Official Community Plan</i> by achieving a high quality of life, creating downtown as the community centre, providing employment and economic diversity, managing growth for the long term, engaging and communicating with the community, building strong neighbourhoods, fulfilling social responsibilities, considering diverse community needs, promoting environmental stewardship, and building a beautiful city.
	1.4 Zones
	1.4.1 The City is divided into zones that are named in Sections 9 through 15 of this Bylaw.
	1.5 Zoning Map
1.5.1 The boundaries of the zones are shown on the attached zoning maps Schedule "A", the Home Business Overlay (HBO) in Schedule "B", Schedule "C", Schedule "G", Schedule "H", and Schedule "I", they form part of this Bylaw.	
1.6 Uses and Regulations	
1.6.1 Except for legal non-conforming uses or development approved by a development variance permit, temporary use permit, or a Board of Variance order, uses, buildings, and structures in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements in this Bylaw, and any applicable housing agreement, or heritage revitalization agreement.	
1.6.2 No land, building, or structure shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, or maintained except in conformity with the provisions of this Bylaw for:	

Bylaw 8256
Bylaw 8330
Bylaw 8586
Bylaw 8693
Bylaw 9041

Bylaw 8256

Bylaw 8256

- a) the vertical extent of a zone;
 - b) the use of land, buildings, and structures;
 - c) the density of the use of land, buildings, and structures;
 - d) the siting size and dimensions of buildings and structures, and the uses that are permitted on the land;
 - e) the location of the uses on the land and within buildings and structures; and
 - f) the shape, dimension, and area, including the minimum and maximum sizes, of all parcels of land that may be created by subdivision.
- 1.6.3 No off-street parking and loading spaces for any use, building or structure shall be developed except in conformity with the provisions of this Bylaw.
- 1.6.4 No paved area or roof area shall be developed, altered or maintained for the ongoing disposal of surface runoff and storm water, except in conformity with the provisions of this Bylaw.
- 1.6.5 No screening or landscaping shall be developed, altered, or maintained except in conformity with the provisions of this Bylaw.
- 1.6.6 The regulations in this Bylaw shall apply uniformly to all lands, buildings, structures, and uses, except as provided for in this Bylaw.
- 1.6.7 Uses not permitted in the Bylaw are prohibited.
- 1.7 Repeal**
- 1.7.1 Prince George Zoning Bylaw No. 3482, 1980 and all its amendments are repealed.
- 1.8 Compliance with Other Legislation**
- 1.8.1 Compliance with this Bylaw shall not be deemed to be a representation by the City that any use, building, structure, or development complies with all applicable bylaws or other enactments. Every person is responsible to ensure compliance with all bylaws and other enactments.
- 1.9 Non-conformity**
- 1.9.1 Non-conforming uses and siting are provided for by *the Local Government Act*.
- 1.10 Severability**
- 1.10.1 If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found invalid by decision of any court of competent jurisdiction, such decision shall not affect the validity of the other portions of this Bylaw.
- 1.11 Transitional Provisions**
- 1.11.1 Lots created prior to the date of adoption of this Bylaw, regardless of area or dimensions, may be used for any of the uses permitted by its zone.
- 1.11.2 A complete building permit application received prior to the adoption of this Bylaw shall be processed in accordance with *Prince George Zoning Bylaw No. 3482, 1980*. Such applications shall be approved or rejected within 30 days of the adoption of this Bylaw, and if rejected, any further development shall be in accordance with this Bylaw.
- 1.11.3 *Prince George Zoning Bylaw No. 3482, 1980* amendment bylaws that have received first two readings prior to the adoption of this Bylaw, but have not received final reading, shall be construed to have the zone from this Bylaw which corresponds to the zone from *Prince George Zoning Bylaw No. 3482, 1980*, as shown in Table 1.1.

Table 1.1 Table of Concordance

<i>City of Prince George Zoning Bylaw No. 7850, 2007</i>	<i>Prince George Zoning Bylaw No. 3482, 1980</i>
AG	GB
AF	AFO-1, AFO-2
AR1	RRS-1
AR2	RRS-2
AR3	SRS-1A
AR3m	SRS-1B
RS1	SRS-2A, URS-1A
RS1m	SRS-2B, URS-1B
RS2	URS-2A, URS-3A
RS2m	URS-2B, URS-3B
RS3	URS-4
RS4	URS-5
RM9	MHP-1
RM9r	MHP-2
RT1	URT-2, URT-3
RT2	URT-4
RT3	URC-1
RM1	URM-1A, URM-3C, P-5D
RM2	URM-3B
RM3	URM-1B, URM-2
RM4	URM-3A
RM5	URM-6
RM6	URM-4
RM7	URM-5
C1	C-1
C2	C-2A
C3	C-2B
C4	C-2C, C-3, C-6A, C-8
C4I	C-9
C5	C-4, C-4V
C6	C-5A, C-5D
C6I	C-9L
C7	C-5B
C8	C-7
C9	C-6B
M1	M-1
M2	M-1B
M3	M-1A, M-1C, M-1E
M4	M-1D
M5	M-2
M6	M-3
M7	M-4
P1	P-1
P2	P-5A, P-5B
P3	P-2
P4	P-1A

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

<i>City of Prince George Zoning Bylaw No. 7850, 2007</i>	<i>Prince George Zoning Bylaw No. 3482, 1980</i>
P5	P-1B
P6	P-5C
U1	P-4A
U2	P-4B, P-4C
W	W
Z1	P-3A
Z2	P-3B
Z3	C-5C
Z4	C-5E
Z5	C-5F
Z6	C-4G
Z7	CD-1
Z8	C-12, C-12A
Z9	URC-2
Z10	C-11
HBO	SHO

2. Interpretation

Bylaw 8256

2.1 Rules of Interpretation

- 2.1.1 All measurements are metric.
- 2.1.2 The provisions of this Bylaw are cumulative.
- 2.1.3 Whenever references to a zone start with and include only the letters AG, AF, AR, RS, RT, RM, C, M, P, U, W or Z, they shall be deemed to include all zones starting with those letters in combination with other numbers or letters.
- 2.1.4 Any enactments, codes or regulations referred to in this Bylaw are references to Federal or British Columbia enactments, codes or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this Bylaw is a bylaw of the City of Prince George as amended, revised, consolidated or replaced from time to time.

2.2 Zone Boundaries

- 2.2.1 Where a zone boundary is shown on the Zoning Map as approximately following, immediately parallel to, or as an extension of a property line, the City boundary, the high water mark of a watercourse, or a topographic contour line, it follows that line. Where a zone boundary follows a high water mark it shall be construed to move with the high water mark in the case of slow and imperceptible change.
- 2.2.2 In circumstances not covered by Section 2.2.1, the zone boundary shall be determined by scaling the boundary from some known location on Schedule "A", "B", or "C" as applicable.
- 2.2.3 Where a highway forms a zone boundary, the zone shall extend to the midpoint of the highway. In cases where the highway is consolidated with abutting land, it shall be construed to have the same zoning as that abutting land.
- 2.2.4 In circumstances where a single lot is located in more than one zone, the provisions of this Bylaw that regulate the use of land, buildings and structures; the density of the use of land, buildings, and structures; the siting, size, and dimension of buildings and structures, and uses permitted on the land; the location of uses on the land and within the building and structures; and the shape, dimension, and area of all parcels of land that may be created by subdivision; shall apply as if the zone boundary were a property line, and in the case of subdivision, be in compliance with the largest minimum area, or smallest maximum area that applies to that lot or portion of the lot being created.

2.3 Definitions

- 2.3.1 Individual uses are grouped into definitions with common functional or physical effects or characteristics. These uses define the range of uses that are principal secondary, or accessory, with or without conditions, within various zones of this Bylaw.
- 2.3.2 Examples listed in a use definition are to illustrate typical uses and are not intended to be exclusive, exhaustive, or restrictive.
- 2.3.3 Where a specific use generally conforms to the wording of two or more uses, the use shall be construed to conform to, and is included in the use that is most similar in character, performance, and purpose.
- 2.3.4 Where zones are listed in the column to the left of uses, they are for convenience only. The list of uses within each zone determines which uses are allowed in each zone. Uses may only be allowed under certain circumstances outlined in the particular zone and other applicable sections.

- 2.3.5 All uses listed in a sentence after the phrase “may include accessory” are deemed accessory uses.
- 2.3.6 Definitions for key words and phrases not contained in legislation or other bylaws are listed below. In addition to definitions in a site-specific zone, the following words, terms, and phrases, wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

A

Abattoir: penning and slaughtering of animals, and the processing of animal carcasses including cutting, preserving, packing, storing and may include accessory wholesale of the product.

Abut: contiguous to, or physically touching, and when used with respect to sites means two or more that share a common property line of at least one point.

Access: a means, way or area that provides for the physical ingress and/or egress of vehicles and pedestrians from a highway.

Bylaw 8734

Access to Cannabis for Medical Purposes Regulations: the federal regulation, and any subsequent regulations or acts which may be acted in substitution, that facilitates possession, production, selling (i.e. shipping, delivering, transporting), and the destroying of dried marihuana and cannabis plants harvested within the facility.

Adjacent: when used with respect to sites means abutting, or would abut, if not for a common highway, walkway, watercourse, right of way, or easement.

Agricultural Land Reserve: as defined in the *Agricultural Land Commission Act*.

Agricultural Waste: includes manure, used mushroom medium and agricultural vegetation waste.

Bylaw 8586
Bylaw 8734
Bylaw 8974

Agriculture, General: means:

- a) growing, producing, raising or keeping animals or plants, or the primary products of those plants or animals;
- b) land cultivation;
- c) storage, packing, product preparation or processing agricultural products, if at least 50% of the agricultural product being stored, packed, prepared or processed is produced on the same site, or is feed required for agriculture production purposes on that site;
- d) agricultural retail sales if all of the agricultural product offered for sale is produced on the site on which the retail sales are taking place, or at least 50% of the retail sales area is limited to the sale of agricultural products produced on the same site, on which the retail sales are taking place and the total area, both indoors and outdoors, used for retail sales of all products does not exceed 300 m²;
- e) may include accessory:
 - i. land development works including clearing, berming, leveling, draining, irrigating and construction of reservoirs and other works;
 - ii. use of agricultural machinery, equipment, devices, materials and structures;
 - iii. storage and application of fertilizers, pesticides, soil conditioners, and biological control agents, including by ground and aerial spraying;
 - iv. production, storage, and application of compost and biosolids from

Bylaw 8734
Bylaw 8974

agricultural wastes produced on that site for agricultural purposes;
and

- v. temporary seasonal agri-tourism, other than accommodation, limited to promoting or marketing agricultural products grown, raised or processed on that site.
- f) This use excludes any cannabis production facility uses.

Agriculture, Intensive Impact: intensive growing, producing, raising or keeping of livestock or poultry or the primary products of those animals, that because of area, extent, density, length of confinement, product type, and/or production methods, may have significant impact on adjacent lands or uses, or create an environmental hazard. Typical uses include cannabis production facilities, feedlot, mushroom production, and significant composting.

Agri-Tourist Accommodation: the accessory use of land, buildings and structures for short-term overnight accommodation limited to 4 sleeping units, and seasonal campsites combined, where the total area for buildings, landscaping, and access for accommodation is less than 5% of the lot.

Aircraft Sale & Rental: sale, charter, or rental of aircraft and may include accessory maintenance services and the sale of parts and accessories.

Airport: any area for the arrival, departure, movement or servicing of aircraft, and includes any associated buildings, installations, open space, and equipment in connection therewith. This also includes aircraft and airport related manufacturing, services, and flying instruction.

Alter or Alteration: soil relocation due to building or parking lot construction or removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration or retaining walls, patios, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw; and to discontinue or change where the new use is differently defined as the original use, in the principal use of the lot, building or structure.

Animal Breeding & Boarding: keeping, breeding or boarding four or more pets over the age of four months, and may include accessory pet grooming and training services.

Animal Shelter: the temporary accommodation of lost, abandoned, stray or neglected animals, and may include accessory care of such animals.

Antenna: any system of wires, poles, rods, discs or similar device, and attendant processing equipment used for the transmission or reception of electromagnetic waves external to, or attached to the exterior of any building or structure.

Apartment Hotel: apartment housing having a principal common entrance, cooking facilities and furnishings within each dwelling that may be available for rent or occupation for periods of no less than 30 days. This does not include any additional commercial uses except when specifically permitted in the zone.

Aquaculture: growing, cultivating, harvesting, and the accessory storage of fish, mollusks, crustaceans, aquatic plants, and other aquatic organisms for commercial purposes, but excludes the processing of such products.

Attic: the unfinished space between the roof and the ceiling of the upper most storey, or between a dwarf wall and a sloping roof.

Auction, Major: sale of livestock, vehicles, trailers or industrial, agricultural or construction equipment, parts and materials to the highest bidder, and may include accessory repair and temporary storage of such items.

Auction, Minor: sale of household goods, and smaller commercial equipment and materials (less than 200 kg) to the highest bidder, and may include accessory repair and temporary storage of such items.

Bylaw 8256

Authorized Person: the person appointed by Council as head of the Department responsible for the land use planning function, or a person designated in writing by the head of the Department responsible for the land use planning function, to carry out any act or function under this Bylaw.

Bylaw 8447
Bylaw 9110

Awning: retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of a building.

B

Balcony: a platform, attached to, supported by, and projecting horizontally from the face of a building, normally surrounded by a balustrade, parapet or railing with access only from within the building.

Basement: that portion of a building between two floor levels that is partially or totally underground.

Bay Window: a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and does not result in any projection of the adjacent floor area.

Bed & Breakfast: the accessory use of single or two-unit housing in which short-term overnight accommodation and limited meals are provided to overnight guests for consideration.

Bedroom: a room containing a window, located in a dwelling, which due to its design or location in the dwelling, is or may be used primarily for sleeping. It includes dens and lofts.

Boarder: a person other than a family member who is a lodger, roomer, or person who for consideration takes regular lodging in the dwelling, with or without meals or other services.

Boarding or Lodging House: a dwelling in which the owner lives and supplies sleeping unit accommodation for at least three and not more than ten residents, exclusive of the proprietor and members of the proprietor's family. It may or may not include meal service.

Bylaw 8256

Boat Launch: a ramp that extends from an upland property or right-of-way across the foreshore and into a body of water or watercourse, the purpose of which is to facilitate placement and removal of boats and other water vessels.

Bylaw 8256

Boat Lift: an uncovered structure, attached to a dock, which facilitates the placement and removal of boats from the water; and allows for boat storage above the high water level of a body of water or watercourse.

Bylaw 8656

Brewery & Distillery, Major: the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. This use may include the accessory retail of:

- a) liquor products manufactured on-site; and
- b) merchandise specific to the brewery & distillery function and company branding.

Bylaw 8656

Brewery & Distillery, Minor: the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. All processes, functions and mechanical equipment associated with this use must be contained indoors. The total area for manufacturing shall be limited to a maximum of 250 m². This use may include the accessory retail of:

- a) liquor products manufactured on-site; and
- b) merchandise specific to the brewery & distillery function and company branding.

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

Building, Accessory: a building or structure detached from a principal building, which is naturally, normally and customarily incidental, subordinate, exclusively devoted to, and on the same site as the principal building or use. Typical accessory structures include flagpoles, swimming pools, propane tanks, antenna, satellite dishes, garages, and garden sheds. Where a building is attached to the principal building by each, and every one of the following: a common wall having heated functional living space on each side; common roof; and common foundation, it shall be deemed part of the principal building. Despite this requirement, a carport may be deemed part of the principal building.

Building & Garden Supply: the retail sale or wholesale of building materials, fixtures or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment.

Bylaw 8256

Building Permit: written authorization from the Authorized Person to perform work regulated by the *City of Prince George Building Bylaw*.

Building, Principal: a building that accommodates the principal use of the site on which it is located.

Business or Office Supplies: machines, equipment and supplies customary to an office environment including stationary, safety equipment, hand tools, uniforms, cleaning supplies, and copying, audio-visual, printing, testing and telecommunications equipment.

Bylaw 9110

Bylaw Enforcement Officer: an officer or employee of the City who has responsibility for inspection and enforcement relating to bylaw compliance including a member of the Royal Canadian Mounted Police or other Peace Officer.

C

Caliper: the diameter of a tree trunk measured at a point 300 mm above the top of the root ball.

Campground: land which has been planned, improved, or occupied for the seasonal short term use of tents, and camper vehicles, and is not used as year round storage or accommodation for residential use for a period exceeding 240 days in a calendar year. Typical uses include tourist trailer parks, campsites, and tenting grounds. This use may include accessory facilities for eating and assembly purposes, washrooms and bathing facilities, entrance kiosk, minor indoor and outdoor recreation, spectator and patron participation entertainment, and convenience retail with a maximum gross floor area of 100 m².

Bylaw 8734
Bylaw 8974
Bylaw 9110

Cannabis Production Facility: a facility licensed under the *Cannabis Act* (Canada), or subsequent regulations or acts, which may be acted, in substitution by the Federal Government, to cultivate, harvest, process, store, pack, non-retail distribution, analytical testing, and research. Cannabis production excludes cannabis retail sales and the cultivation of cannabis by an individual for personal use and consumption.

Canopy: a roof free of enclosed walls over an entrance to a building, structure, or a gasoline pump island.

Carpport: a roofed structure free standing or attached to the principal building which is not enclosed on the front and at least one side, used by the building occupants to shelter parked vehicles.

Cemetery: the use of land, buildings or structures for the internment of human or animal remains and includes burial grounds, columbarium, mausoleum, ash garden, and memorial park.

City: the City of Prince George.

Bylaw 8238

Claims Centre: a facility that provides auto insurance, vehicle licensing and registration, and applicable claims services. This may include accessory minor vehicle rental. The total combined area devoted to accessory minor vehicle rental shall not exceed 25% of the site devoted to the claims centre use.

Bylaw 8256
Bylaw 9110

Club: a facility maintained by and for members of a social, athletic, recreational, fraternal, benevolent, patriotic, or veterans organization, whether incorporated under the laws of British Columbia or not, whose members pay an annual membership fee, but is not operated primarily for monetary gain, spectator entertainment, patron participation entertainment, and food and beverage service. May include an accessory building or structure (i.e. club house) that provides recreation and may include accessory food and beverage services, lockers, change rooms, meeting area, recreational equipment rental and sales facilities, and ticket sales, but shall not include overnight accommodation.

Bylaw 8449

Community Care Facility, Major: means:

- a) the residential care of seven or more persons who are not related by blood or marriage, in a facility licensed under the *Community Care and Assisted Living Act*, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty, and are dependent on caregivers for continuing assistance or direction in the form of three or more prescribed services as defined in the *Community Care and Assisted Living Regulation*, or
- b) a day care licensed under the *Community Care and Assisted Living Act*, for 13 or more persons such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care, occasional, casual, or short term supervised child care. This use includes limited overnight accommodation for minors who are supervised under a prescribed program.

Bylaw 8449

Community Care Facility, Minor: the use of a principal dwelling for:

- a) the residential care of up to six persons who are not related by blood or marriage, in a facility licensed under the *Community Care and Assisted Living Act*, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty, and are dependent on caregivers for continuing assistance or direction in the form of three or more prescribed services as defined in the *Community Care and Assisted Living Regulation*, or
- b) a day care licensed under the *Community Care and Assisted Living Act*, for up to 12 persons such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care, occasional, casual, or short term supervised child care. This use includes limited overnight accommodation for minors who are supervised under a prescribed program.

A minor community care facility shall comply with the development regulations for the housing type in which it resides.

Community Care Facility, Specialized: a facility where specialized care is provided to persons with addiction, and physical, mental or other developmental disability, or chronic or progressive condition, that is not primarily due to the aging process. Typical uses include mental care asylums, sanatoria, detoxification centre, drug addiction counseling and treatment, needle exchanges, and safe injection sites.

Concrete & Asphalt Plant: processing, manufacturing, recycling, and sale of concrete and asphalt and may include accessory facilities for the administration or management of the business, the stockpiling of bulk materials and finished products, the storage and maintenance of vehicles and equipment, and the manufacture and sale of products made from concrete and asphalt which are typically used for building or construction.

Consulting, Scientific and Technical: the provision of technical consulting services that require a combination of office work and field work with accessory equipment storage. For clarity, this use must include accessory vehicle,

Bylaw 8330
Bylaw 9041

equipment of materials storage on the same site. Typical uses include surveying, forestry, biology and soil remediation consultants.

Contractor Service, Major: providing heavy building, utility, and highway construction services including road, bridge, pipeline, communication, site preparation, landscaping, concrete, logging, excavation, drilling, carpentry or similar services of a construction nature which require outdoor storage. This use may include accessory retail and wholesale; display; office; technical support; manufacturing, fabricating, and assembly activities; and fleet storage for any number of vehicles. This use also includes minor contractor services that require accessory outdoor storage and/or fleet storage for more than 4 fleet vehicles. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the major contractor service use on the same site.

Contractor Service, Minor: providing specialty or finish construction services including electrical, plumbing, elevator/escalator, heating, air-conditioning, foundation, structural, masonry, glass, roofing, siding, finish carpentry, painting, drywall, insulation and similar services of a construction nature which may require accessory indoor storage and warehouse space. This use may include accessory retail and wholesale; display; office; technical support; indoor manufacturing, fabricating, and assembly activities; and outdoor fleet storage of no more than four vehicles. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the minor contractor service use on the same site.

Correction Service: holding or confining, and treating and/or rehabilitating persons. Typical uses include prisons, jails, halfway houses, remand centres, and correction centres.

Council: the Municipal Council of the City of Prince George.

Crematorium: a building or structure used for the cremation of human or animal remains.

CSA: Canadian Standards Association.

D

Deck: a platform with the top of the floor more than 0.6 m above landscape grade without a roof or walls, except for balustrade or railings.

Density: a measure of the intensity of development to the area of a site, land or parcel. Calculated as dwelling units per lot area .

Development: an excavation or stockpile and the creation of either of them; a building or structure, or an addition to or replacement or repair of a building or structure, and the construction or placing of any of them in, on, over, or under land; a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Dock: a structure, attached to or forming part of the mainland that provides for the mooring of boats or other floating vessel.

Bylaw 8256

Bylaw 9110

Bylaw 8896

Dwelling: accommodation providing sleeping, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling does not include more than one room that, due to its design, plumbing, equipment, and furnishings, may be used as a kitchen (this does not preclude a kitchen in a secondary suite). This use does not include a camper vehicle (except in accordance with Section 5 of this Bylaw) or a room in a hotel or motel.

Dwelling, Principal: either a dwelling that occupies the entirety of a building or a larger gross floor area than another dwelling in the same building.

E

Eave: the projecting lower edges of a roof overhanging a wall of a building, free of enclosed walls, without supporting columns.

Education: education, training, or instruction such as public, private, religious, philanthropic, recreational, cultural, special, alternative, continuing, or distance education and may include accessory administration, food and beverage service, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Bylaw 9110

Education, Commercial: Solely for education, training, or instruction in a skilled trade or vocation for professional licensing, registration, or certification purposes such as secretarial, safety and first aid, business, beauty, modeling, art, dance, drama, music or pet training.

Education, Higher: community colleges and universities and may include accessory administration, food and beverage service, research, development, high technology, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Emergency Service: a facility used by fire protection, police, ambulance, or other such services as a base of operations.

Entertainment, Adult-Oriented: live performances, or the showing of motion pictures, videos, or other electronic or photographic reproductions other than magazines, the central feature of which is the visual representation of a person's genitals, anus or pubic area, or physical contact with a person's genitals, anus or pubic area, including strip shows, exotic dancing and other adult-oriented performances.

Entertainment, Patron Participation: an accessory use where the patrons are predominantly participants such as sing-alongs or karaoke, dancing and amateur nights.

Entertainment, Spectator: live music, stage performances, or the showing of motion pictures within an enclosed building, where the patrons are predominantly spectators, such as an auditoria, cinema, theatre, performing arts, or concert hall.

Equestrian Centre, Major: horse riding, training, breeding, and boarding if the stables do not have more than 40 permanent stalls. This use does not include a racetrack for horse racing licensed under the *Gaming Control Act*.

Bylaw 8025

Equestrian Centre, Minor: horse riding, training, breeding, and boarding if the stables do not have more than eight permanent stalls. This use does not include a racetrack for horse racing licensed under the *Gaming Control Act*.

Bylaw 8256

Equipment, Major: sale, rental, service, or repair of machinery or mechanical equipment typically used in building, utility, highway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production. This does not include major or minor vehicle repair.

Equipment, Minor: sale, rental, service or repair of tools, machines and light construction equipment, (under 500 kg) or similar items. This does not include major or minor vehicle repair.

Exhibition & Convention Facility: a building or site intended to provide permanent facilities for meetings, banquets, seminars, conventions, workshops, product and trade fairs and similar exhibitions. This use may include accessory food and beverage service, and spectator and patron participation entertainment.

F

Bylaw 9110

Façade: The portion of any exterior elevation of a building or structure exposed to public view extending from the grade to the eaves or the top of a parapet wall and the entire length of the building elevation, including all areas divided by firewalls.

Feedlot: means a fenced area where livestock or poultry is confined solely for the purpose of growing or finishing, and is sustained by means other than grazing.

Fence: an artificially constructed barrier of any material used to enclose or screen areas of land. For the purpose of calculating fence height, any arch, arbor, trellis or pergola affixed to or supported by a fence shall be deemed part of the fence.

Fish Hatchery: growing, cultivating, and rearing fish for recreational or commercial purposes, or for preserving genetic integrity, or rebuilding native populations, but excludes the processing of such products.

Fleet Service: development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. Typical uses include taxi services, bus lines, mobile catering, towing, and messenger and courier services. This use includes a place where vehicles are impounded for breach of the law, and may be taken, towed and stored temporarily until reclaimed. This does not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 10,885 kg or a wrecking yard.

Floor Area, Gross Leasable (GLFA): means the total floor area designed for tenant occupancy on which rent is paid or income produced, and includes basements, mezzanines and upper floors, if any, but excludes parking areas.

Floor Area, Gross Leasable Constructed: the total floor area designed for tenant occupation on which rent is paid or income produced, and includes basements, mezzanines and upper floors, if any, but excludes parking areas; for which a Building Permit has been issued pursuant to the *Building Bylaw*.

Floor Area, Gross (GFA): the total area of all the floors, measured to the extreme outer limits of the building, including all dwellings and all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases and stairwells,

and includes enclosed balconies and mezzanines, enclosed porches, decks, or verandas, elevator shafts and accessory buildings. For the purpose of calculating required off-street parking, gross floor area does not include parking areas.

Floor Area, Ground: gross floor area of the first storey.

Floor Area, Net: the total area of all the floors, measured to the extreme outer limits of the building, including all dwellings and all areas giving access thereto, excluding basement areas used exclusively for storage or service to the building, attics, parking areas, elevator shafts, breezeways, porches, decks, balconies, exit stairways, landings, corridors, patios and terraces. In the case of multiple dwellings, corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

Floor Area Ratio: the numerical value of the net floor area on all levels of all buildings and structures on a site, divided by the area of the site.

Foreshore: Crown land between the high and low water levels of a lake.

Forestry: growing, or the cultivating, protecting, harvesting, sorting or storage of forest products grown on the same site, and may include accessory auction, retail or wholesale of forest products grown on the same site, and the storage of harvesting equipment or supplies and temporary repair of such equipment used on the same site, but excludes the manufacturing or processing of any forestry products.

G

Gaming Facility: casino gaming with not more than 575 electronic gaming machines (slot machines or community gaming units), 15 gaming tables, bingo with not more than 650 gaming seats, licensed under the *Gaming Control Act*, horse racing teletheatre, and may include the accessory retail sale of British Columbia Lottery Corporation products, spectator entertainment and patron participation entertainment.

Garage: an accessory structure, or part of a principal building, designed and used primarily for the storage of vehicles. It includes a carport.

Garage Sale: the occasional sale of secondhand household goods belonging to the owner or tenant of residential premises as an accessory use only to a single detached or two-unit dwelling, but does not include the sale of vehicles, new goods, or goods on consignment.

Grade, Building: the finished grade of the ground abutting the front of a building or structure facing the front lot line, exclusive of grades altered by materials such as earth and rock, and any localized embankment or entrenchment such as for vehicle or pedestrian entrances.

Grade, Landscaped: with reference to the height of balconies, decks, patios, terraces, arbours, trellises, fences, pergola and other architectural or landscape features, the average elevation of the finished surface of the ground under the four principal corners of the balconies, decks, patios, terraces, arbours, trellises, pergola, fences and other architectural or landscape features.

Grade, Natural: the elevation of the ground surface in its natural state, before artificial alteration; or on sloping or irregular sites, the plane, before alteration.

Bylaw 7963
Bylaw 8164
Bylaw 8104
Bylaw 8256

Bylaw 8896

Bylaw 8256

Bylaw 8586
Bylaw 8734
Bylaw 8974

Greenhouse & Plant Nursery: cultivating, harvesting, storing and selling vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products, and may include the accessory retail or wholesale of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, gardening tools, provided this accessory use occupies not more than 400 m² on any site. This use excludes any cannabis production facility uses.

H

Habitable Room: a room in a dwelling designed for living, sleeping, eating or food preparation.

Hard surfacing: a durable ground surface, constructed of cast-in-place concrete, brick, or concrete unit pavers, turfstone, stone, asphalt, or similar materials (but excluding gravel and clay).

Bylaw 8077

Health Service, Community Outreach: the provision of integrated and responsive community health care services and programs of a clinical, educational, preventive, diagnostic, treatment, therapeutic, rehabilitative, palliative or counselling nature delivered on an outreach basis directly to patients in their homes or in a clinical setting by appointment on an individual patient or a pre-selected group basis.

Typical outreach services that are primarily delivered in the patient's home include home support personal care, home care nursing/education, rehabilitation (physiotherapy and occupational therapy), palliative care consulting, long term care assessment, integrated health team multidisciplinary, health services/community living and lifeline emergency programs.

Typical health care services that may be provided on a limited onsite basis within a clinical setting to individual patients by appointment or to small groups meeting selected criteria include intravenous therapy and wound care, education and group medical sessions of a preventive and disease management nature for frail, elderly and those living with a chronic disease such as diabetes, heart or similar conditions.

The floor area devoted to accessory office shall not exceed 40% of the gross floor area of the building(s) devoted to the community outreach health service use on the same site.

Health Service, Major: a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and may include accessory staff residences, food and beverage service, religious assembly, medical and diagnostic laboratories, and pharmaceutical dispensary. Typical uses includes hospitals, morgues, and nursing homes with health care for dependent residents.

Health Service, Minor: the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counseling nature, Typical uses include medical and dental offices, health clinics, acupuncture clinics, vocational rehabilitation, blood-bank, and counseling services, and may include accessory medical and diagnostic laboratories, the retail sale or rental of medical supplies, and pharmaceutical dispensary. This does not include massage services.

Height: with reference to a building or structure, the greatest vertical distance from building grade of such building or structure to the highest point of such building or structure. With reference to a fence, the height shall be determined by measurement from the average landscape grade 1.0 m from both sides of the fence. In the case of the retaining wall, the height at the high side will be used.

High Water Mark: the visible high water mark of a watercourse 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 watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

Highway: any public street, road, sidewalk, lane, bridge, boulevard, or any other public way intended for the general public for the passage of vehicles within the City or land as shown as road on a plan of survey that has been filed or registered in the Land Titles Office or used as a public road.

Home Business Overlay (HBO): lands identified in Schedule “B” of this *Bylaw*.

Home Business 1: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 1 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; taxidermy; education; on-site manufacturing, processing, fabricating or assembling goods heavier than 5 kg; repair, washing or painting of vehicles or equipment; on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service; or the sale of products manufactured off-site, other than products accessory to the business, mail order sales, telephone sales, or where the customer does not enter the premises to inspect or pick up the goods.

Home Business 2: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 2 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; taxidermy; on-site manufacturing, processing, fabricating or assembling of goods heavier than 200 kg; on-site repair, washing or painting of vehicles or equipment; on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service.

Home Business 3: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 3 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services;

animal shelter or animal breeding & boarding; on-site repair, washing or painting of vehicles or equipment (unless accessory to the business); on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service.

Home Furnishings: portable items used to increase the comfort and utility of a dwelling and includes appliances, electronic entertainment equipment, furniture, window and floor coverings, electrical fixtures, lamps, kitchen and bathroom accessories, fabrics and bedding.

Hotel: providing rooms or suites for temporary sleeping accommodation where the rooms have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. This use may include accessory food and beverage services, spectator entertainment, patron participation entertainment, minor indoor and outdoor recreation, and personal services for the convenience of guests.

Household: means:

- a) a person;
- b) two or more persons related by blood, marriage, common law relationship, or adoption, together with not more than two persons unrelated to such persons; or
- c) a group of not more than 6 persons who are not related by blood, marriage, common law relationship or adoption;

all living together in a dwelling, comprising a single housekeeping group and using cooking facilities shared in common. Unrelated persons may include owners, renters, tenants, boarders, paid domestic servants, or foster children.

Bylaw 8304

Housing, Apartment: any physical arrangement of attached dwellings, intended to be occupied by separate households, which does not conform to the definition of any other residential use class

Bylaw 8896

Housing, Carriage: a secondary dwelling constructed above a detached garage with direct vehicle access.

Housing, Congregate: housing in multiple unit form for semi-independent persons within which is provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services such as transportation for routine medical appointments and counseling. This may include housing for seniors.

Bylaw 8896

Housing, Cottage: a one storey secondary dwelling that is constructed at building grade. This use does not include a basement or a half storey.

Housing, Four-Plex: any physical arrangement of three or four attached dwellings intended for separate households with separate exterior access to grade.

Bylaw 8947

Housing, Manufactured: building or structure containing only 1 dwelling exclusively used for occupancy by 1 household, being either factory built housing certified in accordance with can/csa-A277 or factory built housing that is designed, constructed, or manufactured CAN/CSA Z240 MH standards.

Housing, Row: a development containing three or more dwellings with a separate individual, direct access at grade that shares no more than two party walls with

adjacent dwellings. No part of any dwelling is placed over another in part or whole. It may contain semi-detached housing.

Housing, Single Detached: a building containing only 1 dwelling exclusively used for occupancy by 1 household, except where permitted by this Bylaw a secondary suite may be within a single detached home. This use includes manufactured homes that conform to the CSA A277 standards.

Housing, Stacked Row: row housing, except that dwellings may be arranged two deep, either horizontally so that dwellings may be attached at the rear as well as the side, or vertically so that dwellings may be placed over others. Each dwelling will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor or steps.

Bylaw 8932

Housing, Supportive: residential housing provided and managed by a non-profit organization registered under the *Society Act*, for persons reintegrating into the community. This housing type aims to transition individuals to long-term permanent housing. This housing type typically contains common amenity space, laundry facilities, dining and kitchen facilities. Accessory minor health service or educational uses may also be provided. This use does not include Boarding or Lodging.

Bylaw 8884

Housing, Transitional: means independent, temporary residential housing provided in multiple unit form which is provided and managed by a non-profit organization registered under the *Society Act*. This housing type aims to transition individuals to long-term permanent housing. Transitional housing typically contains common amenity space, laundry facilities, dining and kitchen facilities. Accessory minor health service or educational uses may also be provided.

Housing, Two-Unit: a building designed exclusively to accommodate two households living independently in separate primary dwellings above, below, or beside each other. This type of development is designed and constructed as two dwellings at initial construction. It does not include a secondary suite.

I

Bylaw 8656

Industry, Heavy: the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment from raw materials; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or business use. This use typically has area, intensity, and land use impacts with greater magnitude and significance than light industry. This use includes a sawmill; planing mill; veneer and plywood plant; wood preserving; the manufacturing of prefabricated, log, or manufactured homes; carpet mill; vehicle, heavy equipment, tank, boiler, or shipping container manufacturing. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; major vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the heavy industrial use on the same site.

Bylaw 8256

Industry, Light: the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally

associated with industrial, business or household use. This use typically has area, intensity, and land use impacts with lesser magnitude and significance than heavy industry. This use includes manufacturing of packaged food (not including an abattoir) and beverage products; clothing, leather, electronics, and furniture manufacturing; metal or hardware fabrication; and machine shop. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; minor vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the light industrial use on the same site. This use does not include other uses that are defined separately. This use includes only those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building.

Bylaw 8256

Industry, Special Heavy: any offensive trade including processing or manufacturing uses such as an oil refinery; chemical, explosive or fertilizer plant; pulp and paper mill; particle-board plant; cement or structural clay products manufacturing; smelter, basic iron and steel manufacturing; and tannery. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; major vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the heavy industrial use on the same site.

Intersection: the area within the connection of two or more highways intended for use by vehicles

K

Kitchen: facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which taken together, may be intended or used for the preparation or cooking of food.

L

Landing: a platform, with or without a roof, between flights of stairs or the floor at the foot or head of a flight of stairs.

Landscaping: the preservation or modification of the natural features of a site through the placement or addition of any or a combination of soft landscaping elements (trees, shrubs, plants, lawns, ornamental plantings, etc.), decorative hard surfacing elements (bricks, pavers, shale, crushed rock, etc., but excluding concrete and asphalt in the form of patios, walkways, and paths), and architectural elements (decorative fencing, walls, sculpture, etc.).

Lane: a highway not exceeding 10.0 m in width.

Bylaw 8025

Leave Strip: an area of land where development is regulated to preserve, protect, restore or enhance the natural features, functions, and conditions that support fish life processes.

Library & Exhibit: the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films; or a

development for the collection, preservation and exhibition of works or objects of historical, scientific, natural, archival, or artistic value. Typical uses include libraries, museums, art galleries, botanical gardens, arboreta, and archaeological and cultural exhibits. This use may include accessory retail, spectator entertainment and patron participation entertainment.

Liquor Primary Establishment, Major: a place or premises, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on site, and may include accessory adult-oriented entertainment only in C1I, spectator entertainment, patron participation entertainment, minor arcade and liquor off-sales.

Liquor Primary Establishment, Minor: a place or premises, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on site, with a maximum indoor occupant load of 125 persons, and may include accessory adult-oriented entertainment only in C1I, spectator entertainment, patron participation entertainment, minor arcade and liquor off-sales.

Livestock: cattle, goats, horses, sheep, swine, game, and similar farmed or fur bearing animals.

Loading Space: an off-street parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

Log Storage: handling, sorting and storage of logs harvested on the same site they are stored on.

Lot: a parcel of land, including Crown Land, which is legally defined either by registered plan or metes and bounds description.

Lot, Corner: a lot or site located at the intersection of two highways, other than lanes.

Bylaw 9110

Lot, Double Fronting: a lot which abuts two highways which are parallel or nearly parallel and do not intersect at the boundaries of the lot, excluding a lane.

Lot, Interior: a lot other than a corner lot.

Lot, Panhandle: a lot that has its primary legal access from a highway through a narrow strip of land that is an integral part of the lot. This narrow strip is referred to as the panhandle.

Lot, Pie: a lot that is generally configured such that its width at the rear lot line is greater than at its front lot line.

Lot, Reverse Pie: a lot that is generally configured such that its width at the rear lot line is less than at its front lot line.

Lot, Strata: a lot shown on a strata plan according to the *Strata Property Act*.

Bylaw 9110

Lot Area: the total area of a lot taken in a horizontal plane excluding land covered by a natural body of water or occupied by a panhandle.

Lot Line: the legally defined boundary of any lot or property line.

Lot Line, Front: in the case of an interior lot, a lot line separating the lot from the highway; or in the case of a corner lot, a line separating the narrowest highway frontage of the lot from the highway not including a corner rounding or corner cut; or in the case of a double fronting lot, the front lot line may be on both frontages in order to be consistent with the location of permitted access and the

orientation of other development in the block. In the case of a lot abutting a watercourse, the front lot line is the lot line abutting the highway.

Lot Line, Rear: either the lot line opposite to, and most distant from, the front lot line, or, where there is no such property line, the point of intersection of any property lines other than a front lot line which is furthest from and opposite the front lot line.

Lot Line, Side: any lot boundary line that is not a front or rear lot line.

Lot Width: the width of a lot where it abuts the highway except in the case of an irregularly shaped lot such as a pie lot where the width shall be the horizontal distance between the side lot lines at 9.0 m from the front lot line. For a reverse pie lot, the lot width is the horizontal distance between the side lot lines 22.0 m from the front lot line. For other lots where the lot width cannot be reasonably calculated by these methods, the City shall determine the lot width having regard to the access, shape and buildable area of the lot, and the lot width and location of buildings on abutting lots.

M

Bylaw 8947

Manufactured Home Park: 2 or more manufactured home spaces that may be rented or strata titled for residential housing units certified as complying with CAN/CSA Z240 and CSA A277 standards. A lot in the Agricultural Land Reserve on which the principal dwelling unit and an additional dwelling unit are manufactured homes is not, under this bylaw, a manufactured home park.

Bylaw 8947

Manufactured Home Space: an area set aside within a manufactured home park for the installation of one manufactured housing unit.

Manufacturing, Custom Indoor: small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools. Typical uses include jewelry, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.

Motel: providing rooms or suites for temporary sleeping accommodation where the rooms do not have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. This use may include accessory food and beverage services, minor indoor and outdoor recreational facilities, meetings rooms, spectator entertainment, patron participation entertainment, minor indoor and outdoor recreation, and personal services for the convenience of guests and visitors.

N

N/A: not applicable, that there is no particular regulation in that zone for that category, but that the other regulations in this Bylaw still apply.

Natural Features, Functions & Conditions: include, but are not limited to the following:

- a) large organic debris that falls into the watercourse or streamside area, including logs, snags and root wads;
- b) areas for channel migration, including active floodplains;
- c) side channels, intermittent watercourse, seasonally wetted contiguous areas and floodplains;

- d) the multi-canopied forest and ground cover adjacent to watercourses that moderates water temperatures, provides a source of food, nutrients and organic matter to watercourses, establishes root matrices that stabilize soils and stream banks, thereby minimizing erosion, and buffers watercourses from sedimentation and pollution in surface runoff;
- e) a natural source of watercourse bed substrates; and
- f) permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in watercourses, especially during low flow periods.

Non-Resident On-Site Employee: any person employed by the resident operator of a home business who normally works on the site of the home business more than a total of four hours in a consecutive 7-day period as part of their employment. Employees who work off-site or occasionally attend the site for less than this period of time in any consecutive 7-day period shall not be considered a non-resident on-site employee.

Nuisance: anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire, electrical interference, or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours, and the traveling public, to the normal enjoyment of any land or building.

O

Office: the provision of administrative, professional, management, technical, or consulting services with no accessory outdoor storage. This use also includes scientific and technical consulting that requires no accessory outdoor storage. This use excludes the growing, extraction, manufacture, processing, assembly, fabrication, storage, sale, service or repair of goods on the same site.

Official Community Plan: *City of Prince George Official Community Plan Bylaw.*

Open Space: that portion of a lot not occupied by parking or vehicle areas, buildings, accessible to, and suitable for gardens, landscaping, and recreational use by building occupants.

Open Space, Usable: an unobstructed area available for use by all occupants of a building, having no dimension less than 4.5 m and no slope more than 10%, providing for greenery, recreation space and other leisure activities normally carried on outdoors, but excludes off-street parking and loading spaces, service drive-ways, and roof areas unless developed as recreation space.

Outdoor: in relation to uses are those that are not entirely enclosed within a building or structure.

Outdoor Storage: storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, shipping and cargo containers, trailers and rail car storage, or heavy equipment storage compounds.

Bylaw 8330
Bylaw 8256

Bylaw 8256
Bylaw 8415

Bylaw 8025

Owner: as defined in the *Community Charter*.

P

Parapet or Parapet Wall: that portion of a perimeter building wall that rises above the roof.

Park: any outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally significant areas, forest reserves, wildlife sanctuaries, greenbelts, conservation areas, allotment gardens, buffers, nature and cultural interpretation areas, and similar land uses. It includes all landscaping, facilities, sports fields, accesses, trails, buildings and structures consistent with the general purpose of parkland. It does not include a campground or manufactured home park.

Parking, Non-Accessory: providing vehicular parking that is not primarily intended for the use of residents, employees, customers, visitors, members, or clients of a principal use on the same site. Typical uses include surface parking lots and parking structures located above or below grade.

Parking Space: an off-site space of the size and dimensions to park one vehicle in conformance with Section 7 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

Party Wall: a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

Patio: an area of hard surfacing or platform with the top of the floor not more than 0.6 m above the landscaped grade without a roof or walls, except for balustrade or railings.

Penthouse: a structure projecting above a building roof or parapet, housing an elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.

Person: in addition to its usual connotation, shall include a firm or partnership, association, company, society, and body corporate.

Pet: cat, dog, bird or other domestic animal, excluding livestock and poultry.

Porch: a roofed structure projecting from the exterior wall of a building forming a covered approach or vestibule to a doorway.

Poultry: chickens, turkeys, ducks, geese, and similar farmed fowl.

Premises: means a building or site, or portion of a building or site where a business is operated.

Property Line: a legal boundary of a lot.

Q

Qualified Professional: an applied scientist or technologist, acting alone or together with another qualified professional that is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association; the individual is acting within that individual's area of expertise, the individual is a full member and is not in training, articling, retired, on leave or a student member.

R

Railway: railway right-of-way exclusively used for rail transportation.

Bylaw 8025

Ravine: a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3 (horizontal) to 1 (vertical).

Bylaw 8256

Recreation, Indoor: the provision of recreational services entirely within an enclosed building for sports, active recreation and performing arts, where patrons may or may not be participants. This use may include accessory indoor food and beverage service, and the sale and service of recreational products.

Bylaw 8256

Recreation, Outdoor: the provision of recreational services conducted primarily outdoors, for the public at large for sporting events and active recreational uses, where patrons may or may not be participants. This use may include buildings or structures consistent with a club house or base lodge.

Bylaw 8256

Recycling Centre, Intermediate: buying, selling, collection, sorting, bailing, packing, and temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include waste management or wrecking yard.

Recycling Centre, Major: buying, selling, collection, sorting, bailing, packing, processing and temporary storage of left over paints, solvents, flammable liquids, pesticides, and petroleum products, filters, containers, and similar goods and materials. This use includes intermediate recycling centre where there is outdoor storage. This use does not include waste management or wrecking yard

Recycling Centre, Minor: unattended bins and containers for the collection and temporary storage of recyclable materials including cardboard, plastics, glass, paper, cans and similar household goods. Recyclable material left at the drop-off shall be periodically removed and taken to larger, permanent recycling operations for final recycling. This use does not include waste management or wrecking yard. Minor recycling centres are permitted as an accessory use with any multiple dwelling residential, commercial, industrial, or institutional use subject to the landscaping and screening provisions of Section 6.7 of this Bylaw.

Registered Plan: subdivision plan registered in the Land Titles Office.

Religious Assembly: the assembly of persons for religious worship, services, or rites, and may include accessory food and beverage service, administration, educational, social, recreational, charitable or philanthropic activities, spectator entertainment, patron participation entertainment, and a residence for a caretaker or head of congregation. Typical uses include chapel, church, convent, monastery, mosque, parish hall, rectory, seminary, synagogue, and temple.

Residential Sales Centre: building used for a limited period of time for the purpose of marketing residential land or buildings.

Bylaw 8947

Residential Security/Operator Unit: a secondary dwelling within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, manufactured home park or on-duty security personnel at a storage facility. No more than one residential security/operator unit is permitted on a site.

Bylaw 8256

Restaurant: the primary purpose is the retail sale of prepared foods and beverages for consumption on or off the site. Typical uses are restaurants, coffee, donut, bagel or sandwich shops, ice cream parlors, and dessert shops. This use may include a food primary license issued under the Liquor Control and Licensing Act and accessory spectator or patron participation entertainment.

Retail, Adult-Oriented: providing, offering or furnishing the rental, use, viewing, or sale of an object, other than a magazine, contraceptive device or prescription

Bylaw 8974

medicine, the central feature of which is the visual representation of a person's genitals, anus or pubic area, or physical contact with a person's genitals, anus or pubic area.

Retail, Cannabis: a store licensed by the Liquor and Cannabis Regulation Branch to sell non-medical cannabis products and cannabis accessories for consumption off-site.

Retail, Convenience: retail sale of those goods required by area residents or employees on a day to day basis. Typical uses include stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, and may include accessory video rental.

Retail, Farmers Market: retail sale of farm produce, homegrown food products, meat, fish, seafood and retailing of handicrafts as an accessory product to retailing of farm produce.

Retail, Flea Market: sale of new or used goods by more than 3 vendors renting tables and/or space outdoors or in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally handicrafts, household items, tools, electronic equipment, food products or concessions, plants, clothing, and furniture. This use only occurs on weekends and statutory holidays, and the goods may not be stored or displayed outdoors between sale days.

Retail, General: the retail sale of goods, wares, merchandise, substances, articles or things. Typical uses include grocery, hardware, appliance, electronics, furniture, antiques, second-hand, consigned, and pawned items, catalogue sales, health and personal care, clothing and accessories, hobby, book, music, video or game (including rental), flower, office supply, stationary, gift, pet supply (may include accessory pet grooming & day care), art and sporting goods stores. This use may include accessory storage and servicing of the retail goods.

Retail, Liquor: the retail sale of packaged liquor for consumption off-site.

Retaining Wall: structure constructed to hold back, stabilize or support an earthen bank.

S

Screen, Solid: continuous solid fence or wall used as an enclosure and a total visual barrier around all of a use and includes gates on all access points made of materials comparable to the fence or wall, all of which shall be self-supporting or attached to a durable and sturdy structural frame.

Screen: continuous fence or wall used as an enclosure and a visual barrier around all or part of a lot, interrupted only for driveways and walkways, all of which shall be self-supporting or attached to a durable and sturdy structural frame.

Screening: continuous wall, fence, compact evergreen hedge or combination thereof, supplemented with landscape planting, that would effectively screen from view at street levels the property which it encloses, and is broken only by access drives and walks.

Bylaw 8896

Secondary Dwelling: a self-contained dwelling that is detached, and subordinate to the principal dwelling in terms of size, scale and massing. This use is exclusively used for occupancy by one household that complies with the requirements of this Bylaw, and serviced with an approved and permanent water and sewer system.

Typical detached dwelling uses include carriage housing and cottage housing. This use does not include manufactured housing.

Bylaw 8532

Secondary Suite: an accessory, self contained dwelling within a single detached house, exclusively used for occupancy by one household that complies with the requirements of this Bylaw.

Second Hand Goods: previously owned home furnishings, clothing, household items, and similar goods, but specifically excluding vehicles and any goods for pawn or sale by consignment.

Bylaw 9273

Self-Storage Facility: fully enclosed buildings or structures in which individual storage units are rented or leased for the storage of goods, materials, and equipment. This use does not include outdoor storage.

Service, Business Support: services to businesses including security guard, patrol, and security systems services, packaging, labeling, document preparation, publishing and printing, testing laboratories, film developing and processing, and the servicing of office equipment and machines.

Service, Dating or Escort: providing or furnishing an escort or partner for a social occasion or function, but does not include a person providing assistance to another person because of that other person's age, medical condition or disability.

Service, Financial: financial, insurance, accounting, bookkeeping, and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, pay-day loan operation, or agency where money is deposited, kept, lent or exchanged, excluding pawn.

Bylaw 8532

Service, Food Bank: the storage and distribution of food products, home furnishings, clothing, supplies, and household items to patrons for non-profit or charitable purposes.

Service, Funeral: the preparation of the dead for internment or cremation, and the holding of memorial services, and may include accessory retail sale and storage of caskets, urns and other related funeral supplies. This includes funeral homes and undertaking establishments.

Service, Household Repair: the provision of maintenance and repair services for goods and equipment normally found in a home. Typical uses include engraving, the repair or maintenance of telecommunication devices, radios, televisions, appliances, recreation equipment, and furniture refurbishing and upholstery shops.

Service, Industrial Support: services to businesses and buildings including locksmiths, armoured car services, laundering uniforms, table cloths or other items for a business, extermination and pest control services, janitorial services, window cleaning service, waste collection, carpet and upholstery cleaning service, duct and chimney cleaning service, septic tank installation, sign shop, pumping and repair services, water-well and other drilling services.

Service, Massage: providing or furnishing a massage service involving the application of physical external manipulation of the soft tissues of the human body by another person. It does not include massages administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of

product application and is a minor or incidental part of the treatment) or massage therapy service.

Service, Massage Therapy: massage therapy service as defined by the Massage Therapist Regulation, as practiced by a massage therapist designated under the *Health Professions Act*.

Service, Personal: services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include barber shops, hairdressers, manicurists, tailors, dressmakers, shoe repair shops, tanning, photography studios, dry-cleaning establishments, tattoo parlors, and laundries but does not include health services.

Service, Pet Grooming & Day Care: pet grooming and the supervised care of pets during the day, but does not include overnight accommodation.

Service Station, Major: the retail sale of vehicle fuel, lubricant, and other fluids and may include accessory minor vehicle repair, and minor vehicle washing, with more than 2 service and washing bays combined, and the retail sale of sundry items and packaged food.

Service Station, Minor: the retail sale of vehicle fuel, lubricant, and other fluids and may include accessory minor vehicle repair, and minor vehicle washing within a building containing not more than 2 service and washing bays combined, and the retail sale of sundry items and packaged food.

Setback: the distance that a development must be set back from a property line or any other features specified by this Bylaw.

Site Coverage: the percentage of the total horizontal area of a site that may be built upon including principal and accessory buildings and structures permitted by this Bylaw, except for projections permitted under section 4.2 of this Bylaw.

Site: area of land consisting of a lot or two or more abutting lots of sufficient size and dimension to meet the minimum lot area and lot width requirements of this Bylaw in respect of the particular zone, use, site coverage, and area to which the lot or lots relate.

Sleeping Unit: a habitable room, or a group of two or more habitable rooms, not equipped with self contained cooking facilities, providing accommodation for guests.

Snow Storage: storage of snow, whether permanent or temporary, and may include associated snow dumping, berming, grading, equipment storage and access control facilities. Snow dumping sites include only those lands on which snow is placed after being brought from a separate site, and not areas in which snow is moved from one portion of a site after being cleared from the rest of the site.

Soil Crushing: mechanically operated device or structure used to crush or break soil.

Soil Screening: fixed or a mechanically operated device or structure to sift, sort or separate rock, sand, gravel or other material of which land is composed.

Soil Washing: use of water to wash or separate silts, and other fine or small materials from larger rock, sand, gravel or other material of which land is composed.

Storey: that portion of a building, other than an attic or half storey, which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

Storey, First: the uppermost storey having its floor level not more than 2.0 m above building grade.

Storey, Half: that portion of a building located wholly or partly within a slopping roof having a floor area not more than two-thirds of the floor area of the storey next below, side walls not less than 1.2 m in height, and a ceiling with a minimum height of 2 m over an area equal to at least fifty percent of its floor area; or that portion of a building between two floor levels which is partially underground having walls between 0.6 m and 2.0 m in height measured between the building grade and finished floor next above.

Structural Alteration: any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams and girders.

Structure: a permanent or temporary construction of any kind or any material whether attached to or supported by or sunk into land or water including a building or edifice of any kind, such as a tent, awning, bin, bunk, container, vessel, tower, arbor, trellis, gazebo, pergola, swimming pool, dock, tank, but excludes fences, retaining walls, moving vehicles and open air surface areas at landscape grade such as pavements, walks, and curbs.

Studio Dwelling: dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a unit containing a separate bedroom or bedrooms.

Subdivision: as defined in Section 872 of the *Local Government Act*.

T

Tandem Parking: two parking spaces, one behind the other, with a common or shared point of access to a maneuvering aisle or highway.

Temporary Sawmill: an accessory use to the construction of a building or structure involving the cutting, sawing, or planing of timber, either to finished lumber, or to an intermediary step, and temporarily stored raw or finished lumber, but may not include kiln drying or the wholesale or retail of such products.

Temporary Shelter Services: the provision of temporary accommodation for one or more individuals who are otherwise temporarily or permanently homeless, or lack fixed, regular or adequate accommodation, or may be in a crisis or emergency situation.

Temporary Building or Structure: a building or structure without any foundation or footings which is removed when the designated time period, activity, or use for which the temporary structure has ceased.

Tenancy: a separate or self-contained premise that contains one commercial use.

Top of Bank: the points closest to the boundary of the active floodplain of a watercourse or water body where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any

point* for a minimum distance of 15.0 m measured perpendicularly from the break. Where banks are not well defined (as determined by a qualified professional) the top of bank is equivalent to the high water mark. * Minor variations in elevation may be discounted where slope change greater than 3 (horizontal) to 1 (vertical) results in less than 1.0 m elevation gain between the points where the slope is less than 3 (horizontal) to 1 (vertical).

Bylaw 8025

Top of Ravine Bank: the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point* for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed. * Minor variations in elevation within the 15.0 m may be discounted where slope change greater than 3 (horizontal) to 1 (vertical) results in less than 1.0 metre elevation gain between the points where the slope is less than 3 (horizontal) to 1 (vertical).

Trailer: is as defined in the *Motor Vehicle Act*.

Bylaw 8025

Training Works: any wall, dyke or protective structure used to prevent a watercourse from leaving its channel at a given location. This includes any debris flow training structures including basins, trash racks, or other works.

Bylaw 8025

Transportation Depot: a transportation facility providing for the receiving and discharge of passengers traveling by, rail, water, bus, taxi or other vehicle, and may include accessory ticket offices, luggage checking, and trans-shipment of goods.

Bylaw 9273

Truck or Rail Terminal, Major: a transportation facility providing a break-of- bulk or assembly point for commodities that require specialized storage and handling methods such as petroleum bulk plants, cement storage facilities and similar uses, which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes related warehousing and may include accessory administration, and repair of related vehicles, trailers, materials-handling equipment, and rolling stock.

Bylaw 9273

Truck or Rail Terminal, Minor: a transportation facility providing a break-of- bulk or assembly point for commodities which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes warehousing and may include accessory administration, and repair of related vehicles, trailers, materials-handling equipment, and rolling stock. This use may include the accessory storage of shipping and cargo containers, trailers and rail cars, whether or not they are also used for warehousing & storage.

U

Use: the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

Use, Accessory: a use that is naturally, normally, and customarily incidental, subordinate, and exclusively devoted to a principal use located on the same site.

Use, Principal: the main or primary use for which a site, or its buildings and structures, are used, designed, arranged, developed, maintained, occupied or intended.

Bylaw 8256

Use, Secondary: uses contained within the lists of secondary uses in the zones of this Bylaw, that are only permitted on sites that are maintained, and occupied for one or more of the principal uses permitted by that zone.

Bylaw 8256

Utility, Major: sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, utilities and services, district heating plants, and may include accessory vehicle, equipment and material storage. This use does not include waste management sites.

Utility, Minor: the unattended equipment necessary for the operation of a water, sewer, gas, radio or television receiving or broadcasting antenna, telecommunication relay station, automatic telephone exchange, navigational aid, electrical substation or generation stations, or other utility, excluding outdoor vehicle, equipment or material storage.

V

Vehicle: any motor vehicle as defined in the *Motor Vehicle Act*.

Bylaw 8947

Vehicle, Camper: a vehicle or a trailer designed, constructed, and equipped, either temporarily or permanently, as temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers but not manufactured housing.

Bylaw 8256

Vehicle, Heavy: any vehicle or trailer that exceeds either a length of 7.5 m or a maximum gross vehicle weight of 5,500 kg. Heavy vehicles do not include passenger buses with a gross vehicle weight of 6,400 kg or less, or camper vehicles.

Vehicle, Home Business: any commercial vehicle as defined in Section 664 of the *Local Government Act*, including a trailer, or piece of equipment in excess of 1,000 kg, that is used in the operation of a home business.

Bylaw 8256

Vehicle Rental, Major: rental of new or used vehicles, trailers or boats with a gross vehicle weight greater than 5,500 kg, and may include accessory administration and vehicle storage.

Bylaw 8256

Vehicle Rental, Minor: rental of new or used vehicles, trailers or boats with a gross vehicle weight of 5,500 kg or less, and may include accessory administration and vehicle storage.

Bylaw 8256

Vehicle Repair, Major: general repair, rebuilding, or reconditioning of engines, vehicles, trailers or boats with a gross vehicle weight greater than 10,885 kg, including collision repair, body repair, frame straightening, painting, vehicle steam cleaning, sandblasting and undercoating.

Bylaw 8256

Vehicle Repair, Minor: the servicing and incidental replacement of parts and fluids for vehicles, trailers or boats with a gross vehicle weight of 10,885 kg or less, and camper vehicles. This includes transmission, muffler, tire, upholstery, and automotive glass shops.

Bylaw 8256

Vehicle Sale, Major: sale or lease on a monthly or longer basis of new or used vehicles, trailers or boats with a gross vehicle weight greater than 10,885 kg, and may include accessory retail sale of vehicle parts and accessories.

Bylaw 8256
Bylaw 8947

Vehicle Sale, Minor: sale or lease on a monthly or longer basis of new or used vehicles, trailers or boats with a gross vehicle weight of 10,885 kilograms (kg) or less, manufactured housing and camper vehicles and may include accessory retail sale of vehicle parts and accessories.

Vehicle Wash, Major: a facility designed, maintained or intended for the washing of vehicles or trailers with a gross vehicle weight greater than 5,500 kg, on an automated, semi-automated or manual basis.

Vehicle Wash, Minor: a facility designed, maintained or intended for the washing of vehicles or trailers with a gross vehicle weight of 5,500 kg or less on an automated, semi-automated or manual basis.

Vehicle Weight, Gross: means the combined weight of a vehicle or trailer and its load derived by adding the weights on all the axles of a vehicle or trailer.

Veterinary Service, Major: care, diagnosis and treatment of sick, ailing, infirm, or injured livestock and poultry, including medical intervention, surgery, and may include accessory short-term accommodation of such animals.

Veterinary Service, Minor: care, examination, diagnosis and treatment of sick, ailing, infirm, or injured pets, including medical intervention, surgery, and may include accessory short-term accommodation of pets, pet grooming, and the sale of medicine and pet supplies.

W

Walkway: thoroughfare intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed for maintenance and emergency vehicle use.

Bylaw 9273

Warehousing: Buildings or structures in which goods, products, substances and materials are received and stored for distribution. This use does not include retail sales on the same site, wrecking yard, truck or rail terminal, or waste management.

Waste Management: a site used primarily for the storage, bailing, packing, processing, treatment and disposal of solid and/or liquid wastes. Typical uses include sanitary landfills, incinerators, and similar uses.

Watercourse: includes any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).

Wholesale: sale of goods to retail dealers or to other wholesale dealers or to contractors or manufacturers for resale or for incorporation into other products.

Bylaw 8656

Winery & Cidery: the processing, manufacturing and storage of fermented beverage products containing berries and fruit. These products have an alcoholic content exceeding 1% by volume. The processing, manufacturing and selling of any liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. This use typically includes accessory:

- a) retail of liquor products manufactured on-site; and
- b) retail of merchandise relating to the winery & cidery function and company branding

Wood Waste: includes hog fuel, mill ends, wood chips, bark and sawdust, demolition waste, and construction waste, but does not include tree stumps, branches, logs or log ends.

Wrecking Yard: use of land, buildings and structures for the collection, demolition, dismantling, storage, salvage, bailment, recycling, reclamation, reuse, remanufacture and/or the sale of waste materials including scrap metal,

inoperable vehicles, vehicle parts, tires, building materials, machinery, appliances and other used, worn out, or discarded materials. The presence on any site of two or more vehicles, which, for a period exceeding 30 days, have not been capable of operating under their own power or from which parts have been or are to be removed for reuse or sale shall be deemed to be a wrecking yard.

Y

Yard: a setback measured 0.5 m above landscape grade.

Yard, Exterior Side: a side yard that abuts a highway.

Yard, Front: the area between side lot lines extending from the front lot line to the nearest wall of a building. On a corner lot, it is the yard associated with the front lot line.

Yard, Interior Side: a side yard abutting another lot.

Yard, Rear: the area between the side lot lines extending from the rear lot line to the nearest wall of a building.

Yard, Side: the portion of a site abutting a side lot line extending from the front yard to the rear yard. The side yard shall be situated between the side lot line and a line on the site parallel to it, at a specified distance from it, and measured at a right angle to it along its full length.

Z

Zone: an area of the City as defined in Sections 9 to 15 of this Bylaw.

Zone, Business and Industrial: any M zone included in Section 12 of this Bylaw.

Zone, Commercial: any C zone included in Section 11 of this Bylaw.

Zone, Recreation and Institutional: any P or W zone included in Section 13 of this Bylaw.

Zone, Rural: any AG or AF zone included in Section 9 of this Bylaw.

Zone, Rural Residential: any AR zone included in Section 9 of this Bylaw.

Zone, Site Specific: any Z zone included in Section 15 of this Bylaw.

Zone, Utility: any U zone included in Section 14 of this Bylaw.

Zone, Residential: any R zone included in Section 10 of this Bylaw.

<p>Amending Bylaws Bylaw 8256 Bylaw 8256 Bylaw 9110</p>	<p>3. Enforcement</p>	
	<p>3.1</p>	<p>Right of Entry</p>
	<p>3.1.1</p>	<p>No person shall interfere with or obstruct the entry of the Authorized Person, Bylaw Enforcement Officer or any authorized City representative on to any land or into any building to which entry is made or attempted.</p>
<p>Bylaw 8918</p>	<p>3.2</p>	<p>Offense and Penalty</p>
	<p>3.2.1</p>	<p>This Bylaw may enforced, a) by an Information laid in accordance with the <i>Offence Act</i>; b) by a Bylaw Notice in accordance with the "<i>Local Government Bylaw Notice Enforcement Act</i>"; or c) by a combination of the above noted methods in a) or b).</p>
	<p>3.2.2</p>	<p>With respect to enforcement further to a Bylaw Notice issued pursuant to the <i>Local Government Bylaw Notice Enforcement Act</i>, the fines outlined in Schedule "B" of the "City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016", as amended or replaced from time to time, shall apply.</p>
	<p>3.2.3</p>	<p>Except as otherwise provided in this Bylaw or the "City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016", and amendments thereto, any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, or omits or neglects to fulfill, observe, carryout or perform any duty or obligation imposed by the Bylaw shall be liable on summary conviction to a fine not less than Two Thousand (\$2000.00) and not exceeding Ten Thousand Dollars (\$10,000.00), the cost of prosecution and any other penalty or order imposed pursuant to the <i>Community Charter, S.B.C., 2003, c.26</i> or the <i>Offence Act, R.S.B.C., 1996, c.338</i>.</p>
	<p>3.2.4</p>	<p>Each day that an offence against the Bylaw continues or exists shall be deemed to be a separate and distinct offence.</p>

Amending Bylaws	4. General Development Regulations	
Bylaw 8256	4.1	General Provisions
	4.1.1	The General Development Regulations of Section 4 apply to all zones. Where there appears to be a conflict with the regulations in other Sections, these regulations apply unless those Sections specifically exclude or modify these general development regulations.
	4.2	Projections into Yards
Bylaw 8256	4.2.1	No building, structure, feature, or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained, or added to within any required yard except: <ul style="list-style-type: none"> a) uncovered steps, landings, and fire escapes, chimneys, eaves, cornices, leaders, gutters, ornaments, pilasters, belt courses, sills, bay windows, vents, fans, shutters, antennae, and satellite dish and receivers less than 0.6 m in diameter, provided that such projections do not extend more than 0.6 m into the required yard, and collectively occupy no more than 20% of the building face which is oriented to the required yard; b) awnings, balconies, sunshades, and canopies (supported only by the face of a building), provided that such projections do not extend into the required yard more than 1.2 m or 50% of the width of a required yard, whichever is less; c) patios and terraces, provided the top of floor is less than 0.6 m above landscaped grade, and any associated screen, balustrade or railing complies with the fence height limits of Section 6.8; d) fences and retaining walls which are subject to the provisions of Section 6.8; e) arbours, trellises, and pergola which are subject to the maximum height of the applicable zone for accessory development, and fish ponds, lawn ornaments, flag poles, or similar landscape features; f) completely uncovered swimming pools, hot tubs, or ice rinks provided that the pool, hot tub or ice rink is not constructed within any required front yard or nearer than 1.2 m from any side or rear property line; and g) utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.
Bylaw 8256	4.3	Height
Bylaw 8256	4.3.1	Structures such as antennae, wind turbines, chimney stacks, industrial processing towers, spires, belfries, monuments, fire and hose towers, masts, cranes, silos, steeples, cupola, elevator housings, penthouses, roof stairway entrances, ventilating equipment, skylights, or flagpoles are not subject to the maximum height limits of a zone provided that the structure(s): <ul style="list-style-type: none"> a) cover(s) less than 20% of the site area; or, b) if located on a roof, cover(s) less than 10% of the roof area and the combined height of the building and structure do not exceed twice the maximum height of the applicable zone.

	4.4	Grade
	4.4.1	The proposed building grade shall, to the extent practical, retain the natural contour of the land, minimize the use of retaining walls, and ensure positive drainage to appropriate receiving watercourses or municipal storm water system.
	4.4.2	Landscape grade shall be consistent with the lot-grading plan approved by the Authorized Person.
	4.5	Accessory Development
		Accessory buildings and structures in non-residential zones
Bylaw 8256	4.5.1	Accessory buildings and structures are subject to the <i>Regulations for Accessory Development</i> , or in cases where the <i>Regulations for Accessory Development</i> are not specified, the Development Regulations shall apply.
Bylaw 8256	4.5.2	Accessory buildings and structures in AG, AF, or AR zones located within 30.0 m of a lot in a residential zone shall be subject to the accessory development regulations of the residential zone.
	4.5.3	No accessory building or structure shall be erected on any lot unless the principal building to which the accessory building is incidental has been erected or will be erected simultaneously with the accessory building or structure. The City may require security to ensure the accessory building’s removal if the principal building is not built and occupied within 2 years of the building permit issuance in accordance with Section 4.7.
		Accessory buildings and structures on corner or double fronting Sites
	4.5.4	An accessory structure on a double fronting lot shall be sited as if a front yard is required on both lot lines abutting highways unless it is a residential lot with its vehicle access from one highway consistent with lots on the same block.
	4.6	Subdivision
	4.6.1	The minimum lot area provisions of this Bylaw shall not apply where one existing lot is being bisected into two lots by a highway that is dedicated at the time of subdivision.
	4.6.2	The minimum lot area provisions of this Bylaw shall not apply where an existing lot is being reduced in size because of land dedication for a highway or works, and each of the lots being created are at least 95% of the minimum.
Bylaw 8256	4.6.3	The minimum lot area and lot width provisions of this Bylaw shall not apply where the lot being created is to be used solely for the unattended equipment necessary for the operation of a water, sewer, gas, radio or television receiving or broadcasting antenna, telecommunication relay station, automatic telephone exchange, navigational aid, electrical substation or generation stations, or any other utility or a park. Provided that no sewage is generated from the above-mentioned uses, the following applies: <ul style="list-style-type: none"> a) the owner registers a covenant pursuant to Section 219 of the <i>Land Title Act</i> in favour of the City at the time the subdivision is registered; b) this covenant shall restrict or prohibit the construction of buildings or structures, and/or the use of any lot; and, c) such covenant shall be satisfactory to the Approving Officer.
Bylaw 8256 Bylaw 9110	4.6.4	The minimum lot area and lot width provisions of this Bylaw shall not apply for AG, AF and AR lots where the purpose of a subdivision is to protect environmentally sensitive areas, recreational amenities, or agricultural land from development. The authorized person may require the owner registers a covenant pursuant to Section 219 of the <i>Land Title Act</i> in favour of the City at the time the subdivision is registered. This covenant may restrict or prohibit

the construction of buildings or structures, and/or the use of any lot and shall be satisfactory to the Approving Officer.

Bylaw 9110

4.6.5 The minimum lot area and lot width provisions of this Bylaw shall not apply to air space parcels, nor shall they apply to strata lots within the RT3, RM, C, M, P, or Z zones provided the entire strata plan meets the lot area and lot width provisions of this Bylaw.

4.6.6 In circumstances where a single lot is located in more than one zone, see Section 2.2.4 of this Bylaw.

4.6.7 The lot area provisions of this Bylaw shall not apply where existing lots are consolidated.

Bylaw 8947

4.7 Security

4.7.1 The Authorized Person may require that an applicant for a building permit provide security based on a complete construction cost estimate from a qualified professional in an amount equal to 120% of the estimated cost to satisfy a landscaping or screening requirement of this Bylaw, correct an unsafe condition, correct damage to the environment, or guarantee the removal of a temporary manufactured housing, accessory building or structure, or temporary sawmill within the time limits specified in this Bylaw, as a condition that must be met for obtaining, continuing to hold, or renewing a building permit. If a permit holder fails to satisfy the above-mentioned requirements the City may undertake, at the expense of the permit holder, the works, construction, or other activities required to satisfy the landscaping or screening requirement, correct the unsafe condition, correct the damage to the environment, or removal of the temporary manufactured home housing, accessory building or structure, or temporary sawmill, and apply the security in payment of the cost of the works, construction, or other activities, with any excess returned to the holder of the permit.

4.7.2 The Authorized Person may require that the owner provide security, in a form approved by the Authorized Person by whichever of the following the owner chooses: an irrevocable letter of credit, cash deposit, or certified cheque.

4.8 Density

4.8.1 When the calculation of residential density results in a fraction of a dwelling, the nearest positive integer shall be used.

Bylaw 8256

4.9 Runoff Control

4.9.1 An owner who carries out the construction of a permanent or temporary paved area for vehicle service, repair, or wash facility, wrecking yard, or waste management facility must manage and provide for the ongoing disposal of surface runoff and storm water by installing, operating, and maintaining an interceptor in accordance with the *City of Prince George Storm Sewer System Bylaw*.

<p>Amending Bylaws</p>	<p>5. Specific Use Regulations</p>	
	<p>5.1</p>	<p>Application</p>
	<p>5.1.1</p>	<p>The specific use regulations shall apply to all development unless otherwise exempted in this section.</p>
	<p>5.1.2</p>	<p>Where these regulations may be in conflict with any zone development regulations or general regulations, these specific use regulations shall take precedence.</p>
	<p>5.2</p>	<p>Home Business</p>
<p>Bylaw 8256</p>	<p>5.2.1</p>	<p>All home businesses shall comply with the following general regulations:</p> <ul style="list-style-type: none"> a) Location: a home business shall not be located in conjunction with a community care facility. b) Nuisance: nuisance detectable beyond the property boundary shall not be produced by the home business. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained. c) Traffic: except for emergency situations, all home business vehicle trips shall be restricted to: <ul style="list-style-type: none"> i. Monday to Saturday between the hours of 6:00 AM and 10:00 PM; and ii. Sundays and Statutory Holidays between the hours of 10:00 AM to 6:00 PM.
<p>Bylaw 8256</p>		<ul style="list-style-type: none"> d) Parking and Loading: a home business shall provide parking in accordance with Section 7 in addition to the required residential parking spaces. There shall also be adequate on-site parking or storage space provided for all home business vehicles. Any related heavy vehicles shall be parked indoors or outdoors in a location that is not generally visible from a highway or adjacent property. Except for on a permitted driveway, no parking shall be permitted in a front yard. e) Outdoor Activities: There shall be no outdoor manufacture of materials, equipment or vehicles. f) Number: No more than two home businesses may be located in one principal building.
	<p>5.3</p>	<p>Home Business 1</p>
<p>Bylaw 8256</p>	<p>5.3.1</p>	<p>In addition to Section 5.2 above, a home business 1 shall comply with the following regulations:</p> <ul style="list-style-type: none"> a) Gross Floor Area: the home business 1 does not occupy more than 25% of the gross floor area of the principal dwelling. b) Storage: any storage, display, or sale of materials or goods related to the home business 1 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted c) Traffic: there shall be no more than three home business clients or customers on site during any period of 24 hours for a home business 1. d) Owner/Number of Employees: the home business 1 shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and shall employ no non-resident, on-site employees. e) Vehicles: the home business 1 shall have no more than one home business vehicle parked and maintained on the premises. There shall be no heavy vehicles used in conjunction with a home business 1.

Bylaw 8256

5.4

Home Business 2

5.4.1

In addition to Section 5.2 above, a home business 2 shall comply with the following regulations:

- a) **Gross Floor Area:** the home business shall not occupy more than 25% of the gross floor area of the principal dwelling.
- b) **Storage:** any storage, display, or sale of materials or goods related to the home business 2 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than one non-resident on-site employee.
- d) **Traffic:** there shall be no more than one home business client or customer on site during any 60 consecutive minutes, except for one instruction class once a week for up to five students.
- e) **Vehicles:** the home business 2 shall have no more than two home business vehicles parked and maintained on premises. There shall be no heavy vehicles used in conjunction with a home business 2.

5.5

Home Business 3

5.5.1

In addition to Section 5.2 above, a home business 3 shall comply with the following regulations:

- a) **Gross Floor Area:** on lots 2.0 ha or smaller, a home business 3 shall not occupy more than 25% of the gross floor area of the principal dwelling plus the area of accessory structures, but in no case shall the total area of the home business exceed the gross floor area of the principal dwelling. On lots larger than 2.0 ha, the total gross floor area of a home business 3 shall not exceed 2% of the site area to a maximum of 1,000 m².
- b) **Storage:** any storage of materials or goods related to the home business must be located within the principal dwelling and/or accessory structures. However, on a site larger than 1.0 ha, outdoor storage may be allowed provided that the storage area shall be completely screened from adjacent lands, meet the minimum setback requirements for principal buildings in the zone, and does not exceed 2,000 m², inclusive of the vehicles stored under Section 5.5.1 e). There shall be no outdoor display or sale of goods on the site except those produced or processed on the same site.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than two non-resident on-site employees.
- d) **Traffic:** there shall be no more than two home business clients or customers on site during any 60 consecutive minutes.
- e) **Vehicles:** the home business 3 shall have no more than three home business vehicles parked and maintained on sites which are 1.0 ha or less. One of these three home business vehicles may be a heavy vehicle. On sites greater than 1.0 ha, home business vehicles may occupy no more than 2000 m², inclusive of the materials and goods stored under Section 5.5.1.b). All of the home business vehicles on sites larger than 10 ha may be heavy vehicles.

Bylaw 8256

Bylaw 8256

Bylaw 8896

Bylaw 9041

5.6

Secondary Dwellings

5.6.1

A secondary dwelling shall be permitted on a lot width of 12.0 m or more.

- 5.6.2 A secondary dwelling shall be permitted only as a secondary use to a principal dwelling.
- 5.6.3 The principal and secondary dwelling shall be located on the same lot.
- 5.6.4 No more than one secondary dwelling shall be permitted per lot. If the lot is within the Agricultural Land Reserve, Sections 9.1.5 1. and 9.2.5. 1. shall apply.
- 5.6.5 Parking shall be in conformance with the regulation of this Bylaw.
- 5.6.6 The maximum floor area of a secondary dwelling shall not exceed 40% of the total floor area of the principal dwelling.
- 5.6.7 A secondary dwelling is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, secondary suite, boarding or lodging house, or multiple residential uses on the same site.

Bylaw 8896
Bylaw 9041

- 5.7 Secondary Suites**
- 5.7.1 Secondary suites shall only be permitted on a lot width of 12.0 m or more.
- 5.7.2 Secondary suites, when permitted, are to be located only in single detached housing.
- 5.7.3 No more than one secondary suite shall be permitted per principal dwelling.
- 5.7.4 The maximum floor area of a secondary suite shall not exceed 40% of the total floor area of the principal building.
- 5.7.5 Parking shall be in conformance with the regulations of this Bylaw.
- 5.7.6 A secondary suite is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, secondary dwelling, boarding or lodging house.

Bylaw 9041
Bylaw 9109

- 5.8 Bed & Breakfasts**
- 5.8.1 When the calculation of residential density results in a fraction of a dwelling, the nearest positive integer shall be used.
- 5.8.2 A bed & breakfast is not permitted in conjunction with an agri-tourist accommodation, community care facility, boarding or lodging house, or secondary suite.
- 5.8.3 Bed & breakfasts shall be operated only by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and not more than 1 non-resident employee on site.

- 5.9 Garage Sales**
- 5.9.1 A maximum of three garage sales are permitted to be conducted on a site in a calendar year and each separate sale shall be limited to a maximum duration of two consecutive days between the hours of 8:00 AM and 6:00 PM the same day.
- 5.9.2 Only the occupant of the dwelling shall operate the garage sale.
- 5.9.3 There shall not be outdoor storage or display of garage sale items between non- consecutive sale days.

- 5.10 Soil Processing**
- 5.10.1 Any soil washing, soil screening or soil crushing use shall be permitted in any zone provided the soil washing, soil screening or soil crushing occurs in accordance with a current permit under the *Soil Removal and Deposit Bylaw*.

- 5.11 Utilities**
- 5.11.1 Any minor utility used to accommodate local distribution, collection or appurtenant facilities only, with no related vehicle or equipment storage, maintenance or repair, or material storage shall be permitted in any zone.

- 5.12 Campgrounds**
- 5.12.1 Campgrounds should be designed using the principles outlined in *Park Design Guidelines and Data* published by the BC Ministry of Environment, Lands and Parks.
- 5.13 Temporary Sawmills**
- 5.13.1 A temporary sawmill may be operated on a site for a period not exceeding one year from the date a building permit has been issued while the owner constructs or supervises construction of a building or structure for which the milled timber is required.
- 5.13.2 At least 50% of the volume of timber processed by the temporary sawmill must be harvested from the lot on which the temporary sawmill is located.
- 5.13.3 Security may be required to ensure that the temporary sawmill is removed in accordance with Section 4.7 of this Bylaw.
- 5.14 Residential Sales Centre**
- 5.14.1 Residential sales centres are permitted in any RS, RT, RM or C zones.
- 5.14.2 A residential sales centre may operate on a site for a period not exceeding one year from the date a building permit has been issued for the development, while the owner constructs or supervises construction of buildings within the development.
- 5.14.3 Residential sales centres may only be used to market the existing or proposed development that is part of, or adjacent to the building occupied by the residential sales centre.
- 5.15 Temporary Buildings and Structures**
- 5.15.1 No temporary building or structure may be occupied as a dwelling, except for a tent or camper vehicle, which may be occupied for a maximum period of:
 - a) 125 days in any calendar year in a campground or agri-tourist accommodation;
 - b) 30 days in any calendar year on a site zoned AG, AF, or AR;
 - c) 4 days in any 30 day period on a site zoned RS, RT, or RM;
 - d) the duration of the demolition, construction or alteration of a principal building or structure on the same site, provided that:
 - i) the site is zoned C, M, P, U, or Z;
 - ii) no more than one person occupies the camper vehicle at any one time;
 - iii) no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²; and
 - iv) security may be required to ensure that the camper vehicle is removed in accordance with Section 4.7 of this Bylaw.
 - e) the duration of a valid soil removal Permit on a designated property, provided that:
 - i) no more than one person occupies the camper vehicle at any one time;
 - ii) no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²;
 - iii) the camper vehicle shall have a minimum front, rear and side yard requirement of 6.0 m from all property lines;
 - iv) there shall be a minimum landscape screen 1.5 m wide, along all highway frontages in the area of the camper vehicle, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least one tree

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		capable of attaining a height of at least 3.0 m shall be planted on average in every 3.0 m, interrupted only for driveways or walkways.
		v) Fencing and/or screening shall be maintained to provide effective screening of the camper vehicle, to a minimum height of 1.5 m above the landscape grade;
		vi) the camper vehicle will be subject to the annual review of the active soil removal permit to assess screening, setbacks and landscaping requirements as indicated above. The Authorized Person may request the removal of the structure prior to completion of a valid permit based on violation of the aforementioned requirements; and
		vii) security may be required to ensure that the camper vehicle is removed in accordance with section 4.7 of this Bylaw.
Bylaw 8693 Bylaw 8798	5.15.2	No shipping containers, cargo containers, or rail cars are permitted on a site zoned RS, RT, RM, C1, C2, C3, C4, C5, C6, C7, C8, C9, P1, P2, P3, P6, Z6, Z7, Z9, Z10, Z11, Z12, Z14, Z15, Z17 Z18 or Z19 unless completely enclosed within a building or structure.
Bylaw 8256	5.15.3	Notwithstanding Section 5.15.2, a cargo container may be located on a site for use for any waste building materials for a period not exceeding two years from the date of the Building Permit has been issued provided that the cargo container shall be removed upon completion or expiry of the Building Permit. The City may require security to ensure its removal in accordance with Section 4.7 of this <i>Bylaw</i> .
Bylaw 8256	5.15.4	Notwithstanding Section 5.15.2, shipping containers, cargo containers or rail cars are permitted on Lot 26, Cariboo District, District Lot 1511, Plan 25047 (Railway and Forestry Museum).
Bylaw 8256	5.16	Outdoor Storage
	5.16.1	Unless included in the HBO, no construction or industrial equipment, or building materials shall be stored on a site zoned RS, RT, RM, or Z9 except for materials and equipment necessary for the demolition, construction, maintenance or alteration of a building or structure on the same site, provided the equipment and materials are removed upon the completion or expiration of the related Demolition Permit or Building Permit.
Bylaw 8693	5.16.2	No shipping containers, cargo containers, or rail cars are permitted on a site zoned RS, RT, RM, C1, C2, C3, C4, C5, C6, C7, C8, C9, P1, P2, P3, P6, Z6, Z7, Z9, Z10, Z11, Z12, Z14, Z15, Z18 or Z19 unless completely enclosed within a building or structure.
	5.16.3	Notwithstanding Section 5.15.2, a cargo container may be located on a site for use for any waste building materials for a period not exceeding two years from the date a Building Permit has been issued provided that the cargo container shall be removed upon completion or expiry of the Building Permit. The City may require security to ensure its removal in accordance with Section 4.7 of this Bylaw.
	5.16.4	Notwithstanding Section 5.15.2, shipping containers, cargo containers or rail cars are permitted on Lot 26, Cariboo District, District Lot 1511, Plan 25047 (Railway and Forestry Museum).

<p>Bylaw 8734 Bylaw 8974</p>	<p>5.17 5.17.1</p>	<p>Cannabis Production Facility and Cannabis Retail</p> <p>The cultivation, growing, producing, packaging, storing, distribution, dispensing, trading or selling of cannabis (cannabis and cannabis products) are not permitted in any zone, unless otherwise indicated.</p>
<p>Bylaw 9006 Bylaw 8974</p>	<p>5.17.2</p>	<p>Cannabis Production Facilities will be permitted in:</p> <ul style="list-style-type: none"> i) The Agricultural Land Reserve, subject to the regulations identified in Section 5.17.3 and 5.17.4 of this Bylaw; or ii) The areas identified on Schedule “H” as “Boundary Industrial Park”, “BCR Industrial Park”, and “Danson Industrial Park”, in accordance with the regulations identified in Section 12.1, 12.2, 12.3, and 12.5 of this Bylaw.
<p>Bylaw 8974</p>	<p>5.17.3</p>	<p>In addition to meeting all other applicable municipal, provincial and federal regulations, Cannabis uses will not be permitted in a shipping container, cargo container, rail car, modular unit, mobile home, camper vehicle or any other vehicle.</p>
<p>Bylaw 8974</p>	<p>5.17.4</p>	<p>A Cannabis Production Facility use shall have:</p> <ul style="list-style-type: none"> a) 15.0 ha minimum parcel size; b) 30.0 m setback from the front, rear, interior and/or exterior side yard(s). If the 30.0 m setback is void of a screened buffer a 60.0 m setback is required; and c) 150 m minimum setback from any parks and education uses.

Amending Bylaws	6. Landscaping and Screening	
	6.1	Site Triangles
	6.1.1	No fence, retaining wall, landscaping or screen shall be grown, placed or caused or allowed to be grown or placed on a lot to a height exceeding 1.0 m above the landscaped grade within the triangular area 5.0 m from the intersection of an exterior side lot line and a front lot line, or an extension of those lines. For intersections of municipal highways with provincial arterial highways the site triangle provisions of the <i>Provincial Public Undertakings Regulation</i> shall apply.
	6.2	General
Bylaw 8256	6.2.1	Notwithstanding the landscaping and screening provisions of Section 6, no landscaping or screening shall be grown, placed or caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device.
	6.2.2	The regulations in Section 6 apply to all zones except the AG, AF, and AR zones.
	6.2.3	In RS and RT zones, the owner of the property is responsible for the placement and proper maintenance of landscaping on the site for all yards visible from a highway. All yards visible from a highway shall be seeded with grass or sodded within 18 months of occupancy. Alternative forms of landscaping may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens.
	6.2.4	Where landscaping is required by this <i>Bylaw</i> , the Authorized Person may require security in accordance with Section 4.7 of this <i>Bylaw</i> .
	6.2.5	Unless covered by the provisions of a development agreement, any landscaping area between the property line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the development to the standard of landscaping required by the <i>Subdivision and Development Servicing Bylaw</i> .
Bylaw 8256	6.2.6	Existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of Section 6 unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.
	6.2.7	In the event that plant material required in an approved development is inappropriate or fails to survive, the City may allow or require alternative materials to be substituted
	6.3	Landscape Requirements for Parking and Storage
	6.3.1	A parking area having eight or more parking spaces and which is visible from an adjacent site in a residential zone shall be fenced or screened. Such fencing and/or screening shall be maintained to provide effective screening to a height of 1.5 m above the landscaped grade.
	6.3.2	Where off-street parking for 30 or more vehicles is provided at grade on a site, there shall be landscaped open space within the parking area. Landscaped open space in the parking areas shall be provided in the minimum amount of 0.4 m ² for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.
	6.3.3	A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway other than a lane, shall

6.3.4 be fenced and/or screened. Such fence and/or screening shall be maintained to provide effective screening from the ground to a height of 2.0 m. Where, because of conditions not conducive to good horticultural practices, a screen planting cannot reasonably be expected to survive, the City may require a masonry wall, wood fence, earth berm, or combination thereof, to be substituted.

6.4 Landscape Requirements for Open Space

6.4.1 In addition to the landscaping of off-street parking and vehicular use areas, all remaining open spaces on any developed lot shall conform to the following minimum requirements:

- a) Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within 6.0 m of any building or paving or other use such as storage.
- b) All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any unsightly appearance.
- c) In all non-residential districts, a minimum of 15% of the total site area shall be devoted to landscaping with not less than 50% of the landscaping being located in the required front yard and exterior side yard.

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6.4.2 Trees shall be included on the landscape plan and planted in non-vehicular open space to meet the following requirement:

- a) 1 tree for each 25 m² and one shrub for each 15 m² of required yards in non- industrial districts;
- b) 1 tree for each 46 m² of any required yard in industrial districts; and
- c) 1 tree for each 15 m² and 1 shrub for each 10 m² of required parking area island provided that there will be at least one tree per parking area island.

6.4.3 When existing trees that are retained on a development site are at least 15.0 cm in caliper, they may count double towards meeting the tree requirements of this Section. When existing trees are at least 25 cm in caliper, they may count triple towards meeting the tree requirements of this Section.

6.5 Minimum Landscape Buffers

6.5.1 The C1 zone shall have a landscape screen 1.0 m wide, along all highway frontages, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average in every 5.0 m, interrupted only for driveways or walkways:

6.5.2 All other commercial zones and site-specific zones with a primary commercial nature shall have a landscape screen 2.0 m wide, along all highway frontages, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average in every 5.0 m, interrupted only for driveways or walkways:

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6.5.3 The RM9 zone shall have a landscape screen 6.0 m wide, along the property line, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 2.0 m shall be planted on average in every 5.0 m, interrupted only for access to the manufactured home park or walkways. The landscape screen area shall not include building and structures, refuse containers, sewage disposal facilities, recreation vehicles, parking of vehicles, removal or depositing of soil, or outdoor storage.

Bylaw 8119

Bylaw 8025
Bylaw 8415
Bylaw 8449

Bylaw 8256

- 6.5.4 Industrial zones shall have a landscape screen 1.5 m wide, along all highway frontages except lanes, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least one tree capable of attaining a height of at least 3.0 m shall be planted on average in every 3.0 m, interrupted only for driveways or walkways.
- 6.5.5 An opaque fence with a minimum height of 1.8 m is to be installed where industrial or utility development will have outdoor storage (excluding display areas) or will abut non-industrial development.
- 6.5.6 A fence or opaque landscape screen with a minimum height of 1.8 m is to be installed where commercial development will abut residential development.
- 6.5.7 Wrecking Yard uses not contained within a building shall be bounded on all sides by a solid screen not less than 2.5 m in height, and not more than 3.0 m in height.
- 6.5.8 A landscape buffer is required for all land abutting the Agricultural Land Reserve including non-farm developments on the Agricultural Land Reserve, regardless of zone, according to the requirements of the Agricultural Land Commission.
- 6.5.9 Outdoor storage uses and storage areas associated with Major Equipment uses not contained within a building, and located on any site abutting an Arterial Road or Provincial Highway defined in Schedule B-10: 15 Year Major Road Network in the *Official Community Plan* shall be bounded on all sides by a solid screen of not less than 2.5 m in height. For the purpose of this regulation the outdoor display of Major Equipment for sale, lease or rent will not be considered as storage areas.
- 6.5.10 Rooftop mechanical and electrical equipment in the R, C, M, P, U and Z zones shall be screened where visible from a highway.
- 6.6 Specifications for Landscape Construction**
- 6.6.1 All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in a manner consistent with good horticultural practice.
- 6.6.2 All landscape areas and installations shall meet or exceed the current British Columbia Landscape Standards and be regularly maintained.
- 6.6.3 All plant materials shall be hardy to Prince George and to the location on the site where they are planted.
- 6.6.4 Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the existing grade within the root zone more than 20.0 cm.
- 6.6.5 All required landscaping shall conform to the following at installation:
 - a) tree species at maturity shall have an average spread of crown greater than 5.0 m. (trees having a lesser average mature crown of 5.0 m may be grouped so as to create the equivalent of 5.0 m or greater crown at maturity);
 - b) deciduous trees shall be at least 60 mm caliper;
 - c) coniferous trees shall have a minimum height of 2.0 m,
 - d) coniferous shrubs shall have a minimum spread of 300 mm; and
 - e) deciduous shrubs shall have a minimum height of 300 mm.
- 6.7 Refuse and Recycling Bins**
- 6.7.1 When any development is proposed provisions for garbage storage, recycling and collection shall be provided on the same site as the development.

	6.7.2	All site refuse and recycling bins in zones other than AG and AF zones, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and highways.
	6.7.3	All screening will be a minimum of 2.0 m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
	6.7.4	All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in height.
	6.7.5	All refuse or recycling bins shall be located a minimum of 3.0 m from any abutting residential zone so as to not obstruct pedestrian or vehicle traffic.
	6.7.6	An unobstructed access lane with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m shall be provided to provide access to required garbage and recycling room or enclosure.
	6.8	Fencing and Retaining Walls
	6.8.1	No fence constructed at the natural grade in rural residential or residential zones shall exceed 2.0 m, except where abutting an agricultural, commercial, or business & industrial zone, the maximum height is 2.5 m. In residential zones, the maximum height is 1.2 m for the portion of a fence that is placed within the required front yard. Fence height shall be measured using the average grade setback 1.0 m from each side of the fence.
Bylaw 8256	6.8.2	Commercial and industrial zoned properties shall have a maximum fence height of 2.5 m from the natural grade.
	6.8.3	Retaining walls on all RS and RT lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from the base of the wall on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.
	6.8.4	Where a retaining wall higher than 1.2 m, measured from the base on the lowest side, is located within 1.2 m of the property line, the maximum height for a fence on the retaining wall is 0.9 m.
Bylaw 8256	6.8.5	The limitation in Section 6.8.3 shall not apply to an open mesh or chain-link fence erected in a cemetery, park, recreation area, school, or college. In such cases, the maximum height of a fence shall be 3.7 m
	6.8.6	No barbed wire fencing shall be allowed in any rural residential, residential, or recreation & institutional zones except for use in livestock enclosures and for correction services.

Amending Bylaws Bylaw 8256	7. Parking and Loading	
	7.1	Off-Street Vehicle Parking
	7.1.1	Where off-street parking or loading are provided but not required, the location, design, operation, and maintenance of such parking and loading areas shall comply with the regulations of Section 7.
	7.1.2	Owners and occupiers of any land, building, or structure must provide and maintain off-street parking and loading space for the use, building, or structure, in accordance with Section 7. Off-street parking spaces shall not be credited as off-street loading spaces or vice versa.
	7.1.3	<p>All required off-street parking spaces shall be used only for the following purposes:</p> <ul style="list-style-type: none"> a) accommodating the vehicles of clients, customers, visitors, employees, members, residents, or tenants who make use of the principal building or use for which the parking area is provided; and b) seasonal short-term parking (no more than 36 consecutive hours) of self-contained camper vehicles (having internal washing, cooking, sleeping and toileting facilities) within the C2, C5, Z3, Z6 and Z8 zones, provided that: <ul style="list-style-type: none"> i. the camper vehicle parking area is built and maintained in accordance with this Bylaw; ii. the camper vehicle parking is not permitted within 60 m of any adjacent property zoned RS, RT, RM, Z9, Z11, Z12, Z14, Z18 or Z19; and iii. such parking areas shall not be used for off-street loading, driveways, access or egress, signage, or the display, sale, storage, manufacture or repair of goods of any kind.
Bylaw 8693		
Bylaw 8256		
		Number of Parking Spaces
Bylaw 8256	7.1.4	The minimum number of off-street parking spaces required for each use is specified in the Table 7.4: Parking Requirements , except as noted below.
Bylaw 8256	7.1.5	Lands within Schedule “A” of the <i>City of Prince George Parking Area Bylaw</i> are exempt from the requirement of providing off-street vehicle parking.
Bylaw 8256	7.1.6	Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
Bylaw 8256	7.1.7	If a development contains more than one use or involves collective parking for more than one building or use, the total number of spaces shall be the sum of the various classes of uses calculated separately and a space required for one use shall not be included in calculations for any other use.
Bylaw 8256	7.1.8	When the term “employees” is used for the calculation of off-street parking it shall mean the maximum number of employees on the premises at any one time.
Bylaw 8256	7.1.9	Where uses are not defined or for major projects, the City may require a parking assessment by a qualified professional and use this study in determining parking requirements.
Bylaw 8256	7.1.10	Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5 m of width of such seating accommodation shall be counted as 1 seat.
Bylaw 8256	7.1.11	<p>Residential and Residential Related Uses</p> <p>Parking shall be subject to all setbacks and yard requirements except as provided for elsewhere in Section 7.</p>

Bylaw 8693

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- 7.1.12 No off-street parking shall be located in the required front or a flanking side yard, except in a manufactured housing park or where a driveway provides access to required off-street parking that is not in the front or flanking side yard, in which case a single vehicle may be parked in front of each off-street parking space (e.g. garage space or equivalent).
- 7.1.13 No more than 4 vehicles may be parked on a site zoned RS or RT.
- 7.1.14 No heavy vehicles shall be parked longer than 3 hours between 8 AM and 10 PM on the same day, on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, Z9 and Z19, except those permitted for a home business in the HBO. No heavy vehicles shall be parked between 10 PM and 8 AM the next day, on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, Z9 and Z19, except those permitted for a home business in the HBO.
- 7.1.15 No more than one camper vehicle, one passenger bus and one trailer shall be parked or stored on a lot zoned RS or RT, provided that any camper vehicle, passenger bus or trailer longer than 6.1 m is not parked in the required front yard.
- 7.1.16 No dismantled, wrecked, unlicensed or inoperable vehicle shall be parked or stored on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, Z9, or Z19 for a period exceeding 30 days in any calendar year, provided that the vehicle is not parked or stored in the required front yard. This regulation does not apply to dismantled, wrecked, unlicensed or inoperable vehicles parked or stored within a completely enclosed building.
- 7.1.17 No part of any parking area shall be located within 5.2 m of any window of any habitable room in apartment housing.
- 7.1.18 Parking spaces may be configured in tandem for single detached and two-unit housing.
- 7.1.19 For apartment housing and row housing, tandem parking spaces may be provided equivalent to the total required parking minus the total number of dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem.
- 7.1.20 Parking and open space areas to be used by the guests of a bed & breakfast shall be screened and oriented away from abutting development to minimize the impact of the operation on nearby properties.
- 7.1.21 Except in C1, all off-street parking spaces required or provided for residential uses shall be located on the same site, and having the same zone, as the residential use they are intended to serve.
- 7.1.22 All off-street parking spaces required or provided for uses other than residential and for residential uses in the C1 Zone may be located on another site within C1 or on a zone which permits non-accessory parking, but shall be within 60.0 m of the development or building they are intended to serve.
- 7.1.23 Where required off-street parking is located on property separate from the site of the development:
 - a) the owner shall register a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time of development, and such covenant shall be satisfactory to the Authorized Person and shall restrict or prohibit the construction of buildings or structures, and the use of any lot to off-street parking;
 - b) the owner shall give priority for any off-street parking to visitor use and provide staff parking on the remote site;
 - c) remote parking shall be developed to the same standard as off-street parking; and

d) required off-street parking shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw.

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7.1.24 Subject to the other regulations of Section 7, the minimum dimension of all off-street parking shall be in accordance with Section 7, Figure 7.0, Tables 7.1, 7.2 and 7.3.

FIGURE 7.0 Off-Street Parking Dimensions

- ⊖ - Parking angle
- W₁ - Parking module width (wall to wall) single loaded aisle
- W₂ - Parking module width (wall to wall) double loaded aisle
- W₃ - Parking module width (wall to interlock) double loaded aisle
- W₄ - Parking module width (interlock to interlock) double loaded aisle
- AW - Aisle width
- WP - Stall width parallel to Aisle
- VP₁ - Projected vehicle length from interlock
- VP_w - Projected vehicle length from wall measured perpendicular to aisle
- S_l - Stall length
- S_w - Stall width

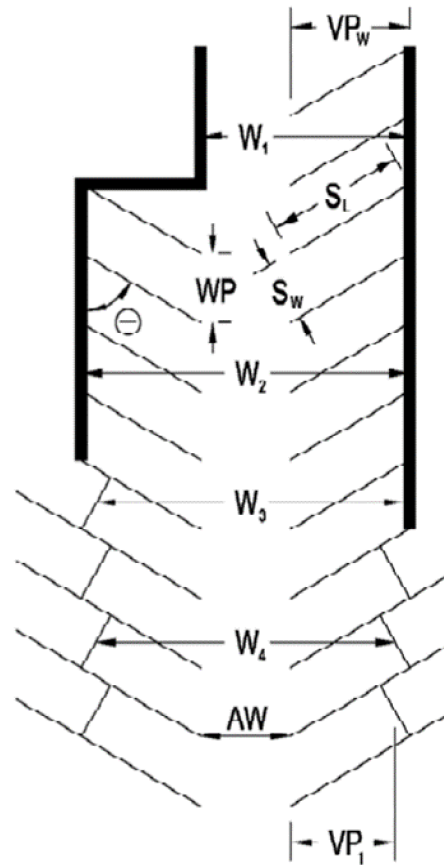


TABLE 7.1 PARKING CLASSIFICATIONS FOR TABLES 7.2 AND 7.3

Parking Class	Typical Turnover Rate			Typical Land Uses ¹
	Low	Medium	High	
A			X	Commercial, other than office and non-accessory parking
B		X		Office, residential & related, community & recreational, institutional & service
C	X			Agriculture, business & industrial, and non-accessory parking

¹See Table 7.4 for a complete list of land uses that correspond to this column.

TABLE 7.2 STANDARD VEHICLE LAYOUT DIMENSIONS

Parking Class	S _w Basic Space Width (m)	WP Space Width Parallel to Aisle (m)	VP _w Space Depth to Wall (m)	VP ₁ Space Depth to Interlock (m)	AW Aisle Width (m)	W ₂ Wall to Wall (m)	W ₄ Interlock to Interlock (m)
Two-Way Aisle 90°							
A	2.8	2.8	5.4	5.4	7.9	18.6	18.6

B	2.6	2.6					
C	2.5	2.5					
Two-Way Aisle 60°							
A	2.8	3.2	5.5	5.0	7.9	18.9	18.0
B	2.6	2.7					
C	2.5	2.9					
One-Way aisle 75°							
A	2.8	2.8	5.6	5.3	6.7	18.0	17.4
B	2.6	2.7					
C	2.5	2.6					
One-Way Aisle 60°							
A	2.8	3.2	5.5	5.0	5.5	16.5	15.5
B	2.6	3.0					
C	2.5	2.6					

TABLE 7.3 SMALL VEHICLE LAYOUT DIMENSIONS

Parking Class	Sw Basic Space Width (m)	WP Space Width Parallel to Aisle (m)	VP _w Space Depth to Wall (m)	VP ₁ Space Depth to Interlock (m)	AW Aisle Width (m) ¹	W2 Wall to Wall (m)	W4 Interlock to Interlock (m)
Two-Way Aisle 90°							
A	2.5	2.5	4.6	4.6	6.4	15.5	15.5
B/C	2.3	2.3					
Two-Way Aisle 60°							
A	2.5	2.9	4.7	4.3	6.4	15.9	15.3
B/C	2.3	2.4					
One-Way aisle 75°							
A	2.5	2.6	4.9	4.6	5.2	15.0	14.4
B/C	2.3	2.4					
One-Way Aisle 60°							
A	2.5	2.9	4.7	4.3	4.6	14.0	13.1
B/C	2.3	2.7					

¹Standard vehicle aisle widths are required in accordance with Table 7.2 if the aisle contains standard vehicle spaces. This may change other measurements.

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- a) The minimum width for a standard or small vehicle parking space limited on one side by a wall or column, which is more than 1.2 m from either end of the space, is 0.2 m wider than shown in Table 7.2 or 7.3, as applicable; and
 - b) parallel parking spaces shall be a minimum of 7.3 m in length, except that an end space having an open access at the end of a row may be a minimum of 5.5 m.
- 7.1.25 Up to 20% of the required number of parking spaces may be small vehicle parking spaces if they:
- a) are not parallel parking spaces or disabled parking spaces; and
 - b) are clearly designated with elevated signs reading “Small Car Only.”
- 7.1.26 A setback of 1.5 m must be provided for any parking spaces adjacent to a laneway.
- 7.1.27 Vehicle queuing storage areas must be provided at entrances and exits to a site of sufficient size to prevent queuing vehicles from blocking highway through traffic, blocking internal circulation routes, or conflicting with off-street parking or loading spaces
- 7.1.28 Despite the minimum aisle dimensions of Tables 7.2 and 7.3 wider aisles are required when warranted by vehicle volumes, and large truck or emergency vehicle turning movements.

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7.1.29 Despite the minimum aisle dimensions of Tables 7.2 and 7.3, interpolated parking angles are permitted between the ranges provided to accommodate alternative layout dimensions.

Parking for the Disabled

7.1.30 Parking space for the disabled:
a) where more than 25 spaces are provided, parking spaces shall be provided in the ratio of 1 for the first 50 or part thereof and 1 for each additional 150, except a minimum of one parking space for the disabled is required for any education use or for any use that a disabled person would reasonably be expected to frequent; and
b) shall be included in the calculation of the applicable minimum parking requirement.

7.1.31 Parking spaces for the disabled shall be located close to accessible entrances or in a central location when a parking lot serves several buildings. They should be designed to minimize the need for persons in wheelchairs to travel behind other cars or across vehicle aisles.

7.1.32 Parking spaces for the disabled shall have a firm, slip resistant, and level surface that is a minimum of 4.0 m in width for 1 space, but may be reduced in width to 3.7 m when two spots are side by side, with a shared 1.2 m access space

7.1.33 Parking spaces shall have a vertical clearance of at least 4.5 m.

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7.1.34 Signage and paint markings for disabled parking spaces shall meet the requirements of the *Parking and Traffic Bylaw*.

Access and Egress

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7.1.35 The number, location, and width of all points of access and egress from any off-street parking or loading area to a highway shall be subject to the approval of the Authorized Person in accordance with the *Highways Bylaw*.

7.2 Off-Street Loading

7.2.1 Where any development is proposed, off-street loading space shall be provided and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

7.2.2 The number of off-street loading spaces required for each use is specified in **Table 7.5: Loading Requirements**.

7.2.3 Where calculation of the total number of loading spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

7.2.4 Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.

7.2.5 Where **Table 7.5: Loading Requirements** does not clearly define requirements for a particular development, the single use or combination of uses deemed to be most representative of the proposed development shall be used to determine the loading requirement.

Location

7.2.6 Off-street loading space shall be provided entirely within the development being served and is subject to all setbacks and yard requirements specified elsewhere in this *Bylaw*.

Size and Access

7.2.7 Access to any loading area shall be provided, wherever possible, internally to the development or from a lane adjacent to the development.

- 7.2.8 Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes undue interference with traffic on the adjoining or abutting highways or lanes.
- 7.2.9 Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28.0 m² in area, less than 4.0 m in width, or have less than 3.7 m in overhead clearance.
- School Loading Requirements**
- 7.2.10 Loading spaces for schools, if they serve primarily as passenger drop-off/pick-up spaces, shall be a minimum of 7.0 m in length. The minimum width is 3.0 m and the minimum vertical clearance is 4.5 m.
- 7.2.11 School bus loading spaces shall be a minimum of 15.0 m in length and 3.0 m in width if adjacent to a sidewalk or passenger loading area or 5.0 m width otherwise.
- 7.2.12 The total number of school loading spaces shall be calculated on the basis of the ultimate loading requirements for all potential future school development on the site in question whether contained in a core facility or in attached portable pods.
- 7.2.13 School loading spaces shall be oriented parallel to the flow of traffic to accommodate through-movement of vehicles and to eliminate the need for backing or significant turning movements.
- 7.2.14 Where an existing school building is to be enlarged to accommodate an increased enrolment of more than 100 students, or of more than 20% of existing student enrolment, whichever is less, the standards for school loading spaces based on the additional school capacity shall apply. Where a school development is proposed which is a change of use of an existing structure, the standards shall apply to the total school enrolment capacity.

7.3 Off-street Parking and Loading Development Standards

Vehicle Parking and Loading

- 7.3.1 Every off-street parking or loading area, and every access to such required parking or loading area, shall have a durable, dust-free, hard surface of concrete, asphalt or similar material, except in AG, AF, AR, RS, RT, C9, M5, M6, and M7 zones, provided that these required parking or loading areas are graveled, compacted, and treated to suppress dust and kept free of plant growth.
- 7.3.2 Every off-street parking or loading area required by this *Bylaw* to accommodate three or more vehicles:
- a) shall clearly delineate individual parking spaces, maneuvering aisles, entrances, and exits with conventional pavement markings (white to designate spaces, yellow for opposing traffic separation), signs, and/or other physical means;
 - b) shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located except when parking spaces are accessed directly from a lane;
 - c) shall restrict surface drainage, directly or via catch basins, to the public storm sewer system, if available, or alternatively to approved planting areas or an approved system of rock pit manholes, with no surface drainage flowing overland except within the boundaries of the site; and
 - d) shall be constructed with surface grades no more than 5%, except that driveways and aisles with no parking spaces may have grades up to 8.3%.

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7.3.3 Every off-street parking or loading area and access to it shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon property lines, required landscaping or buildings.

Lighting

7.3.4 Every surface off-street parking or loading area required by this *Bylaw* to accommodate five or more vehicles, and every access to such required parking or loading, shall:

- a) be illuminated, with residential areas having an average illumination of 6 lux, and commercial, institutional, and industrial areas having an average illumination of 11 lux;
- b) have a uniform ratio for average illumination levels to a minimum of 6:1 for surface parking; and
- c) be arranged so that the direct rays of light are reflected upon the parking or loading area, and not on adjacent lots or highways.

7.4 Off-street Bicycle Parking

7.4.1 Where any development is proposed, off-street bicycle parking shall be provided in addition to vehicle parking and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

7.4.2 The number of Class I and Class II off-street bicycle parking spaces required for each use is specified in the **Table 7.6: Bicycle Parking Requirements**.

7.4.3 Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

Design and Standards

7.4.4 Bicycle parking spaces shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface.

7.4.5 Aisles between parked bicycles should be a minimum 1.2 m in width.

7.4.6 Bicycle racks shall be located in a convenient, well-lit location that is easily located by visitors and subject to visual surveillance by occupants of the building served by the rack.

7.4.7 Bicycle racks shall:

- a) be constructed of theft-resistant material;
- b) be securely anchored to the floor or ground;
- c) support the bicycle frame above the centre of gravity; and
- d) enable the bicycle frame and front wheel to be locked with a U-style lock that is CSA compliant.

Table 7.4: Parking Requirements

Type of Development (Land Use)		Required Parking Spaces
Amending Bylaws	Residential & Residential Related	
	Single Detached Housing Two Unit Housing Four-plex Housing Manufactured Home not in a manufactured home park	2 per dwelling
	Agri-tourist Accommodation	1 per sleeping unit, plus 1.1 per camping space
	Apartment Housing Row Housing Stacked Row Housing	1 per studio dwelling, plus 1 per 1 bedroom dwelling, plus 1.5 per 2 bedroom dwelling, plus 1.75 per 3+ bedroom dwelling, plus 1 per 7 dwellings as designated visitor parking
	Boarding or Lodging House	1 per 2 sleeping unit, plus spaces required for the corresponding base dwelling
	Bed & Breakfast	1 per sleeping units
	Community Care Facilities	1 per 2 employees, plus 1 per 10 patrons; minimum of 4
	Congregate Housing	1 per 2 employees, plus 1 per 2 sleeping units
	Home Business 1 Home Business 2 Home Business 3	1 per non-resident, off-street employee working on the site at the same time (in addition to the required residential parking)
	Manufactured Home Park	1 per dwelling, plus 1 per 4 dwellings as designated visitor parking
	Residential Sales Centre	2 per centre
	Residential Security/Operator Unit	1 per unit
Bylaw 8896	Secondary Dwelling	1 per dwelling
	Secondary Suite	1 per unit
	Temporary Shelter Service	1 per 5 units
Bylaw 8884	Housing, Transitional	0.4 per dwelling
	Agriculture	
	Agricultural, General Agriculture, Intensive Impact Aquaculture	None beyond spaces required for residential dwellings, except 2 spaces are required for every 100 m ² of agricultural retail sales area.
	Animal Breeding & Boarding	2, plus 1 per employee
	Equestrian Centre, Major and Minor	2, plus 1 per employee
	Greenhouse & Plant Nursery	2 per 100 m ² GFA of retail sales structure plus 1 per 100 m ² GFA of yard and/or warehouse
	Commercial	
	Animal Shelter	2, plus 1 per employee
	Apartment Hotel (excluding accessory eating and drinking establishment)	1 per sleeping unit
	Auction, Major and Minor	1 per 3.5 seating spaces, or 3.1 per 10 m ² GFA, whichever is greater
	Fleet Service	1 per employee
	Funeral Service	1 per 4 seats
	Gaming Facility, Major Gaming Facility, Minor	1 per 2 seating spaces, or 3.1 per 100 m ² GFA used by patrons, whichever is greater
	Health Service, Minor	4 per practitioner
	Hotel	1 per 2 sleeping units, plus 1 per 4 seats of any associated eating or drinking establishment
	Motel	1 per sleeping unit, plus 1 per 4 seats of any associated eating or drinking establishment
	Office Business Support Service	3.4 per 100 m ² GFA
	Restaurant	1 per 4 seats

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	Type of Development (Land Use)	Required Parking Spaces
	Liquor, Major Primary Establishment Liquor, Minor Primary Establishment	
	Restaurant, Drive-in	2.2 per 100 m ² GFA; minimum 5
Bylaw 8974	Retail, Cannabis	4 per 100m ² GFA
	Retail, Liquor	4 per 100 m ² GFA
Bylaw 8256	Building & Garden Supply Retail, Adult-Oriented Retail, Convenience Retail, Flea Market Retail, General Equipment, Minor Household Repair Service Personal Service and any Commercial Use not listed separately in this Table (a) GFA 2,500 m ² or less (b) GFA greater than 2,500 m ²	(a) 5.0 per 100 m ² GLFA, or 2.2 per 100 m ² of GFA, whichever is greater (b) 5.0 per 100 m ² GFA
	Retail, Farmer's Market	4 per 100 m ² GLFA.
	Service Station, Major Service Station, Minor Wrecking Yard	2.2 per 100 m ² of GLA for retail sales plus 2 per service. bay
	Service, Dating or Escort Service, Financial Service, Massage Service, Massage Therapy Service, Personal Service, Pet Grooming & Day Care	3.4 per 100 m ² GFA
	Vehicle Rental, Major Vehicle Rental, Minor	2, plus per employee
	Vehicle Sale, Major Vehicle Sale, Minor	2.2 per 100 m ² GFA
	Vehicle Repair, Minor Vehicle Repair, Major	2 per service bay
	Vehicle Wash, Major Vehicle Wash Minor	1 per wash bay
	Veterinary Service, Minor Veterinary Service Major	4 per veterinarian
	Business & Industrial	
	Aircraft Sale & Rental	2 per business
Bylaw 8330	Consulting, Scientific and Technical	1.1 per 100 m ² of GFA
	Custom Indoor Manufacturing Contractor Service, Major and Minor Industrial Support Services Industry, Light Utility, Major and any Industrial Use not listed separately in this Table	1.0 per 100 m ² GFA; or 3 per tenant / establishment
Bylaw 8734 Bylaw 8974	Cannabis Production Facility	2 per 100 m ² of GFA
	Recycling Centre, Intermediate	3 per employee
	Recycling Centre, Minor	2 per bin/container
Bylaw 9273	Industry, Heavy Industry, Special Heavy Recycling Centre, Major Waste Management Wholesale Truck or Rail Terminal Major Truck or Rail Terminal Minor	0.5 per 100 m ² GFA up to 2,000 m ² , plus 0.2 per additional 100 m ² GFA
Bylaw 9273	Self-Storage Facility Warehousing	0.5 per 500 m ² of gross floor area

City of Prince George Zoning Bylaw No. 7850, 2007 - CONSOLIDATED

Institutional & Service		
	Cemetery	10 per ha
	Commercial Education	1 per 8 students
	Correction Service	1 per 2 clients (maximum capacity)
	Education	
	(a) Elementary School	(a) 2.0 per classroom or 1.0 per 10 students, whichever is greater
	(b) High School	(b) 5.0 per classroom or 1.0 per 5 students, whichever is greater
	(c) University or College	(c) 10 per class room
Bylaw 8256	Emergency Service	10 per 100 m ² GFA
	Health Service, Major	1.1 per 100 m ² GFA
Community & Recreational		
	Campground	1.1 per camping space
	Club	1 per 5 fixed seating spaces; plus
	Club House or Base Lodge	20 per 100 m ² of floor area used by patrons
	Exhibition & Convention Facility	1 per 5 fixed seating spaces; plus 20.0 per 100 m ² of floor area used by patrons
	Fish Hatchery	1 per employee
	Library & Exhibit	2.0 per 100 m ² GFA
	Marina	1 per 2 boat spaces
	Recreation, Indoor	1 per 3.5 seats, or 3.1 per 100 m ² GFA used by patrons, whichever is greater
	Recreation, Outdoor Park	1 per 3.5 seats, or 3.1 per 100 m ² GFA used by patrons, or 5 per 4000 m ² of area used for sports fields, whichever is greater
	Religious Assembly	1 per 8 m ² of floor area used for assembly purposes
	Spectator Entertainment Adult-Oriented Entertainment	1 per 3.5 seats

Table 7.5: Loading Requirements

Type of Development (Land Use)		Required Parking Spaces
Amending Bylaw	Residential & Residential Related	
	Residential and Residential Related Uses	None
	Commercial Uses, except those listed below Business & Industrial Uses	1 per 1,900 m ² , minimum 1
	Hotel Motel Restaurant Liquor Primary Establishment, Minor Liquor Primary Establishment, Major	1 per 2,800 m ² , minimum 1
	Institutional and Basic Service Uses Community, Recreational, & Cultural Uses	1 per 2,800 m ² , minimum 1
	Elementary School	3.0 per 100 students, minimum 5; plus minimum 3 bus loading spaces
	Commercial Education High School University or College	1.5 per 100 students, minimum 5; plus minimum 3 bus loading spaces

Table 7.6: Bicycle Parking Requirements

Type of Development (Land Use)		Required Parking Spaces	
Amending Bylaw	Residential & Residential Related		
	Apartment Housing	Class I: 5% of required number of vehicle parking spaces Class II: 5 per building over 20 dwellings	
	Row Housing	Class II: 3 per building over total 10 dwellings	
	Restaurant Institutional Use (except Education uses) Office Personal Services Retail, Convenience Retail, General	Class I: 5% of required number of vehicle parking spaces Class II: 2 per building with less than 500 m ² GFA, 5 per building with 500 m ² GFA or greater.	
	Primary or Secondary School	Class II: 10% of the number of students, plus 3% of the number of staff	
	College, University, or Commercial Education	Class I: 1 space per 2 dormitory units Class II: 6% of the number of students, plus 3% of the number of employees.	
	Bylaw 8884	Housing, Transitional	Class I: 5% of the required number of vehicle parking spaces Class II: 5 per building over 20 dwellings 3% of the number of employees.

Class I Bicycle Parking is parking intended for the long-term use of development residents or employees, and may consist of attended facilities, bicycle lockers, or restricted access parking (including garages and carports provided for each dwelling), in accordance with the standards specified in this Bylaw and any applicable standards approved by the City.

Class II Bicycle Parking is parking intended for the short-term use of development patrons or visitors, and may consist of bicycle racks located in an accessible outside location, in accordance with the standards specified in this Bylaw and any applicable standards approved by the City.

Amending Bylaws Bylaw 8447	8. Development Permit Area Guidelines
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8.1

8.1	8.1 General Provisions
8.1.1	Development permit areas are designated in the <i>Official Community Plan</i> .

8.2

Bylaw 8611	8.2 Commercial Form & Character
	Exemptions
Bylaw 8896	8.2.1 A commercial form & character development permit is not required for the following development:
	a) subdivision;
Bylaw 8256	b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
	c) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
	d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m ² ; and construction of an accessory building; or
	e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.
	Guidelines
	8.2.2 Developments not on arterial or collector highways should be built to the front property line to encourage a pedestrian-friendly shopping environment and streetscape.
	8.2.3 Entrances to multi-tenant buildings should be closely spaced to encourage vitality with windows occupying the bulk of the highway facing facades.
	8.2.4 Pedestrian weather protection shall be incorporated through site and building design, awnings, and other screening. Retail uses should have pedestrian weather protection along highway fronts, including extending this protection between buildings.
	8.2.5 Pedestrian continuity between building complexes, loading areas, and bus stops should be emphasized by extending sidewalk-paving patterns over crosswalk areas.
	8.2.6 In mixed-use developments, the residential component should have a separate entrance.
Bylaw 8256	8.2.7 Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement

- predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.
- 8.2.8 Vehicle oriented uses should be designed to minimize queuing that will interfere with traffic on adjacent highways or pedestrians on adjacent sidewalks.
- 8.2.9 The form and character of new development should respect the form and character of existing development in the area around the development site.
- 8.2.10 Parking should be provided in smaller nodes preferably to the rear or side of buildings.
- 8.2.11 Lighting of parking and pathways should generally be at pedestrian level with pole and fixture between 2.7 m and 4.2 m to prevent vandalism and provide illumination over a reasonable area.
- 8.2.12 Every off-street parking or loading area that is illuminated should have all lighting positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.
- 8.2.13 Parking in regional commercial centers should be visually separated into smaller sections by curbing, landscaping and similar elements.
- 8.2.14 In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.29, additional parking shall be required to suit the circumstances.
- 8.2.15 A snow management plan should be provided for any site larger than 2,500 m².
- 8.2.16 Landscape buffers at least 6.0 m wide should screen regional commercial centres from Provincial Highways.
- 8.2.17 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.2.18 Natural environmental features on the site shall be protected. Emphasis will be placed on retention of native and mature trees. Where disturbed by construction, areas should be rehabilitated to a level acceptable to the City.
- 8.2.19 Utility and mechanical equipment should be screened from pedestrians.
- 8.2.20 Intakes and outlets for ventilation should not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.
- 8.2.21 Containers for garbage and recyclables should be effectively screened behind an opaque fence on a minimum of three sides.
- 8.2.22 In addition to meeting the requirements of the Sign Bylaw, signs should be integrated with the building facade through colour and graphic style.
- 8.2.23 The use of prefabricated metal buildings is discouraged.
- 8.2.24 Buildings should be designed to express quality architectural design, design details, articulation and quality materials on all sides of the building.
- 8.2.25 Buildings should have varied height and incorporate secondary architectural elements and material articulation to increase the visual interest.
- 8.2.26 Avoid long or continuous blank walls and divide large vertical or horizontal facades into varying masses.
- 8.2.27 Integrate corporate colours as minor accent features not overall themes to avoid the use of colour blocks, banding or stripes.
- 8.2.28 Locate the office, reception, or sales component of the building to be visible and accessible from the street.

Bylaw 9273

Bylaw 9273

Bylaw 9273

Bylaw 9273

Bylaw 9273

Bylaw 9273

Additional Guidelines for Regional Commercial Areas at the Intersection of Highway 16 and Highway 97

- 8.2.29 Buildings should be designed to provide visual interest. All sides of large buildings should be finished with architectural details (not simply painted features) with no blank elevations.
- 8.2.30 Buildings should not be used as “signs”. Innovative alternatives should be explored to maintain corporate identity and to avoid turning the entire building into a corporate poster.
- 8.2.31 Signage should be limited to a single message per business and should be arranged to have a maximum of one grouping of signs per road frontage.
- 8.2.32 Free-standing signs are encouraged to be located adjacent to the required landscaped areas but should not be incorporated within such areas, or between the landscaped areas and the boulevard.
- 8.2.33 Regional commercial uses should be screened from the adjacent Highway 16 and Highway 97 right of way according to the Landscaping Plan outlined in Figure 10 (Drawing L1 and L2) of the Golf Course – Pine Centre Neighbourhood Plan. Limited interactive display areas may be integrated within the landscaped area provided it does not exceed 10% of a property’s frontage.
- 8.2.34 In order to accommodate pedestrian traffic throughout the site, a trail should be installed along the highway frontage according to the details outlined in Figure 10 (Drawing L1 and L2) of the Golf Course – Pine Centre Neighbourhood Plan.

Bylaw 8256

Additional Guidelines for the Z10: Inland Plaza Zone

- 8.2.35 Visitor commercial uses focused near the intersection of Highway 97 and Boundary Road should include outdoor gathering spaces that include landscaping and amenities (such as benches and garbage bins). These spaces will provide relief from asphalt and provide comfortable outdoor spaces for visitors.
- 8.2.36 Outdoor gathering spaces should be designed to be comfortable in summer and winter months. This could include, but is not limited to: utilizing screens to block wind, locating public spaces in areas with sun exposure (not shady areas), and incorporating outdoor furniture that is comfortable in cold and warm climates.
- 8.2.37 For properties fronting Highway 97 and Boundary Road, buildings should be sited to front Highway 97 and Boundary Road, with parking concentrated behind buildings.
- 8.2.38 Buildings should be designed to provide visual interest. All sides of large buildings should be finished with architectural details (not simply painted features) with no blank elevations.
- 8.2.39 Plans for landscaped areas and outdoor gathering spaces should consider how low impact development standards can be integrated into the design to manage storm water on-site. This could include, but is not limited to: bio-retention basins or ponds, constructed wetlands, and storage/re-use of storm water run-off for irrigation.
- 8.2.40 Pedestrian continuity between buildings, tenancies, and properties should be achieved through the use of paths and sidewalks.
- 8.2.41 Encourage the use of wood façade design and the architectural expression of buildings to emphasize the important role the forestry industry has played in the evolution of Prince George.
- 8.2.42 Access ramps and related elements should be visually integrated with the overall building design and site plan so as to not appear as an unintegrated add-on to a building façade.

8.3

Bylaw 8256

Bylaw 8896

Bylaw 8256

8.3 Downtown Development

Exemptions

- 8.3.1 A downtown development permit is not required for the following:
- a) subdivision;
 - b) temporary buildings and structures in accordance with Section 5 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - c) construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
 - d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building;
 - e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location;
 - f) the repair or alteration of any building, structure or use to rectify an unsafe condition if correction of such unsafe condition has been ordered by the City Building Inspector; or
 - g) replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, canopies, or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions, as determined by the Planning and Development Department.

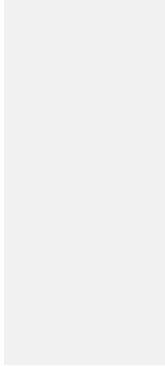
Guidelines

Connectivity: Enhancing the Pedestrian and Cycling Network

- 8.3.2 For new development or redevelopment on large sites, incorporate streets and pathways that support and extend existing streets, lanes, the open space network and pattern of small blocks established by the original 1912 Brett and Hall Town Plan.
- 8.3.3 Where lanes have been removed, they should be restored through redevelopment as opportunities arise.
- 8.3.4 Avoid cul-de-sacs and other physical barriers that deter or prevent people from walking or cycling and remove these barriers as opportunities arise.
- 8.3.5 Increase pedestrian connections to adjacent parks, activity nodes, and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.

Street Definition

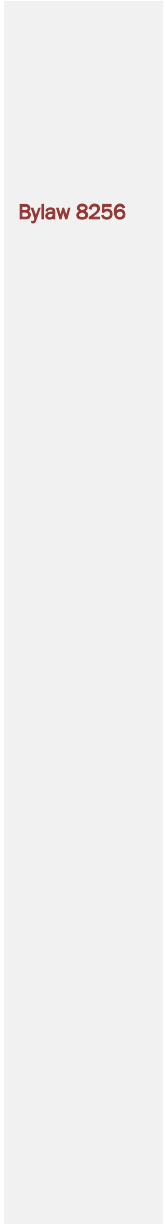
- 8.3.6 Minimize the distance that buildings are set back from the sidewalk to create good street definition and a sense of enclosure.
- 8.3.7 Build ground floor commercial uses up to the front property line so that a continuous commercial street frontage and a positive street definition are



maintained. A setback may be considered where there is a courtyard, restaurant patio or other feature that benefits businesses, patrons and pedestrians, or to respond to the building setback from an adjacent property, and should consider the incorporation of public art.

8.3.8 For new developments with tall buildings (over 6 storeys in height) incorporate a base building or street-wall at a scale similar to adjacent buildings and street width.

8.3.9 Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, unusual topography and natural features, sites framing important open spaces, and sites with buildings that terminate a street end view.



Bylaw 8256

Transparency: Creating Active Frontages

Commercial and Mixed Use Buildings

8.3.10 Provide pedestrian access to storefronts and businesses from the adjacent public street, and orient upper-storey windows and balconies to overlook adjoining public open spaces.

8.3.11 On corner lots, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner or primary streets.

8.3.12 Ensure that storefronts are transparent: clear sight lines from the inside of buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.

8.3.13 The following design parameters are desired to create active and transparent street frontages:
a) provide a minimum glazing area of 75% for frontages at grade for commercial frontages downtown;
b) establish a minimum retail frontage depth of 10 m along commercial streets;
c) entrances 10 m to 20 m apart along commercial streets to create active storefront activity; and
d) recess entrances to buildings from the sidewalk or property line by a minimum of 0.6 m to protect the pedestrian from door swings and to emphasize entrances.

8.3.14 Architecturally differentiate residential entrances (private) from business entrances (public) in mixed-use buildings.

8.3.15 Incorporate small, transparent storefronts with frequent entrances into large floor plate commercial developments to compliment the pattern and character of commercial streets downtown.

8.3.16 Encourage smaller shop frontages and upper level residential uses into large format commercial buildings.

8.3.17 Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as:
a) install a vertical trellis in front of the wall with climbing vines or other plant material;
b) set the wall back slightly to provide room for evergreens and conifers that provide year- round screening;

- c) provide art (e.g. a mosaic, mural, relief) over a substantial portion of the wall surface.
- d) employ quality materials of different textures and colours to make the wall more interesting visually;
- e) provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest;
- f) incorporate walls into a patio or sidewalk café space; and,
- g) terrace (step down) retaining walls.

Residential Buildings

- 8.3.18 Site and orient townhouses and apartments to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.
- 8.3.19 Develop ground floor residential uses that incorporate individual entrances to each ground floor unit and are accessible from the fronting street. This enhances pedestrian connections, street activity and safety.
- 8.3.20 Create residential entries that are clearly visible and identifiable from the fronting public street to make the building more approachable and create a sense of association amongst neighbours.
- 8.3.21 Set back buildings with residential uses on the ground floor generally between 2 m and 4 m, and elevate the entryway by a minimum of 0.6 m to create a semi-private transition zone to individual units.
- 8.3.22 On streets with high traffic volumes, consider a landscaped transition zone in between the entryway and public sidewalk.
- 8.3.23 Ensure lobbies and main building entries are clearly visible from the street, and have direct sight lines into them.
- 8.3.24 Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.

Parking Servicing and Access

- 8.3.25 Parking, vehicular loading, service functions, garbage disposal, and other similar activities should be located at the rear of the building with lane access and appropriate landscape screening so as not to conflict with pedestrian-oriented activity fronting the street.
- 8.3.26 Structured underground parking is preferred over off-street surface parking.
- 8.3.27 To ensure attractive and pedestrian oriented open spaces, off-street parking located between the front face of a building and the public sidewalk is strongly discouraged along commercial streets within the downtown.
- 8.3.28 Screen off-street parking adjacent to the public sidewalk using materials that provide a visual buffer while still allowing clear visibility into the parking areas. Screening could include landscaping, such as trellis or grille with climbing vines.
- 8.3.29 Locate public on-street parking at the curb to provide convenient and easy access to commercial and residential entrances.
- 8.3.30 In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is difficult or not possible, access may be provided from the street, provided that:
 - a) access is from the long face of the block;

Bylaw 9041

- b) there is minimal interruption of the pedestrian realm and streetscape treatment through the use of mountable curbs to reduce grade change;
- c) waiting or pick-up/drop-off areas are located internal to the site, not in the public right-of-way; and
- d) there is no more than one interruption per block face and only one curb cut on the street.

- 8.3.31 Architecturally integrate vehicular entrances and associated components into the building through treatments such as enclosure, screening, high-quality finishes, sensitive lighting and landscaping. Avoid ramps located directly off the street.
- 8.3.32 Do not locate vehicle entrances and curb cuts along Primary Retail and Service Streets.
- 8.3.33 Provide clear lines of sight at access points to parking, site servicing, and utility areas to enable casual surveillance and improve traffic and pedestrian safety, with pedestrian priority design.
- 8.3.34 Encourage shared parking and access where possible.
- 8.3.35 Avoid large parking lots by incorporating pedestrian pathways and landscaping.
- 8.3.36 For hotels, incorporate adequate and comfortable drop-off areas that are directly adjacent to lobbies to minimize impacts on the pedestrian realm and streetscape.
- 8.3.37 In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.27, additional parking should suit the circumstances.

Height and Massing

- 8.3.38 Break up the visual mass of large buildings to reduce their visual impact on the pedestrian realm and to create variation along the street. This can be achieved by incorporating minor visual breaks in building façades using vertical setbacks and upper-storey step-backs.
- 8.3.39 Limit the visual mass of building façades to lengths of 40 m or less. This can be achieved by incorporating a substantial setback such as a courtyard or framed periodic openings to provide public views into private open space features.
- 8.3.40 Buildings over 3 storeys in height should be developed with a maximum frontage length of 80 m. Development of buildings 3 storeys in height or lower should have a maximum frontage length of 40 m.
- 8.3.41 Determine street wall height by the width of the fronting street; generally, the wider the street, the taller the street wall.

Bylaw 9041

Weather Protection

General

- 8.3.42 Provide weather protection over storefronts and display windows to encourage browsing and casual viewing of merchandise by pedestrians.
- 8.3.43 Provide adequate weather protection in front of buildings adjacent to bus zones and street corners where people wait for traffic lights.
- 8.3.44 Provide weather protection from building entrances to curb-side taxi zones or drop-off areas for major buildings and places of entertainment, where people wait for significant durations.

- 8.3.45 Balance weather protection with daylight penetration when placing awnings and canopies. Avoid opaque canopies that run the full length of façades.
- 8.3.46 Integrate the design and placement of awnings or canopies with public space furnishings such as ornamental street lighting, banners, hanging baskets or street trees.
Awnings
- 8.3.47 Awnings are preferred to canopies for use on storefronts less than 10 m in length, and along George Street to reinforce its heritage character.
- 8.3.48 Three-point or four-point awnings are preferred.
- 8.3.49 Avoid the use of quarter-barrel awnings.

- 8.3.50 Awnings should meet the following dimensions:
 - a) a minimum clearance of 2.6 m measured from the sidewalk; and,
 - b) a minimum width over the sidewalk of 1.8 m, but no more than two thirds of the total sidewalk width.
- 8.3.51 Establish a minimum slope of 30 degrees for awnings to allow for proper drainage and the cleaning action of rain and wind.
- 8.3.52 Design awnings to be sympathetic to the style, scale, form, and period of the building.
- 8.3.53 Construct awnings of durable, colourfast material. This may include reinforced plastic-coated fabric provided that the look and feel of canvas is maintained.
- 8.3.54 In order to encourage attractive building frontages, discourage the use of awnings as signs (and signs as awnings). Signage on the front face of a 4-point awning should not exceed 0.3 m in height along the front face of the awning.
- 8.3.55 Awnings, canopies, and overhangs should incorporate architectural design features and the fenestration pattern (placement of windows and doors) of the buildings they extend from.
- 8.3.56 Minimize obscurement of the building façade or historic detailing when placing awnings and canopies.
Canopies
- 8.3.57 Canopies are preferred for use on building frontages over 15 m, along sloped sidewalks, along major pedestrian routes having a predominance of existing canopies, and on
- 8.3.58 Canopies should have a minimum vertical clearance of 2.6 m, as measured from the sidewalk. Extend canopies out over the sidewalk by at least 2.6 m, while maintaining a minimum 0.6 m setback from the outer face of the curb.
- 8.3.59 Transparent and translucent canopies are preferred to allow natural light to penetrate to storefronts and the sidewalk. Wood and glass are encouraged for canopies.
- 8.3.60 Design canopies to extend over building frontages greater than 30 m to reduce their apparent scale and length to better relate to the pedestrian scale of the street. The preferred approach is to break up the canopy to reflect the architecture and fenestration pattern (placement of windows

and doors) of the building façade, and to step down to follow the profile of the street.

8.3.61 Unless indicated otherwise by the City, install canopies in a way as to be removable should this be required at a future date.

Signage

8.3.62 Provide attractive signage on commercial buildings that clearly identifies uses and shops, and is scaled to the pedestrian rather than the motorist.

8.3.63 Provide visible signage identifying the building address at all entrances.

8.3.64 Limit signage in number, location, and size to reduce visual clutter and to make individual signs easier to see.

8.3.65 Representational and iconic signs are encouraged to help recognize Prince George’s history and character.

8.3.66 Apply a single fascia sign to each façade at the first storey, in a size that does not exceed 0.9 m in height along any length.

8.3.67 Signage should be externally lit. Signage within shop front glazing may be backlit, but it is recommended not to exceed 0.5 m in height and 2 m in length.

Bylaw 8256

8.3.68 Maintain a minimum 4.5 m clearance for vertical banners above sidewalk/street level, and do not project them into the street.

8.3.69 The following are preferred or acceptable types of commercial signage in the downtown:

- a) projected two-dimensional or marquee signs suspended from canopies and awnings (fitting within a 36.2 by 60.2 inch horizontal rectangle);
- b) flush-mounted fascia signs;
- c) externally lit signs;
- d) small vertical banners and signs with individual letters should not exceed 18 inches in any dimension; and,
- e) individual cut-out or silhouette letter signs mounted on storefronts. Individual letters should not exceed 18 inches in any dimension.

Bylaw 9041

8.3.70 Flush-mounted and marquee signage hanging from awnings and canopies are preferred along Primary Retail and Service Streets. These signs should maintain a minimum clearance of 2.3 m over sidewalk and/or public spaces.

8.3.71 The following types of signage are strongly discouraged and should be avoided:

- a) signs as awnings or awnings as signs;
- b) internally lit plastic box signs;
- c) pylon (stand-alone) signs; and
- d) rooftop signs.

Lighting

Bylaw 8256

8.3.72 Encourage architectural lighting on the face of commercial buildings and at main entries of residential buildings to help create a sense of safety and intimate space around a building.

8.3.73 Light paths and entry areas sufficiently to ensure pedestrian comfort and security.

8.3.74 Full-spectrum white light or incandescent sources are preferred in public areas.

- 8.3.75 Ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down-lights or up-lights with cut-off shields.
- 8.3.76 Gooseneck lights and sconces that are applied to fascias underneath weather protection elements are preferred for storefront lighting.
- 8.3.77 A higher level of lighting for pedestrian areas is preferred through the use of metal halide with a 3,200° Kelvin rating.
- 8.3.78 Incorporate valence lighting into canopies and up-lighting to illuminate pathways.
- 8.3.79 Encourage the use of LED lighting for storefronts and street trees.
- 8.3.80 Avoid the use of exterior fluorescent light sources.
- 8.3.81 Install glare-free lighting into the canopy soffit. Fluorescent tube lights are not permitted for this purpose.
- 8.3.82 Minimize light pollution through the use of full cut-off lighting, avoiding light reflectance, and directing lighting downwards. Exceptions may be made for signage and architectural lighting.

Architectural Concept: Achieving a Human Scale

General

- 8.3.83 Create visual interest for the pedestrian, buildings facades by incorporating a range of architectural features and design details in building facades that express both variation and consistency.

Consider architectural features that include:

- a) building height, massing, articulation and modulation;
- b) bay windows and balconies;
- c) corner features accent, such as turrets or cupolas;
- d) decorative rooflines and cornices Building entries; and
- e) canopies and overhangs

Consider architectural features that include:

- f) treatment of masonry (for example, ceramic tile, paving stones, brick patterns);
- g) treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors);
- h) articulation of columns and pilasters;
- i) ornament or integrated artwork;
- j) integrated architectural lighting;
- k) detailed grilles and railings;
- l) substantial trim moldings; and
- m) trellises and arbors.

- 8.3.84 Design buildings to express their internal function and use.
- 8.3.85 Locate and design entrances to create building identity and to distinguish between individual commercial or residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide “punctuation” in the overall streetscape treatment.
- 8.3.86 Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.
- 8.3.87 Utility and mechanical equipment should be screened from pedestrians.

8.3.88 Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).

Windows and Doors

8.3.89 Reinforce the human scale of architecture by incorporating individual windows in upper storeys that:
a) are vertically proportioned and approximately the size and proportion of a traditional window;
b) include substantial trim or molding;
c) are separated from adjacent windows by a vertical element;
d) are made up of small panes of glass; and,
e) are separated with moldings or jambs but grouped together to form larger areas of glazing.

8.3.90 Discourage the use of figured or frosted glass or tinted glazing for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

Exterior Materials

8.3.91 Encourage the use of wood in facade design and the architectural expression of buildings to emphasize the important role the forestry industry has played in the evolution of Prince George.

8.3.92 Incorporate natural building materials into façades of new buildings to avoid a “thin veneer” look and feel, incorporated along with more modern treatments, such as glass curtain walls for office buildings.

8.3.93 The following materials are recommended for use in the downtown:

- a) natural wood materials, including:
 - milled and un-milled timbers;
 - window and door trim;
 - canopy structures;
 - signage;
- b) brick masonry;
- c) glazed tile;
- d) stone;
- e) concrete, painted;
- f) flat profile “slate” concrete tiles;
- g) glass and wood for window assemblies;
- h) standing seam metal roofing; and,
- i) glass curtain walls for office buildings.

8.3.94 The following materials are acceptable for use in the downtown:

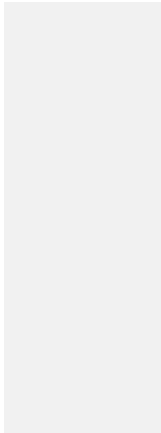
- a) pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements but not both; and,
- b) limited amounts of stucco.

8.3.95 The following materials are discouraged for use in the downtown:

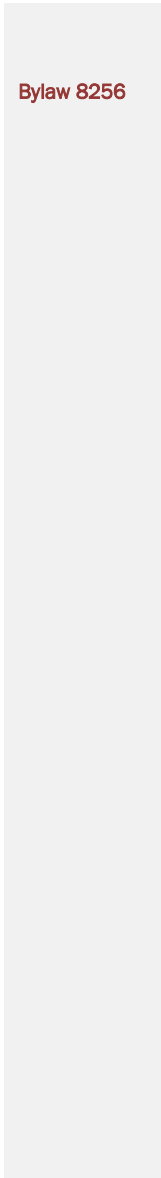
- a) vinyl siding;
- b) swirl Type Stucco; and
- c) vinyl for window frames.

Landscaping

8.3.96 Create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings, where appropriate.



- 8.3.97 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.3.98 Use hard landscape treatments such as terraced retaining walls and planters to transition between grades, where necessary. The following are preferred approaches for achieving this guideline:
 - a) incorporate a planter guard or low planter wall as part of the building design;
 - b) use distinctive landscaping in open areas created by building articulation;
 - c) include a special feature such as a courtyard, fountain, or pool; and,
 - d) emphasize entries with special planting in conjunction with decorative paving or lighting.



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Strengthening Neighbourliness

- 8.3.99 Ensure that new development responds to the positive architectural characteristics of existing development. Achieve a good fit with new or renovated buildings by ensuring that such development references the distinctive and desirable architectural qualities of adjacent buildings, such as similar or complementary:
 - a) massing, height, articulation and scale;
 - b) architectural style;
 - c) roof forms;
 - d) building details and fenestration proportions and patterns; and
 - e) materials and colour.
- 8.3.100 Incorporate articulation into the design of new buildings to create intervals in their façades that respond to the existing pattern along the street. Below are several methods in which building articulation can promote compatibility with the existing architectural context:
 - a) modulate the façade with step-backs or forward extensions along a portion of the façade to create a series of intervals or breaks;
 - b) repeat window patterns at intervals that correspond to extensions and step-backs;
 - c) provide a porch, patio, deck, or covered entry for each interval;
 - d) provide a balcony or bay window for each interval; and,
 - e) change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

Green and Healthy Buildings

- 8.3.101 Site and design new development to minimize the disruption of privacy and outdoor activities of adjacent buildings and private open spaces.
- 8.3.102 Site and orient new development so that the majority of living spaces receive direct sunlight (for the daylight hours at equinox).
- 8.3.103 Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, provide dwelling units with a choice of aspect: front and back, or on two sides (for corner units).

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- 8.3.104 Design new buildings with greater floor-to-ceiling heights to increase the amount of interior space that can be lit from windows.
- 8.3.105 Dwelling units with exterior access on only one side should provide a good view of the direction of the sun (ideally both) and are most suitable. Wide frontages with shallow floor plans allow adequate penetration of daylight. Dwelling units with exterior access on two sides are usually suitable for narrower frontages and deeper floor plates.
- 8.3.106 Intakes and outlets for ventilation should not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.
- 8.3.107 Ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized.
- 8.3.108 In residential and mixed-use projects incorporate courtyards and greenways as defining elements of the project while providing a common garden area, play space, gathering place, walkway, or other use located to maximize the amount of direct sunlight received.
- 8.3.109 Incorporate safe and sunny play areas for children that have surveillance from ground-oriented and upper-storey dwellings in residential developments.
- 8.3.110 Where at-grade space is limited, rooftop common open spaces are encouraged. Upper-storey terraces are encouraged to open onto rooftop gardens, where possible, to increase access to semi-private outdoor amenity space.
- 8.3.111 Incorporate green roofs, where appropriate, to help absorb storm water and provide outdoor amenity space for residents and workers.
- 8.3.112 Retention and infiltration best management practices to be used as appropriate.
- 8.3.113 Make use of existing buildings where possible, or carefully deconstruct building and reuse materials. Use of materials with recycled content is strongly encouraged.
- 8.3.114 In each dwelling unit of a residential or mixed-use project incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper-level terrace. These should be of adequate size and be covered to ensure comfort and usability.
- 8.3.115 Residential development within 300 m of the Rail Terminal on 1st Avenue should consider design details to mitigate noise and vibration issues.

Personal Safety, Security, and Accessibility

- 8.3.116 Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.
- 8.3.117 Ensure the design of new development increases “eyes on the street” with the placement of windows, balconies and street-level uses, and allows for casual surveillance of parks, open spaces, and childrens’ play areas.

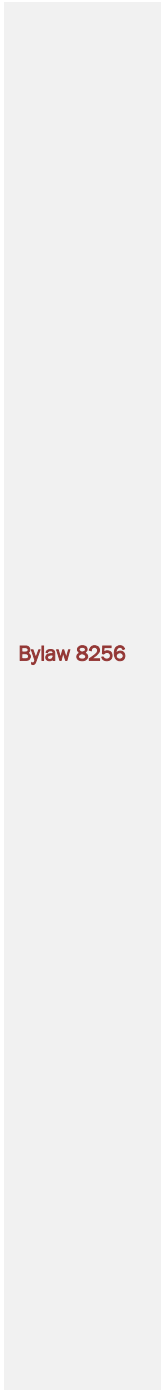
- 8.3.118 Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.
- 8.3.119 Incorporate the creative use of ornamental grilles over ground-floor windows or as fencing, as necessary and where appropriate.
- 8.3.120 Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.
- 8.3.121 Design parking areas to allow natural surveillance by retaining clear lines of sight between public sidewalks and building entrances.
- 8.3.122 Eliminate structures and landscaping materials that provide hiding places for undesirable activity. Generally, landscape elements that shield areas above eye level or below the knee are appropriate.
- 8.3.123 Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of pedestrian abilities. Such routes should be direct, level, obstacle-free, easily identifiable and clearly separated from vehicular routes.

Environmental Considerations

- 8.3.124 Construct hanging signs, parapet extensions, awnings and canopies with sufficient bracing to withstand strong winds such as might be typical of the area.
- 8.3.125 Design and flash architectural elements exposed to precipitation, such as roofs, cornices, edges, canopies and decorative detailing, should be properly designed and flashed to protect the building structure and carry water away from pedestrian pathways or human-use areas.
- 8.3.126 Design any building structure upon which snow accumulates (canopies, awnings, roof forms) to have spontaneous snow dump of accumulated loads into non-pedestrian areas. Snow must be positively shed or positively retained. Deflect shedding snow from pedestrian areas by dormers, hipped roofs, canopies, or other means. Protect all steps and wheelchair ramps from ice and snow build-up.
- 8.3.127 Repeated heating and cooling of snow loads can give rise to ice accumulations. In the building design, consider heat loss factors as a method of controlling ice build-up. Accord proper flashing to areas subject to ice accumulation. Design walkways, entries, and other human use areas with the aim of minimum potential ice build-up and efficient removal of accumulations that do occur.
- 8.3.128 Locate snow storage to ensure that solar radiation can sufficiently facilitate the melting of snow. Site plans should account for the runoff of melting snow.

Tall Buildings

- 8.3.129 The following guidelines are recommended for tall buildings (6 storeys or higher):
 - a) maintain an open spacing to ensure adequate light, air, access, and views for residents;
 - b) site tall buildings with an offset spacing to avoid tall buildings looking directly into each other;
 - c) establish a minimum facing distance of 35 m between tall buildings;
 - d) establish a maximum floor plate width of 24 m;



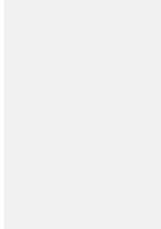
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- e) use vertical and horizontal articulation (for example, incorporating changes of plane, stepped terraces, or modulated plan and façade forms);
 - f) achieve an interesting and varied roof form (for example, by incorporating a top-level penthouse or amenity space to conceal appurtenances and mechanical equipment);
 - g) incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street-wall definition;
 - h) set back tall buildings from the base building facade by a minimum of 5 m while still achieving good address on the fronting public street or open space;
 - i) incorporate ground-floor uses that have views into and access to, where possible, adjacent streets, parks and open spaces; and,
 - j) locate primary entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza, or other open space.
- 8.3.130 High rise buildings (11 storeys or higher) should have a maximum floor plate size of 750 m².

Master Planning

- 8.3.131 A Master Plan may be required for Tall Buildings (6 stories or higher) or Large Sites (5000 m² or greater). The City may, at its discretion, identify other sites with special characteristics or conditions where Master Plans are required. A Master Plan for large sites and sites with tall buildings should detail through graphics and text, the following development issues:
- a) location and dimensions of:
 - public streets, parks, and accessible open spaces;
 - pedestrian circulation and the relationship to pedestrian sidewalks and paths, transit stops, and shelters;
 - base buildings and taller buildings;
 - building setbacks from streets, parks and open spaces;
 - building entrances;
 - site access, service areas, ramps, drop-off and parking for each building; and
 - Flood Plain Areas;
 - b) phasing plan and schedule;
 - c) perspectives showing important views; and,
 - d) shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times:
 - equinox: 8 AM, 12 noon, 4 PM;
 - winter solstice: 9 AM, 12 noon, 3 PM.

8.4



8.4 Flood Hazard

Exemptions

- 8.4.1 A flood hazard development permit is not required for the following development:
- a) subdivision involving only the moving of an interior lot line, where no additional lots are created;

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 - b) construction of, addition to, or alteration of a building or structure in accordance with the:
 - i) minimum flood level and setbacks from a watercourse, body of water, or dike;
 - ii) general exemptions to the minimum setback; or
 - iii) general exemption to the flood level;
 as defined in the *Flood Plain Regulation Bylaw*.
 - c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, or the federal or provincial governments, to prevent, control, or reduce flooding, erosion or other immediate threats;
 - d) alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs in accordance with the Tree Protection Bylaw;
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 - e) alteration of land to restore or create the natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments; or
 - f) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works.

Bylaw 8256 8.4.2 **Guidelines**
 Land designated as Flood Hazard development permit areas must remain free from development, except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*) in relation to an exemption to:

- a) the flood level for the flood plain, and
- b) the setback from a watercourse, body of water or dike of any landfill or structural support to elevate a floor system or pad above the flood level.

Bylaw 8256 8.4.3 No septic tank, drainage or deposit fields are to be constructed in the land designated flood hazard development permit areas except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*).

8.5

8.5 **Groundwater Protection**

8.5.1 **Exemptions**
 A groundwater protection development permit is not required for the following development:

- a) subdivision involving only the moving of an interior lot line, where no additional lots are created;
- b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
- c) alteration of land, or construction of, addition to, or alteration of a building or structure by the City, the federal or provincial

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- governments, or their agents for surveying, construction, or maintenance of access or works;
- d) alteration of land, or construction of, addition to, or alteration of buildings or structures for any use that does not involve the manufacture, processing, sale, storage, or distribution of wood waste, agricultural waste, petroleum products, allied petroleum products, and waste or effluent as defined under the Environmental Management Act, or snow storage, waste management, wrecking yard, composting or burial of livestock, poultry or aquaculture products; or
- e) construction of, addition to, or alteration of a building or structure involving only interior renovation, repair or maintenance, façade improvement, or an addition less than 200 m².

Guidelines

- 8.5.2 The capture zone, or portion thereof, may be specified as areas that must remain free of development to prevent contamination of the aquifer.
- 8.5.3 Works may be required, including ongoing maintenance or repair, to preserve, protect, restore, or enhance the viability of the aquifer.
- 8.5.4 Protection measures may be required to preserve, protect, restore, or enhance the viability of the aquifer.
- 8.5.5 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to preserve, protect, restore, or enhance the viability of the aquifer.

8.6

8.6 Industrial Form and Character

Exemptions

- 8.6.1 An industrial form & character development permit is not required for the following development:
 - a) those properties designated or zoned as industrial within 50 m of the following Major Roads: Industrial Way, Northwood Pulpmill Road, PG Pulpmill Road, Sintich Road, and Willow Cale Road;
 - b) subdivision;
 - c) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - d) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
 - e) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building; or

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- f) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

- 8.6.2 Developments along major roads, as shown on Schedule B-10: 15 year Major Road Network Map in the Official Community Plan, should be sited towards the front property line to minimize the visibility of parking and loading areas.
- 8.6.3 Industrial uses in or near urban areas should include a high standard of design, colours and materials that are compatible with contemporary design. This includes the use of glazing, appropriate entrance design, varied roof features and exterior walls consistent with commercial and residential development.
- 8.6.4 Large blank building walls along highways are to be avoided.
- 8.6.5 Uses should be designed to minimize queuing that will interfere with traffic on adjacent highways or pedestrians on adjacent sidewalks.
- 8.6.6 Parking should be provided at the rear or side of buildings.
- 8.6.7 Every off-street parking or loading area that is illuminated should have all lighting, positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.
- 8.6.8 Landscaping strips at least 1.5 m wide, with shrubbery height at least 0.75 m or acceptable fencing, should be provided where parking is adjacent to the highway.
- 8.6.9 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.6.10 Front yards shall be landscaped with grass, trees, and shrubbery.
- 8.6.11 In addition to meeting the requirements of the Sign Bylaw, signs should be integrated with the building façade through colour and graphic style.

8.7

Bylaw 8603
Bylaw 8896

8.7 Intensive Residential

Exemptions

- 8.7.1 An intensive residential development permit is not required for the following development:
 - a) subdivision;
 - b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, and buildings and structures permitted by a Temporary Use Permit;
 - c) addition to or alteration of a building or structure;
 - d) construction of an accessory building; or
 - e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

Building Character and Design

- 8.7.2 Front doors are encouraged to be placed to one side of the front façade with clear visibility from the street and direct access from the public sidewalk.

- 8.7.3 Outdoor living space should be created through features such as verandas, porches, balconies.
- 8.7.4 Private outdoor spaces should be accommodated on-site that has direct connection to the dwelling.
- 8.7.5 Verandas should:
 - a) Not be token or indented on the front façade;
 - b) Display ornamentation that is consistent with the style of the remainder of the structure to create a unified design; and
 - c) Be open other than a parapet wall or balustrade, although temporary storm windows or screens are permitted for seasonal use.
- 8.7.6 The following building features are encouraged:
 - a) Verandas;
 - b) Dormers;
 - c) Gables;
 - d) Varied roof designs (pitched roofs, turrets and towers);
 - e) Window types (picture, bay, eyebrow, oxeye);
 - f) Columns; and
 - g) Garage doors.
- 8.7.7 Where visible from the highway, the treatment of the front façade should wrap around the sides of the dwelling.
- 8.7.8 Dwellings on corner lots should apply an equal quality of treatment to each façade fronting the highway.
- 8.7.9 The massing of the second storey should be softened and proportionally smaller than the first storey by incorporating character elements such as dormers, eaves brackets, varied rooflines, gables, hip and dormers.
- 8.7.10 Skylights and similar features should be utilized to maximize interior sunlight.
- 8.7.11 Locate windows to maximize light penetration to the house interior while mitigating overlook into adjacent residential uses.

Exterior Materials

- 8.7.12 Building materials and colours should have high quality architectural design and detailing (i.e. vinyl siding would only be permitted if finished with wood or other high quality detailing).
- 8.7.13 The following exterior materials are recommended for use:
 - a) Natural or Engineered Wood;
 - b) Brick or Brick Veneer;
 - c) Natural Stone or Stone Veneer;
 - d) Manufactured Stone Veneer;
 - e) Fiber-Cement Siding;
 - f) Wood Shakes or Engineered Wood Shakes;
 - g) Engineered Wood Trim;
 - h) Shingles;
 - i) Thin weather board, or product with a similar finish;
 - j) Aluminum Composite (ACM) Panels;
 - k) Extruded aluminum wood grain siding and soffit (i.e. Long Board or AL13 v-line); and
 - l) Premium Grade Vinyl, if substantially accented with materials identified in a) to k).

Bylaw 9041

- 8.7.14 Vinyl siding and rough stucco are discouraged for use as exterior materials. Rough stucco and vinyl siding should only be used as an accent or partial finish occupying a maximum of 15% of the total façade area on any exterior wall.
- 8.7.15 The appearance of building materials should be true to their nature and should not mimic materials (i.e. shingles that resemble bricks, etc.).
- 8.7.16 Exterior materials should offer texture to the building façade to avoid monotonous surfaces
- 8.7.17 A combination of both materials and colours should be used to emphasize prominent features, such as window trim, soffits and gables.

Parking and Access

- 8.7.18 Pedestrian access for all areas of the site should be designed to accommodate varied mobility.
- 8.7.19 Access for vehicles should be provided from the rear lane. Access from the fronting street may be considered on lots wider than 9.0 m if the garage door or carport is setback from the main building façade and has a width that is less than 50% of the building façade. Access considerations are subject to review and approval by the Authorized person.

Neighbourhood Context

- 8.7.20 Dwellings should respect and compliment the surrounding streetscape, including roof design, elevation of entryway, exterior materials, building massing, and the proportion, size arrangement and detailing of windows.
- 8.7.21 Similar dwelling types should be limited to six adjacent properties, and provide variations in the character and design of the proposed housing. The repetition of the same architectural appearance, building form and elevations should be avoided.

Landscaping and Screening

- 8.7.22 Landscaping should:
 - a) Delineate the line between private property and public boulevard;
 - b) Provide a buffer between residential and non-residential land uses;
 - c) Create interesting vies and focal points into and out of the site;
 - d) Focus on retaining healthy mature trees where possible; and
 - e) Retain existing significant vegetation through flexible and innovative design.
- 8.7.23 Fencing should:
 - a) Provide definition between property lines; and
 - b) Not be fully opaque along the front property line (e.g. picket fences are encouraged).

Additional Guidelines for Secondary Dwellings

- 8.7.24 Consider roof designs and features that complement the character of the principal dwelling, including pitched roofs, turrets and towers.

Exterior Materials

- 8.7.25 Secondary Dwellings should use exterior materials, colours and design to complement, but not replicate, the character of the principal dwelling.

- Site Design

8.7.26 Secondary Dwellings should be incidental to the size and massing of the principal dwelling.

8.7.27 Secondary Dwellings design features should:

 - a) Respect the height and setback of neighboring properties;
 - b) Recognize the unique character of the neighbourhood; and
 - c) Consider privacy through building orientation and screening.

Site Accessibility

8.7.28 New entrances to the secondary dwelling must be easily accessible and, where possible, should be visible from the primary street frontage.

8.7.29 It is recommended that there is a lighted path to the Secondary Dwelling from the primary street frontage. Affects of light spillage should be considered for adjacent residential uses.

8.7.30 Secondary Dwellings should have an individual address or a unit identity number clearly visible from the street and be illuminated at night.

8.8

- Bylaw 8597** **8.8 Multiple Residential Form and Character**

Exemptions

8.8.1 A multiple residential form & character development permit is not required for the following development:

 - a) subdivision;
 - b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - c) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
 - d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building; or
 - e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

8.8.2 Row housing shall not contain more than 16 units in one building. Smaller clusters that take advantage of views and natural vegetation are preferred. Design should relate to nearby public spaces such as adjacent greenbelts, landscape features, parks and highways.

8.8.3 Row house buildings should not have a continuous façade of more than four units unless setbacks in facades of at least 0.75 m are provided.

8.8.4 Apartments and row housing should be designed with varied and interesting facades, including a variety of rooflines, roof cover over entry points, balconies, and porches.

Bylaw 8256	8.8.5	Dwellings should be designed to maximize year round exposure to the sun, with special consideration given to sun angles during winter. Buildings should be designed to minimize the casting of shadows on nearby dwellings.	
	8.8.6	Buildings fronting highways should have front doors oriented to the highway and be finished with high quality materials.	
	8.8.7	Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.	
	8.8.8	The form and character of new development should respect the form and character of existing development in the area around the development site.	
	8.8.9	Roof top mechanical equipment is to be screened.	
	8.8.10	Natural environmental features on the site shall be protected. Emphasis will be placed on retention of native and mature trees. Where disturbed by construction, areas should be rehabilitated to a level acceptable to the City.	
	8.8.11	Dwellings fronting on a highway should have screened outdoor areas to provide privacy to residents.	
	8.8.12	All areas not covered by buildings, structures and parking shall be fully landscaped.	
	8.8.13	Garbage and recycling containers should be effectively screened behind a sight-obscuring fence on a minimum of three sides.	
	8.8.14	Noise attenuation should ensure the livability of the residential development along arterials and highways.	
	8.8.15	Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.	
	8.8.16	In areas that have risk of bears, landscaping should be designed and selected to minimize conflict between bears and people.	
	Bylaw 8256	8.8.17	For development with a residential density of 124 dwellings/ha or less, the usable open space shall be provided at a minimum rate of 10.0 m ² per studio dwelling, 20.0 m ² per 1 bedroom dwelling, 40.0 m ² per 2 bedroom dwelling, and 50.0 m ² per dwelling with 3 or more bedrooms.
		8.8.18	For development with a residential density of 125 dwellings/ha. or greater, usable open space shall be provided at a minimum of 20% of the site area. A maximum of 25% of the required outdoor recreation space may be provided on the roof of a principle building.
8.8.19		Recreation and play areas should be sited away from highways and driveways, with consideration to sunlight exposure.	
8.8.20		Private outdoor areas should have surveillance opportunity from windows of the adjacent dwelling.	
8.8.21		Parking should be screened from first floor windows of dwellings.	
8.8.22		Landscaping strips at least 1.5 m wide, except along lanes, should surround parking.	
8.8.23		Below grade parking should be well lit and secured.	

Bylaw 8256

- 8.8.24 All visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings.
- 8.8.25 In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.29, additional parking shall be required to suit the circumstances.
- 8.8.26 A snow management plan should be provided for any development of six or more dwellings.
- 8.8.27 Lighting for parking areas should generally be at pedestrian level so as to deter vandalism. Area lighting should be designed to minimize glare over adjacent properties, and should not it impact the effectiveness of any traffic safety device.

Additional Guidelines for Multiple Residential Development in the University Heights Neighbourhood Plan Area

Bylaw 8947

- 8.8.28 Multiple residential development should include a variety of housing forms. Large concentrations of a single housing form in one location is not supported; integration with the overall neighbourhood is preferred.
 - 8.8.29 Transitional development should be used to bridge areas of low density (single detached dwellings and duplexes) and areas of high densities (townhouses, apartments, row housing). This can be achieved through means such as stepped building heights, or low density, ground-oriented housing located to the periphery of a higher density developments.
 - 8.8.30 Two-unit housing is supported where the number of buildings is limited and in a dispersed manner.
 - 8.8.31 Two-unit housing is to be designed asymmetrically (i.e. non-mirror images).
- Additional Guidelines for Manufactured Home Parks**
- 8.8.32 In the case of Manufactured Home Parks, all the guidelines above shall apply except those that refer to building character.
 - 8.8.33 The design of the overall Manufactured Home Park shall be based on a comprehensive concept that provides: the layout for the manufactured home spaces; internal landscaping and perimeter buffering; identifies the location and screening of parking areas; location and design of recreation areas; internal vehicular roadways; and pedestrian connectivity between all the manufactured home park uses.
 - 8.8.34 Consideration of landscaping within the manufactured home space is encouraged.

8.9

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- 8.9 Riparian Protection**
- Exemptions**
- 8.9.1 A riparian protection development permit is not required for the following development:
 - a) subdivision involving only the moving of an interior lot line, where no additional lots are created;
 - b) temporary buildings and structures in accordance with Section 5 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit that do not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes;

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- c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, or the federal or provincial governments, to prevent, control, or reduce flooding, erosion or other immediate threats;
- d) alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs in accordance with the *Tree Protection Bylaw*;
- e) alteration of land to restore or create the natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments;
- f) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works;
- g) renovation, repair or replacement of a building or structure only to the extent that the renovation, repair or replacement would, when complete, involve no further contravention to the riparian protection area guidelines of this *Bylaw* than existing at the time the renovation or repair was started; or
- h) construction or alteration of a boat launch or boat lift where such a facility complies with this *Bylaw* and has been approved by relevant provincial agencies.

Guidelines

8.9.2 Leave strips within riparian protection development permit areas must remain free of development, except in accordance with these guidelines, to ensure that natural features, function and conditions that support fish life processes are preserved, protected, restored or enhanced. Watercourses and water bodies shall have:

- a) 15.0 m leave strips from the top of bank for agricultural, outdoor recreation, and low density (<18 units/ha) residential developments;
- b) 30.0 m leave strips from the top of bank for commercial, industrial and institutional developments;
- c) notwithstanding sub-section 8.9.2 a), 30.0 m leave strips from the top of bank of the Fraser River and Nechako River, except 50.0 m leave strips are required where the leave strip area is devoid of trees and there is evidence of active bank erosion;
- d) notwithstanding sub-sections 8.9.2 a), and b), 10.0 m leave strips from the top of ravine bank for ravines that are 60.0 m wide or greater; and
- e) lesser leave strips shall be considered where the size is determined on the basis of an assessment report provided by a qualified professional in respect of a development proposal.

8.9.3 Development within a leave strip shall not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes.

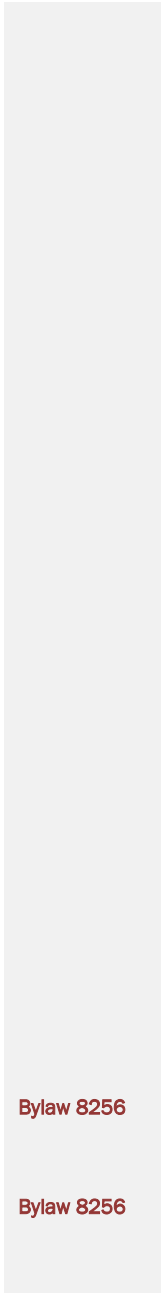
8.9.4 Subject to section 8.9.3, development within a leave strip may include pedestrian access, vegetation and trees, and training works or protection measures in accordance with these guidelines.

- 8.9.5 Natural features, functions and conditions that support fish life processes are to be preserved, protected, restored or enhanced within leave strip areas determined under section 8.9.2.
- 8.9.6 Natural watercourses shall be dedicated if such dedication is to ensure that natural features, functions and conditions that support fish life processes are preserved, protected, restored or enhanced.
- 8.9.7 Training works shall be required, including their ongoing maintenance or repair, to preserve, protect, restore or enhance the natural features, functions, and conditions that support fish life processes.
- 8.9.8 Protection measures, including the installation of a fence in agricultural, commercial, industrial, institutional and multiple-family residential zones, and the planting or retention of vegetation and trees, may be required to preserve, protect, restore, or enhance riparian protection development permit areas, control drainage, or control erosion or protect banks.
- 8.9.9 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to ensure that natural features, functions and conditions that support fish life processes are preserved, protected, restored or enhanced within the riparian protection development permit area.
- 8.9.10 The sequence and timing of development approved by the permit may be specified in the permit to reduce the potential for harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes.

8.10

- 8.10 Wildfire Hazard**
- Exemptions**
- 8.10.1 A wildfire hazard development permit is not required for the following development:
 - a) subdivisions involving only the moving of an interior lot line, where no additional lots are created;
 - b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
 - c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works; or
 - d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement; construction of an accessory building; or an addition to the principal building less than 150 m².
- Guidelines**
- 8.10.2 The guidelines in The Home Owners Fire Smart Manual (B.C. Edition) shall apply to Wildfire Interface Development Permit Areas as follows:
 - a) in Priority Zones 1 (within 10.0 m from structures), remove fuel and convert vegetation to fire resistance species to produce an environment that does not support combustion.

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- b) in Priority Zones 2 (10.0 – 30.0 m from structures), increase fuel modified area by reducing flammable vegetation through thinning and pruning and produce an environment that will only support low-intensity surface fires.
- c) in Priority Zones 3 (30.0 – 100.0 m+ from structures), eliminate the potential for a high- intensity crown fire through thinning and pruning, thereby slowing the approach of a fire approach towards structures.
- d) fire resistant roofing materials (Class A or B) such as metal, clay tile, asphalt shingles and treated wooden shingles should be used on all buildings and structures;
- e) fire resistant exterior walls materials such as stucco, metal, brick, rock, and concrete should be used on all buildings and structures. Logs and heavy timbers, although less effective, are also permitted;
- f) roof vents should be closed in and screened;
- g) decks, porches and balconies should be sheathed with fire resistant materials;
- h) chimneys should have approved spark arrestors; and
- i) vegetation should be cleared 3.0 m back from power lines and propane tanks.

8.10.3 Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should be based upon the potential vehicle and housing density of the subdivision and lands beyond.

8.10.4 Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

8.10.5 8.10.5 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to protect persons and property from fire hazards.

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8.10.6 The Wildfire Hazard Development Permit Area, or portion thereof, may be specified as areas that must remain free of development to protect persons and property from fire hazards.

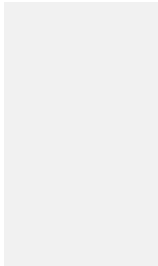
Bylaw 8256

8.10.7 The sequence and timing of development approved by the permit may be specified in the permit to ensure the development does not occur during periods of high fire hazard.

AG

Amending Bylaws	9. Rural Zones		
Bylaw 8586 Bylaw 8734	9.1	AG: Greenbelt	AG
	9.1.1	<p>Purpose</p> <p>The purpose of this zone is primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.</p>	
Bylaw 8586 Bylaw 8734	9.1.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • agriculture, general only in the Agricultural Land Reserve • agriculture, intensive impact only in the Agricultural Land Reserve • community care facility, minor • housing, manufactured • housing, single detached 	<p style="background-color: #e0e0e0;">Bylaw 8896 Bylaw 8256 Bylaw 8656</p> <p>9.1.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • animal breeding & boarding • animal shelter • bed & breakfast • equestrian centre, major only in the Agricultural Land Reserve. • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • temporary sawmill • winery & cidery only in agriculture, general
Bylaw 8415 Bylaw 8256	9.1.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 100 m, except the minimum lot width is 20.0 m where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the Official Community Plan, and the owner registers a covenant pursuant to Section 219 of the Land Title Act in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot. 2. The minimum lot area is 15.0 ha, except the minimum lot area is 845 m² where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the Official Community Plan, and the owner registers a covenant pursuant to Section 219 of the Land Title Act in favour of the City at the time the subdivision is registered, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot. 	
Bylaw 8415 Bylaw 8256			

<p>Bylaw 8896 Bylaw 9041</p>	<p>9.1.5 Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m. 2. The maximum site coverage is 30% for lots smaller than 0.4 ha. 3. The maximum height is 10 m. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal buildings on a site is 12.0 m, except it is 3.0 m between a principal and secondary dwelling.
<p>Bylaw 8256</p> <p>Bylaw 8896 Bylaw 9041</p> <p>Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041</p>	<p>9.1.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha. 2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m.
<p>Bylaw 8734 Bylaw 8947</p> <p>Bylaw 8496</p> <p>Bylaw 8496</p> <p>Bylaw 8256</p> <p>Bylaw 8256</p>	<p>9.1.7 Other Regulations</p> <ol style="list-style-type: none"> 1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7. 2. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z. 3. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z. 4. The maximum number of poultry permitted on a lot is: <ol style="list-style-type: none"> a) 0 on lots less than 2,000 m²; b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha; c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and d) On lots of 4.0 ha or greater, no limitations. 5. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: <ol style="list-style-type: none"> a) 0 on lots less than 0.4 ha; b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;

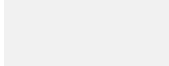


- c) On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
 - d) On lots 4.0 ha or more, no limitations.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AF

<p>Bylaw 8586 Bylaw 8734</p>	<p>9.2 AF: Agriculture & Forestry</p>	<p>AF</p>
	<p>9.2.1 Purpose The purpose of this zone is to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The zone also provides for a dwelling on large parcels (and a second dwelling on parcels greater than 30.0 ha) and complementary residential related uses that are compatible with the secondary residential role of an agricultural and forestry area.</p>	
<p>Bylaw 8586 Bylaw 8734</p>	<p>9.2.2 Principal Uses</p> <ul style="list-style-type: none"> • agriculture, general • agriculture, intensive impact only in the Agricultural Land Reserve • aquaculture • community care facility, minor • equestrian centre, major • equestrian centre, minor • fish hatchery • forestry • greenhouse & plant nursery • housing, manufactured • housing, single detached • veterinary service, major • veterinary service, minor 	<p>Bylaw 8256 Bylaw 8896 Bylaw 8656</p> <p>9.2.3 Secondary Uses</p> <ul style="list-style-type: none"> • agri-tourist accommodation • animal breeding & boarding • animal shelter • auction, major • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • temporary sawmill • winery & cidery only in agriculture, general
	<p>9.2.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 100 m. 2. The minimum lot area is 15.0 ha. 	
<p>Bylaw 8256</p>	<p>9.2.5 Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m. 2. The maximum site coverage is 30% for lots smaller than 0.4 ha. 3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal buildings on the site is 	
<p>Bylaw 8896 Bylaw 9041</p>		

<p>Bylaw 8256</p> <p>Bylaw 8896 Bylaw 9041</p> <p>Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041</p> <p>Bylaw 8734</p> <p>Bylaw 8947</p> <p>Bylaw 8496</p> <p>Bylaw 8496</p>	<p>12.0 m, except it is 3.0 m between a principal and secondary dwelling.</p> <p>9.2.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha. 2. The maximum height is 20.0 m, except it is 6.0 m for lots smaller than 0.4 hectares (ha), 7.0 m for carriage housing and 5.0 m for cottage housing. 3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height. 4. The minimum interior side yard is 1.2 m. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m. <p>9.2.7 Other Regulations</p> <ol style="list-style-type: none"> 1. Log storage is not permitted within 300 m of any lot zoned AR, RS, RT, RM, C, P, or Z. 2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. No goods may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15 from any other lot line. 3. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7. 4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z. 5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z. 6. The maximum number of poultry permitted on a lot is: <ol style="list-style-type: none"> a) 0 on lots less than 2,000 m²; b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha; c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and d) On lots of 4.0 ha or greater, no limitations. 7. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: <ol style="list-style-type: none"> a) 0 on lots less than 0.4 ha; b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; c) On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and d) On lots 4.0 ha or more, no limitations. 8. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and
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screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR1

Amending Bylaws	9.3	AR1: Rural Residential		AR1	
	9.3.1	<p>Purpose The purpose of this zone is to foster agriculture and a rural lifestyle on properties of at least 4.0 ha. This zone also provides for complementary residential related uses that are compatible with the rural character of the area.</p>			
	9.3.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • agriculture, general • agriculture, intensive impact only in the Agricultural Land Reserve • community care facility, minor • forestry • greenhouse & plant nursery • housing, manufactured • housing, single detached • veterinary service, major • veterinary service, minor 	<p style="color: red; font-weight: bold; font-size: 0.8em;">Bylaw 8256 Bylaw 8656 Bylaw 8896</p>	9.3.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • agri-tourist accommodation • animal breeding & boarding • animal shelter • auction, major • bed & breakfast • equestrian centre, major • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • temporary sawmill • winery & cidery only in agriculture, general
	9.3.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 100 m. 2. The minimum lot area is 4.0 ha. 			
<p style="color: red; font-weight: bold; font-size: 0.8em;">Bylaw 8256</p>	9.3.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 30% for lots smaller than 0.4 ha. 3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between the principal building and secondary dwelling is 3.0 m. 			
<p style="color: red; font-weight: bold; font-size: 0.8em;">Bylaw 8896 Bylaw 9041</p>	9.3.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha. 2. The maximum height is 15.0 m, except it is 6.0 m for lots smaller than 0.4 hectares (ha), 7.0 m for carriage housing and 5.0 m for cottage housing. 			
<p style="color: red; font-weight: bold; font-size: 0.8em;">Bylaw 8256</p>					
<p style="color: red; font-weight: bold; font-size: 0.8em;">Bylaw 8896 Bylaw 9041</p>					

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- 3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
- 4. The minimum interior side yard is 1.2 m.
- 5. The minimum exterior side yard is 3.0 m.
- 6. The minimum rear yard is 1.2 m.

9.3.7 Other Regulations

Bylaw 8496

- 1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
- 2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. Nothing may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15.0 m from any other lot line.

Bylaw 8947

- 3. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

Bylaw 8496

- 4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.

Bylaw 8496

- 5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.
- 6. The maximum number of poultry permitted on a lot is:
 - a) 0 on lots less than 2,000 m²;
 - b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d) On lots of 4.0 ha or greater, no limitations.
- 7. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a) 0 on lots less than 0.4 ha
 - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
 - d) On lots 4.0 ha or greater, no limitations.
- 8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR2

Amending Bylaws	9.4	AR2: Rural Residential		AR2	
	9.4.1	<p>Purpose The purpose of this zone is to foster a rural lifestyle on properties larger than 2.0 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area.</p>			
Bylaw 8475 Bylaw 8739	9.4.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • agriculture, general • agriculture, intensive impact only in the Agricultural Land Reserve • animal breeding and boarding only on Lot C, District Lot 1597, Cariboo District, Plan 20539 • community care facility, minor • greenhouse & plant nursery • forestry • housing, manufactured • housing, single detached 	<p style="color: red; font-weight: bold; font-size: 0.8em;">Bylaw 8256 Bylaw 8656 Bylaw 8896</p>	9.4.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • agri-tourist accommodation • auction, major • bed & breakfast • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • winery & cidery only in agriculture, general
	9.4.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 70.0 m. 2. The minimum lot area is 2.0 ha. 			
Bylaw 8256	9.4.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 30% for lots smaller than 0.4 ha. 3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between the principal building and secondary dwelling is 3.0 m. 			
Bylaw 8896 Bylaw 9041	9.4.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha. 2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m. 			
Bylaw 8256 Bylaw 8896					
Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041 Bylaw 8896					

Bylaw 8496

Bylaw 8947

Bylaw 8496

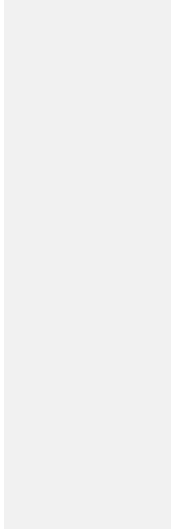
9.4.7 Other Regulations

1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. Nothing may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15.0 m from any other lot line.
3. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
4. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.
5. The maximum number of poultry permitted on a lot is:
 - a) 0 on lots less than 2,000 m²;
 - b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d) On lots of 4.0 ha or greater, no limitations.
6. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a) 0 on lots less than 0.4 ha;
 - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and
 - d) On lots 4.0 ha or greater, no limitations.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR3

AR3m

Amending Bylaws	9.5	AR3, AR3m: Rural Residential		AR3
	9.5.1	<p>Purpose The purpose of this zone is to foster a suburban lifestyle primarily on properties larger than 0.4 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area. Areas designated AR3m allow manufactured housing.</p>		
	9.5.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, manufactured only in AR3m • housing, single detached 	<p style="color: red;">Bylaw 8256 Bylaw 8896</p>	9.5.3
				<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing
	9.5.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.4 ha. 		
Bylaw 8256	9.5.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 30%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between the principal building and secondary dwelling is 3.0 m. 		
Bylaw 8896 Bylaw 9041				
Bylaw 8256	9.5.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m. 		
Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041				
Bylaw 8947	9.5.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has 		



been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

- 2. The maximum number of horses permitted with a minor equestrian centre is:
 - a) 0 on lots less than 0.4 ha;
 - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; and
 - c) On sites of 1.2 ha or more, 1 for each 0.4 ha of portion thereof, up to a maximum of 8.
- 3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR4

Amending Bylaws	9.6	AR4: Rural Residential		AR4
	9.6.1	<p>Purpose The purpose of this zone is to provide residents with a transitional option between rural and suburban uses on properties larger than 1.0 ha. This zone provides for complementary agricultural related uses that are compatible with the rural character of the area.</p>		
	9.6.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • agriculture, general • community care facility, minor • housing, manufactured • housing, single detached 	<p style="color: red; font-size: 0.8em;">Bylaw 8256 Bylaw 8896</p>	<p>9.6.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • agri-tourist accommodation • bed & breakfast • equestrian center, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing
	9.6.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 50.0 m. 2. The minimum lot area is 1.0 ha. 		
<p style="color: red; font-size: 0.8em;">Bylaw 8256</p>	9.6.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 30% for lots smaller than 0.4 ha. 3. The maximum height is 20.0 m, except it is 10.0 m single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10m for buildings or structures over 10 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between the principal building and secondary dwelling is 3.0 m. 		
<p style="color: red; font-size: 0.8em;">Bylaw 8896 Bylaw 9041</p>	9.6.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m² for lots smaller than 0.4 ha. 2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m. 		
<p style="color: red; font-size: 0.8em;">Bylaw 8256</p>	9.6.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a 		
<p style="color: red; font-size: 0.8em;">Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041</p>				
<p style="color: red; font-size: 0.8em;">Bylaw 8256 Bylaw 8947</p>				

period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

2. The maximum number of poultry permitted on a lot is:
 - a) 0 on lots less than 2,000 m²;
 - b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha;
 - c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and
 - d) On lots of 4.0 ha or greater, no limitations.
3. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
 - a) 0 on lots less than 0.4 ha;
 - b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
 - c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha or portion thereof; and
 - d) On lots 4.0 ha or greater, no limitations.
4. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

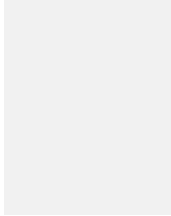
RS1

RS1m

Amending Bylaws	10. Residential Zones		
	10.1	RS1, RS1m: Suburban Residential	RS1
	10.1.1	<p>Purpose The purpose of this zone is to foster a suburban lifestyle on properties larger than 845 m². The district also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing.</p>	
	10.1.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, manufactured only in RS1m • housing, single detached 	<p style="text-align: center; color: red;">Bylaw 8256</p>
	10.1.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwellings • secondary suite only in single detached housing 	
	10.1.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 20.0 m. 2. The minimum lot area is 845 m². 3. The maximum lot area is 0.4 ha. 	
Bylaw 8896 Bylaw 9041	10.1.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 30%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal building and secondary dwelling is 3.0 m. 	
Bylaw 8256	10.1.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The total maximum combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 5. The minimum exterior side yard is 3.0 m. 	
Bylaw 8896 Bylaw 9041			
Bylaw 8896 Bylaw 9041			
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Bylaw 8896
Bylaw 9041

- 6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.



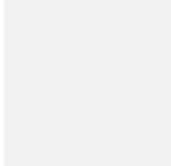
10.1.7 Other Regulations

7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RS2

RS2m

Amending Bylaws	10.2	RS2, RS2m: Single Residential		RS2	
	10.2.1	<p>Purpose The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.</p>			
	10.2.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, manufactured only in RS2m • housing, single detached 	<p>Bylaw 8896 Bylaw 8656</p>	10.2.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing
	10.2.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 3. The maximum lot area is 0.2 ha. 			
	10.2.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 40%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal buildings on the site is 3.0 m. 			
<p>Bylaw 8896 Bylaw 9041</p> <p>Bylaw 8256</p> <p>Bylaw 8896 Bylaw 9041</p> <p>Bylaw 8896 Bylaw 9041</p> <p>Bylaw 8896 Bylaw 9041 Bylaw 8896 Bylaw 9041</p>	10.2.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m². 2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 			
	10.2.7	<p>Other Regulations</p>			



1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RS3

Amending Bylaws	10.3	RS3: Single Residential		RS3
	10.3.1	<p>Purpose The purpose of this zone is to foster an urban lifestyle on properties larger than 400 m², primarily with lanes, for innovative, cluster housing, and compact housing. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.</p>		
	10.3.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, single detached 	Bylaw 8896	10.3.3
				<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • secondary dwellings • secondary suite
	10.3.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 12.0 m. 2. The minimum lot area is 400 m². 3. The maximum lot area is 845 m². 		
	10.3.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling and one secondary suite per lot. 2. The maximum site coverage is 45%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal buildings on the site is 3.0 m. 		
Bylaw 8896 Bylaw 9041	10.3.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m². 2. The maximum height is 5.0 m, except it is 7.0 m for carriage housing. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing. 		
Bylaw 8256				
Bylaw 8896 Bylaw 9041				
Bylaw 8896 Bylaw 8896 Bylaw 9041				
	10.3.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

RS4

Bylaw 8603	10.4	RS4: Urban Residential		RS4
	10.4.1	<p>Purpose The purpose of this zone is to accommodate single detached housing on lots with lane access. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.</p>		
	10.4.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, single detached 	Bylaw 8896	<p>10.4.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • home business 2 • secondary suite • secondary dwelling
	10.4.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 7.5 m. 2. The maximum lot width is 12.0 m. 3. The minimum lot area is 225 m². 4. The maximum lot area is 600 m². 		
	10.4.5	<p>Building Site Coverage</p> <ol style="list-style-type: none"> 1. For lot widths less than 9.0 m with lane access, the maximum site coverage is 50%. 2. For lot widths less than 9.0 m without lane access, the maximum site coverage is 45%. 3. For lot widths 9.0 m to 12.0 m, the maximum site coverage is 45%. 4. For lot widths greater than 12.0 m, the maximum site coverage is 40%. 		
Bylaw 8256	10.4.6	<p>Principal Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum residential density is one principal dwelling. 2. For lot widths less than 9.0 m: <ol style="list-style-type: none"> a) The maximum height is 9.0 m; and b) The maximum number of storeys is 2.0. 3. For lot widths 9.0 m to 12.0 m: <ol style="list-style-type: none"> a) The maximum height is 10.0 m; and b) The maximum number of storeys is 2.5. 4. For lot widths greater than 12.0 m: <ol style="list-style-type: none"> a) The maximum height is 10.0 m; and b) The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m. 8. The minimum setback between principal building and secondary dwelling is 3.0 m. 		
Bylaw 8896 Bylaw 9041				
Bylaw 8256	10.4.7	<p>Accessory Development</p> <ol style="list-style-type: none"> 1. For lot widths less than 9.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 60.0 m². 2. For lot widths 9.0 m to 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m². 3. For lot widths greater than 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 		

Bylaw 8896
Bylaw 9041

Bylaw 8896
Bylaw 9041

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Bylaw 9041

- 4. The maximum height is 5.0 m, except it is 7.0 m for carriage housing.
- 5. The minimum front yard is 4.5 m.
- 6. The minimum interior side yard is 1.2 m (, except it is 1.5 m for carriage and cottage housing.
- 7. The minimum exterior side yard is 3.0 m.
- 8. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.

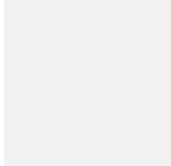
10.4.8 Other Regulations

- 1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

10.5 Deleted by Bylaw No. 8947, 2018

RT1

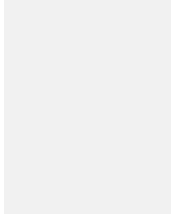
Amending Bylaws	10.6	RT1: Two-Unit Residential		RT1
	10.6.1	<p>Purpose The purpose of this zone is to provide for housing, primarily in buildings with two dwellings.</p>		
	10.6.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, single detached • housing, two-unit 		<p>10.6.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • secondary suite only in single detached housing
	10.6.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum site width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing. The maximum lot width is 12.0 m. 2. The minimum site area is 650 m², except it is 500 m² for single detached housing and 325 m² for a single unit of attached side-by-side two-unit housing. 3. The maximum lot area is 0.4 ha. 		
Bylaw 8256	10.6.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one dwelling per 325 m², or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house. 2. The maximum number of dwellings in one building is 2. 3. The maximum number of principal buildings on one lot is 1. 4. The maximum site coverage is 40%. 5. The maximum height is 10.0 m. 6. The maximum number of storeys is 2.5. 7. The minimum front yard is 4.5 m. 8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing) and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 9. The minimum rear yard is 6.0 m. 		
Bylaw 8256	10.6.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 5.0 m. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 5. The minimum rear yard is 1.2 m. 		
Bylaw 8256	10.6.7	<p>Other Regulations</p>		



1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RT2

Amending Bylaws	10.7	RT2: Two-Unit Residential		RT2
	10.7.1	<p>Purpose The purpose of this zone is to provide for housing, primarily in buildings with two dwellings in subdivisions with lanes for innovative, cluster housing, and compact housing.</p>		
	10.7.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, single detached • housing, two-unit 		<p>10.7.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • secondary suite only in single detached housing
	10.7.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m, except it is 12.0 m for single detached housing and 7.5 m for a single unit of attached side-by-side two-unit housing. 2. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing. 3. The maximum lot area is 845 m². 		
	10.7.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one dwelling per 250 m², or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house. 2. The maximum number of dwellings in one building is 2. 3. The maximum number of principal buildings on one lot is 1. 4. The maximum site coverage is 45%. 5. The maximum height is 10.0 m. 6. The maximum number of storeys is 2.5. 7. The minimum front yard is 4.5 m. 8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing) and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 9. The minimum rear yard is 6.0 m. 		
Bylaw 8256	10.7.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 5.0 m. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 5. The minimum rear yard is 1.2 m. 		
Bylaw 8256				



10.7.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RT3

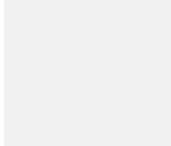
Amending Bylaws	10.8	RT3: Residential Cluster		RT3
	10.8.1	<p>Purpose The purpose is to provide a zone for comprehensively planned clusters of single detached and semi-detached housing, in a bare land strata format with urban services.</p>		
	10.8.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • housing, single detached • housing, two-unit 		10.8.3
				<p>Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • home business 2
Bylaw 8256 Bylaw 8256	10.8.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.2 ha. 		
	10.8.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is 25 units/ha. 2. The maximum site coverage is 45%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front, side and rear is 6.0 m. 6. The minimum setback between principal buildings is 2.4 m (except not required for a common wall for attached side-by-side units of two-unit housing). 		
	10.8.6	<p>Regulations for Accessory Development*</p> <p><i>*Buildings located on common property are not accessory buildings for the purpose of development regulations and need to comply with the provisions for principal buildings.</i></p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 6.0 m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 		
	10.8.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

RM1

Amending Bylaws	10.9	RM1: Multiple Residential		RM1	
	10.9.1	<p>Purpose The purpose of this zone is to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha.</p>			
	10.9.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, two-unit 	Bylaw 8256	10.9.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite only in single detached housing
	10.9.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 			
Bylaw 8256 Bylaw 8256 Bylaw 8256 Bylaw 9362	10.9.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is 30 dwellings/ha. 2. The maximum number of dwellings in one building is 6. 3. The maximum site coverage is 45%. 4. The maximum height is 10.0 m. 5. The maximum number of storeys is 2.5. 6. The minimum front yard is 4.5 m. 7. The minimum interior side yard is 1.2 m except it is not required for a common wall for attached housing. 8. The minimum exterior side yard is 3.0 m 9. The minimum rear yard is 6.0 m. 10. The minimum setback between housing, single detached and housing, two-unit is 2.4 m, the minimum setback between all other principal buildings is 4.5 m. 			
	10.9.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 4.5 m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 			
	10.9.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 			

RM2

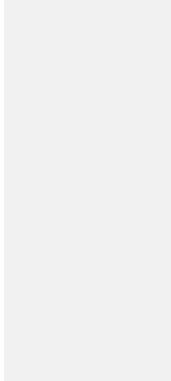
Amending Bylaws	10.10 RM2: Multiple Residential	RM2	
	<p>10.10.1 Purpose The purpose of this zone is to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 60 dwellings/ha.</p>		
	<p>10.10.2 Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, two-unit 	Bylaw 8256	<p>10.10.3 Secondary Uses</p> <ul style="list-style-type: none"> • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite only in single detached housing
	<p>10.10.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 20.0 m, except it is 15.0 m for single detached housing. 2. The minimum lot area is 845 m², except it is 500 m² for single detached housing. 		
Bylaw 8256	<p>10.10.5 Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is 60 dwellings/ha. 2. The maximum number of dwellings in one building is 6. 3. The maximum site coverage is 55%. 4. The maximum height is 12.0 m, except it is 10.0 m for single detached and two-unit housing. 5. The maximum number of storeys is 3, except it is 2.5 single detached and two-unit housing. 6. The minimum front yard is 6.0 m. 7. The minimum interior side yard is 3.0 m (except it is 1.2 m for single detached and two-unit housing) and is not required for a common wall for attached housing. 8. The minimum exterior side yard is 3.0 m 9. The minimum rear yard is 6.0 m. 10. The minimum setback between principal buildings is 4.5 m. 		
	<p>10.10.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 		
	<p>10.10.7 Other Regulations</p> <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and 		



screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM3

Amending Bylaws	10.11 RM3: Multiple Residential	RM3	
	10.11.1 Purpose	The purpose of this zone is to provide for multiple housing with a maximum density of 60 dwellings/ha.	
Bylaw 8932 Bylaw 9138	10.11.2 Principal Uses	Bylaw 8256	10.11.3 Secondary Uses
	<ul style="list-style-type: none"> • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit • Housing, Supportive only on Parcel Z (DF24049) of District Lot 1429, Cariboo District, Plan 646 Except the East 256 Feet Thereof and Plans 20803 and PGP40268 • Housing Supportive only on Lots 1 – 3, District Lot 937, Cariboo District, Plan 18167 		<ul style="list-style-type: none"> • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite only in single detached housing
	10.11.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m, except it is 15.0 m for single detached housing. 2. The minimum lot area is 750 m², except it is 500 m² for single detached housing. 	
	10.11.5 Regulations for Principal Development	<ol style="list-style-type: none"> 1. The maximum residential density is 60 dwellings/ha. 2. The maximum site coverage is 55%. 3. The maximum height is 12.0 m, except it is 10.0 m for single detached and two-unit housing. 4. The maximum number of storeys is 3, except it is 2.5 single detached and two-unit housing. 5. The minimum front yard is 6.0 m. 6. The minimum interior side yard is 3.0 m (except it is 1.2 m for single detached and two-unit housing) and is not required for a common wall for attached housing. 7. The minimum exterior side yard is 3.0 m 8. The minimum rear yard is 6.0 m. 9. The minimum setback between principal buildings is 4.5 m. 	
Bylaw 8256	10.11.6 Regulations for Accessory Development		



- 1. The maximum height is 5.0 m.
- 2. The minimum front yard is 15.0 m.
- 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
- 4. The minimum rear yard is 1.2 m.

10.11.7 Other Regulations

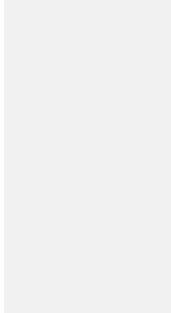
- 1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM4

Amending Bylaws	10.12	RM4: Multiple Residential		RM4
	10.12.1	Purpose The purpose of this zone is to provide for multiple housing with a maximum density of 90 dwellings/ha.		
	10.12.2	Principal Uses		10.12.3
		<ul style="list-style-type: none"> • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row 		Secondary Uses <ul style="list-style-type: none"> • home business 1
	10.12.4	Subdivision Regulations		
		<ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,000 m². 		
	10.12.5	Regulations for Principal Development		
Bylaw 8256		<ol style="list-style-type: none"> 1. The maximum residential density is 90 dwellings/ha. 2. The maximum site coverage is 55%. 3. The maximum height is 12.0 m. 4. The maximum number of storeys is 3. 5. The minimum front yard is 6.0 m. 		
Bylaw 8256		<ol style="list-style-type: none"> 6. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing. 7. The minimum exterior side yard is 3.0 m 8. The minimum rear yard is 6.0 m. 		
Bylaw 8256		<ol style="list-style-type: none"> 9. The minimum setback between principal buildings is 4.5 m. 		
	10.12.6	Regulations for Accessory Development		
Bylaw 8256		<ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 		
7	10.12.7	Other Regulations		
		<ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

RM5

Amending Bylaws	10.13 RM5: Multiple Residential	RM5	
	10.13.1 Purpose The purpose of this zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing.		
Bylaw 9134	10.13.2 Principal Uses <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • religious assembly only on sites less than 1.0 ha. • housing, supportive only on Lot 6, District Lot 343, Cariboo District, Plan 18815 	Bylaw 9083	10.13.3 Secondary Uses <ul style="list-style-type: none"> • club • health service, minor • home business 1 • retail, convenience • retail, general only on Lot 6, District Lot 343, Cariboo District, Plan 18815 • service, massage therapy • service, personal
	10.13.4 Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,200 m². 		
Bylaw 8256	10.13.5 Regulations for Principal Development <ol style="list-style-type: none"> 1. The maximum density is 125 dwellings/ha. 2. The maximum site coverage is 55%. 3. The maximum height is 15.0 m. 4. The maximum number of storeys is 4. 5. The minimum front yard is 4.5 m. 6. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing. 	Bylaw 8256	
Bylaw 8256	<ol style="list-style-type: none"> 7. The minimum exterior side yard is 3.0 m 8. The minimum rear yard is 6.0 m. 9. The minimum setback between principal buildings is 6.0 m. 	Bylaw 8256	
Bylaw 8256	10.13.6 Regulations for Accessory Development <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 		
Bylaw 8256	10.13.7 Other Regulations <ol style="list-style-type: none"> 1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined 		

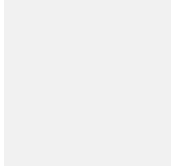


gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site.

- 2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM6

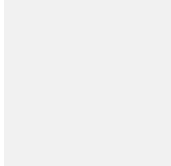
Amending Bylaws	10.14 RM6: Mid-rise Residential	RM6
	<p>10.14.1 Purpose The purpose of this zone is to provide for mid-rise multiple housing with a maximum density of 140 dwellings/ha for areas defined by the OCP as suitable for higher density housing.</p>	
	<p>10.14.2 Principal Uses</p> <ul style="list-style-type: none"> • Apartment hotel • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • religious assembly only on sites less than 1.0 ha. 	<p>10.14.3 Secondary Uses</p> <ul style="list-style-type: none"> • club • health service, minor • home business 1 • retail, convenience • service, massage therapy • service, personal
	<p>10.14.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 27.0 m. 2. The minimum lot area is 1,500 m². 	
Bylaw 8256	<p>10.14.5 Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum density is 140 dwellings/ha. 2. The maximum site coverage is 45%. An additional 30% may be used for covered or enclosed off-street parking. 3. The maximum height is 30.0 m. 4. The minimum front yard is 4.5 m. 5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing. 	
Bylaw 8256	<ol style="list-style-type: none"> 6. The minimum exterior side yard is 3.0 m 7. The minimum rear yard is 4.5 m. 8. The minimum setback between principal buildings is 6.0 m. 	
Bylaw 8256	<p>10.14.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 	
Bylaw 8256	<p>10.14.7 Other Regulations</p> <ol style="list-style-type: none"> 1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site. 	



- 2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM7

Amending Bylaws	10.15 RM7: High-rise Residential	RM7
	<p>10.15.1 Purpose The purpose of this zone is to provide for high-rise multiple housing with a maximum density of 280 dwellings/ha for areas defined by the OCP as suitable for higher density housing.</p>	
	<p>10.15.2 Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • apartment hotel • housing, apartment • housing, congregate • housing, fourplex • housing, row • housing, stacked row • religious assembly only on sites less than 1.0 ha. 	<p>10.15.3 Secondary Uses</p> <ul style="list-style-type: none"> • club • health service, minor • home business 1 • retail, convenience • service, massage therapy • service, personal
	<p>10.15.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 30.0 m. 2. The minimum lot area is 1,800 m². 	
Bylaw 8256	<p>10.15.5 Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum density is 280 dwellings/ha. 2. The maximum site coverage is 55%. An additional 30% may be used for covered or enclosed off-street parking. 3. The maximum height is 55.0 m. 4. The minimum front yard is 4.5 m. 5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing. 6. The minimum exterior side yard is 3.0 m 7. The minimum rear yard is 4.5 m. 8. The minimum setback between principal buildings is 6.0 m. 	
Bylaw 8256	<p>10.15.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 	
Bylaw 8256	<p>10.15.7 Other Regulations</p> <ol style="list-style-type: none"> 1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site. 	



- 2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM8

Bylaw 8700	10.16 RM8: Mixed-Use Residential		RM8
	<p>10.16.1 Purpose The purpose of this zone is to provide for mixed-use developments which have a residential and local commercial focus within neighbourhood corridors.</p>		
	<p>10.16.2 Principal Uses</p> <ul style="list-style-type: none"> • club • community care facility, major • community care facility, minor • education, commercial • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • office • restaurant • retail, general • service, business support • service, financial • service, massage therapy • service, personal 		<p>10.16.3 Secondary Uses</p> <ul style="list-style-type: none"> • home business 1, only to housing
	<p>10.16.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,200 m². 		
	<p>10.16.5 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum density is 60 dwellings/ha. 2. The maximum site coverage is 55%. 3. The minimum Gross Floor Area for commercial uses is 10% of the total Gross Floor Area of all buildings on a site. 4. The maximum Gross Floor Area for commercial uses is 35% of the total Gross Floor Area of all buildings on a site, up to 1680 m². 5. The maximum height is 15.0 m. 6. The maximum number of storeys is 4. 7. The minimum front yard is 4.5 m. 8. The minimum side yard is 3.0 m 9. The minimum rear yard is 4.5 m. 10. The minimum setback between principal buildings is 6.0 m. 		
	<p>10.16.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0 m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 		

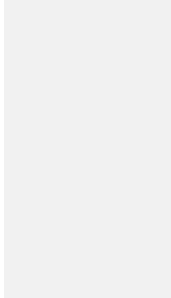
10.16.7 Other Regulations

1. Club, education, health service, office, restaurant, retail and service uses are permitted only on the ground floor of a building that includes housing uses.
2. The maximum size of any one tenancy for club, education, health service, office, restaurant, retail and service use is 280 m².
3. The total combined gross floor area for all club, education, health service, office, restaurant, retail and service uses shall not exceed 1,680 m².
4. There is a maximum of one restaurant tenancy per lot.
5. Outdoor use is not permitted except for residential and restaurant, provided that all outdoor areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 16 people.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM9

RM9r

Bylaw 8947	10.17	RM9, RM9r: Manufactured Home Park	RM9
<p>10.17.1 Purpose The purpose of this zone is to regulate manufactured home park uses in a rental or bare land strata format. Areas designated RM9r allow for a recreational campground use.</p>			
<p>10.17.2 Principal Uses</p> <ul style="list-style-type: none"> • community care facility, minor • Campground, only in RM9r • housing, manufactured • manufactured home park 			<p>10.17.3 Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • residential security/operator unit • retail, convenience • park • indoor recreation
<p>10.17.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.2 ha. 			
<p>10.17.5 Manufactured Home Park Regulations</p> <ol style="list-style-type: none"> 1. The maximum residential density is 22 units/ha. 2. The maximum site coverage is 45%. 3. The minimum manufactured home space is width is 13.0 m. 4. The minimum manufactured home space area is 350 m². 			
<p>10.17.6 Regulations for Principal Development *The setback Regulations for Principal Development is measured from the boundary of the manufactured home space.</p> <ol style="list-style-type: none"> 1. The maximum height is 7.5 m. 2. The maximum number of storeys is 1. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 3.0 m. 			
<p>10.17.7 Regulations for Accessory Development *The setback Regulations for Accessory Development is measured from the boundary of the manufactured home space.</p> <ol style="list-style-type: none"> 1. The total maximum combined gross floor area of accessory buildings and structures within a manufactured home park space is 10.0 m². 2. The maximum height is 5.0 m. 3. The minimum front yard is 6.0 m. 4. The minimum interior side yard is 1.2 m. 5. The minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 1.2 m. 			
<p>10.17.8 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. Secondary uses shall have a minimum setback of 2.4 m from other secondary uses. 2. Secondary uses shall be located 4.5 m from the manufactured home space. 			



- 3. The maximum total gross leasable floor area of any retail convenience uses in any manufactured home park is 140 m².
- 4. The occupancy and storage of recreational vehicles are not permitted in a manufactured home park.
- 5. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C1

C1c

C1I

Amending Bylaws	11. Commercial Zones		
Bylaw 8974	11.1	C1, C1c, C1I: Downtown	C1
	11.1.1	Purpose The purpose of this zone is to provide for a mix of uses for the central business area of the city.	
Bylaw 8164 Bylaw 8256 Bylaw 8656 Bylaw 8947 Bylaw 9041 Bylaw 9110	11.1.2	Principal Uses <ul style="list-style-type: none"> • apartment hotel • auction, minor • boarding or lodging house • brewery & distillery, minor only in C1I • club • community care facility, major • community care facility, minor • education • education, commercial • education, higher • emergency service • entertainment, adult-oriented • entertainment, spectator • exhibition & convention facility • greenhouse & plant nursery • health service, minor • hotel • housing, apartment • housing, congregate • housing, row • housing, stacked row • library & exhibit • liquor primary establishment, major only in C1I • liquor primary establishment, minor only in C1I • motel • office 	Bylaw 9110
	11.1.2	Principal Uses (Continued) <ul style="list-style-type: none"> • park • parking, non-accessory • recreation, indoor • religious assembly • restaurant • retail, adult-oriented • retail, cannabis only in C1c • retail, convenience • retail, farmers market • retail, flea market • retail, general • retail, liquor, in C1I only • service, business support • service, dating or escort • service, financial • service, funeral • service, household repair • service, massage • service, massage therapy • service, personal • service, pet grooming & day care • service station, minor • temporary shelter services • transportation depot • utility, minor • vehicle rental, minor • vehicle repair, minor only on lots abutting 1st Avenue (not including camper vehicles) • vehicle sale, minor only on lots abutting 1st Avenue (not including manufactured housing or camper vehicles) 	
			11.1.3 Secondary Uses

	<p>11.1.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 4.5 m. 2. The minimum lot area is 135 m².
<p>Bylaw 9388</p>	<p>11.1.5 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum residential density is 280 dwellings/ha., except the maximum residential density is 80 dwelling units on the consolidation of Parcel A (N24555) of Lot 8 and Lots 9-10, Block 173, District Lot 343, Cariboo District, Plan 1268. 2. The maximum site coverage is 100%. 3. The maximum height is 55.0 m. 4. The minimum front, side, and rear yard is 0.0 m.
<p>Bylaw 8256</p>	
<p>Bylaw 8164 Bylaw 8614 Bylaw 8256</p>	<p>11.1.6 Other Regulations</p> <ol style="list-style-type: none"> 1. Outdoor use is not permitted except for retail, farmers market; utility; vehicle, sale; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; service station, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
<p>Bylaw 8614 Bylaw 8256</p>	<ol style="list-style-type: none"> 2. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people. 3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C2

C2c

Bylaw 8974	11.2	C2, C2c: Regional Commercial		C2
	11.2.1	<p>Purpose The purpose of this zone is to provide for major shopping centres and complementary residential uses.</p>		
Bylaw 8256 Bylaw 8656 Bylaw 9041	11.2.2	Principal Uses	Bylaw 8896 Bylaw 9110	11.2.2
		<ul style="list-style-type: none"> • auction, minor • brewery & distillery, minor • building & garden supply • community care facility, major • community care facility, minor • education, commercial • emergency service • entertainment, spectator only involving the showing of motion pictures on Lot 1, District Lot 343, CD, Plan PGP40918 • greenhouse & plant nursery • health service, minor • library & exhibit • liquor primary establishment, minor • office • parking, non-accessory • recreation, indoor • recycling centre, minor • restaurant • retail, adult-oriented 		<p>Principal Uses (Continued)</p> <ul style="list-style-type: none"> • retail, convenience • retail, cannabis only in C2c • retail, farmers market • retail, flea market • retail, general • retail, liquor • service, business support • service, dating or escort • service, financial • service, funeral • service, household repair • service, massage • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • transportation depot • vehicle rental, minor • vehicle wash, minor • service station, minor <p>11.2.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • housing, apartment • housing, congregate
	11.2.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot area is 1.0 ha. 		
	11.2.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum residential density is 60 dwellings/ha. 2. The maximum site coverage is 75%. 3. The maximum height is 20.0 m. 4. The minimum front yard is 6.0 m. 5. The minimum side yard is 3.0 m. 6. The minimum rear yard is 6.0 m. 		
	11.2.6	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Dwellings may only be located above the first storey of a principal building. 		

Bylaw 8256

2. Service, financial uses shall have a maximum gross leasable floor area of 300 m² per tenancy unless a larger branch of the same service, financial company is located within the C1 zone.

3. The maximum gross leasable floor area of an office use in one tenancy is 280 m².

4. The maximum total gross leasable floor area of office uses for any site is 2,800 m².

Bylaw 8256

5. Outdoor use is not permitted except for retail, farmers market; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; recycling centre; service station; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.

6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C3

	11.3	C3: Neighbourhood Commercial	C3
	11.3.1	Purpose The purpose of this zone is to provide for neighbourhood commercial areas and complementary residential uses.	
Bylaw 8256 Bylaw 8512 Bylaw 8179 Bylaw 9083	11.3.2	Principal Uses <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • education, commercial • emergency service • exhibition & convention facility, only on Lot 6, District Lot 343, Cariboo District, Plan 18815 • health service, minor • greenhouse & plant nursery • office • recreation, indoor • recycling centre, minor • restaurant • retail, adult-oriented only on Lot A, District Lot 343, Cariboo District, Plan 9637 • retail, convenience • retail, farmers market • retail, general 	11.3.2 Principal Uses (Continued) <ul style="list-style-type: none"> • service, business support • service, financial • service, household repair • Service, Industrial Support only on Block C, District Lot 1574, Cariboo District, Plan 8540, Except Plans 11535, 14080, 27425 and H699 • service, massage therapy • service, personal • service, pet grooming & day care • service station, minor • vehicle wash, minor 11.3.3 Secondary Uses <ul style="list-style-type: none"> • home business 1 • housing, apartment • housing, congregate
	11.3.4	Subdivision Regulations 1. The minimum lot area is 0.8 ha.	
	11.3.5	Development Regulations 1. The maximum residential density is 30 dwellings/ha. 2. The maximum site coverage is 50%. 3. The maximum height is 12.0 m. 4. The minimum front yard is 3.0 m. 5. The minimum side yard is 3.0 m. 6. The minimum rear yard is 3.0 m.	
Bylaw 8256 Bylaw 8256 Bylaw 8179 Bylaw 8256	11.3.6	Other Regulations 1. Dwellings may only be located above the first storey of a principal building. 2. Service, financial uses shall have a maximum gross leasable floor area of 300 m ² per tenancy unless a larger branch of the same service, financial company is located within the C1 zone. 3. The maximum gross leasable floor area of an office use in one tenancy is 280 m ² . 4. The maximum total gross leasable floor area of office uses for any site is 840 m ² .	

Bylaw 8256

5. The maximum total gross leasable floor area of industrial support service uses for any site is 1,177 m².
6. Outdoor use is not permitted except for a retail, farmers market; restaurant; greenhouse & plant nursery; service station; recycling centre; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
7. Outdoor restaurant patios have a maximum occupant load of 40 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C4

C4c

C4I

Bylaw 8974	11.4	C4, C4c, C4I: Local Commercial		C4
	11.4.1	<p>Purpose The purpose of this zone is to provide for local commercial areas and complementary residential uses.</p>		
Bylaw 8256 Bylaw 8464 Bylaw 8814 Bylaw 8750 Bylaw 9041 Bylaw 9110	11.4.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • health service, minor • liquor primary establishment, major only on Strata Lot 1, District Lot 2508, Cariboo District, Plan PGS353 • liquor primary establishment, minor only in C4I • office • recreation, indoor • restaurant • retail, cannabis only in C4c • retail, convenience • retail, general • retail, liquor only in C4I • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care 		<p>11.4.2</p> <p>Principal Uses (Continued)</p> <ul style="list-style-type: none"> • vehicle rental, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447 • vehicle sale, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447 • vehicle sale, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701 • vehicle rental, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701 <p>11.4.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • housing, apartment • residential security/operator unit
Bylaw 8449	11.4.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 3. The maximum lot area is 4,000 m². 		
	11.4.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot. 2. The maximum site coverage is 50%. 		

Bylaw 8256

- 3. The maximum height is 10.0 m.
- 4. The maximum number of storeys is 2.5.
- 5. The minimum front, side, and rear yard is 3.0 m.

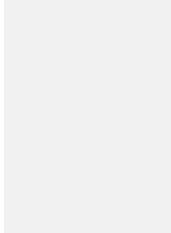
Bylaw 8256

11.4.6 Other Regulations

- 1. Dwellings may only be located above the first storey of a principal building.
- 2. The maximum gross leasable floor area of a restaurant or the retail of food is 420 m².
- 3. The maximum gross leasable floor area of a service, financial; office; or retail use in one tenancy is 280 m².
- 4. The maximum total gross leasable floor area of office uses for any site is 560 m².
- 5. Outdoor use is not permitted except for a restaurant; liquor primary establishment, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
- 6. Outdoor liquor primary establishment, minor patios have a maximum occupant load of 20 people.
- 7. Outdoor restaurant patios have a maximum occupant load of 40 people.
- 8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C5

	11.5	C5: Visitor Commercial		C5
	11.5.1	Purpose The purpose of this zone is to provide for uses to serve visitors and travelers.		
Bylaw 8256	11.5.2	Principal Uses <ul style="list-style-type: none"> campground hotel motel parking, non-accessory restaurant service station, minor vehicle rental, minor vehicle wash, minor 	Bylaw 8256	11.5.4
	11.5.3	Secondary Uses <ul style="list-style-type: none"> residential security/operator unit 		Uses Secondary to Hotels & Motels Only <ul style="list-style-type: none"> exhibition & convention facility liquor primary establishment, minor office service, business support service, massage service, massage therapy service, personal service, pet grooming & day care retail, convenience recreation, indoor recreation, outdoor
	11.5.5	Subdivision Regulations <ol style="list-style-type: none"> The minimum lot width is 18.0 m. The minimum lot area is 835 m². 		
	11.5.6	Development Regulations <ol style="list-style-type: none"> The maximum site coverage is 50%. The maximum height is 12.0 m, except the maximum height for a hotel or motel is 30.0 m. The minimum front yard is 3.0 m. The minimum side yard is 3.0 m. The minimum rear yard is 3.0 m. 		
Bylaw 8256	11.5.7	Other Regulations <ol style="list-style-type: none"> A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing that is secondary to a campground. The maximum gross leasable floor area of an office, retail, or service use in one tenancy is 100 m². The maximum total gross leasable floor area of office, retail and service uses for any site is 400 m². The minimum lot area for a campground is 1.0 ha. Outdoor use is not permitted except for campground; restaurant; liquor primary establishment; service station; vehicle, rental; parking and loading, provided that all outdoor storage areas are enclosed by a screen. Outdoor restaurant patios have a maximum occupant load of 40 people. 		



- 7. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people.
- 8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C6

C6c

C6I

Bylaw 8974	11.6	C6, C6c, C6I: Highway Commercial		C6
	11.6.1	Purpose The purpose of this zone is to provide for uses appropriate for some highway locations.		
Bylaw 8656 Bylaw 8343 Bylaw 9041 Bylaw 9110 Bylaw 9167 Bylaw 9273 Bylaw 9359	11.6.2	Principal Uses <ul style="list-style-type: none"> • auction, minor • brewery & distillery, minor only in C6I • building & garden supply • Community Care Facility, Major only on Lot 3, District Lot 754, Cariboo District, Plan 23130 • education, commercial • greenhouse & plant nursery • health service, minor • liquor primary establishment, minor only on Lot A, District Lot 1432, Cariboo District, Plan 26796 • office • parking, non-accessory • recreation, indoor • recycling centre, intermediate, only on Lots 21 and 22, District Lot 753, Cariboo District, Plan 8391 • recycling centre, minor • restaurant • retail, adult-oriented • retail, cannabis only in C6c • retail, convenience • retail, farmers market 		11.6.2 Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general • retail, liquor, only in C6I • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor
				11.6.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit
	11.6.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 		
	11.6.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 0.0 m. 		

Bylaw 8415
Bylaw 8256

Bylaw 8256

Bylaw 8256

- 4. The minimum side yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.
- 5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.

11.6.6 Other Regulations

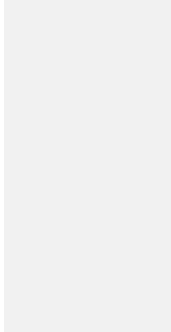
- 1. A residential security/operator unit is only permitted in a principal building or in single detached housing.
- 2. The maximum gross leasable floor area of a service, financial; retail or health service use in one tenancy is 280 m², except on a site designated Service Commercial in the Official Community Plan the maximum gross floor area of a retail use in one tenancy is 2,500 m².
- 3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m².
- 4. Outdoor use is not permitted except for retail, farmers market; service station; vehicle, sale; recycling centre, minor; restaurant; greenhouse & plant nursery; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
- 5. The maximum lot area for outdoor retail farmers market is 100 m².
- 6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C7

11.7 C7: Transitional Commercial		C7	
11.7.1 Purpose The purpose of this zone is to provide for vehicle-oriented service and office uses.			
11.7.2 Principal Uses <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • education • education, commercial • emergency service • health service, minor • office • parking, non-accessory • recreation, indoor • restaurant 	11.7.2	Principal Uses Continued <ul style="list-style-type: none"> • service, business support • service, financial • service, funeral • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care 	
	11.7.3	Secondary Uses residential security/operator unit	
11.7.4 Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 			
11.7.5 Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 75%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 0.0 m. 4. The minimum side yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone. 5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone. 			
Bylaw 8256	11.7.6 Other Regulations <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building. 2. The maximum gross leasable floor area of an office or service, financial use in one tenancy is 280 m². 3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m². 4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 5. Outdoor restaurant patios have a maximum occupant load of 40 people. 6. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

C8

	11.8	C8: Commercial Conversion		C8
	11.8.1	Purpose The purpose of this zone is to provide for the conversion and replacement of older dwellings to a limited range of non-retail commercial uses.		
	11.8.2	Principal Uses <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • education • education, commercial • health service, minor • housing, single detached • office • restaurant • service, massage therapy • service, personal • service, pet grooming & day care 	Bylaw 8304	11.8.3 Secondary Uses <ul style="list-style-type: none"> • bed & breakfast • home business 1 • home business 2 • housing, apartment except in single detached housing • secondary suite
Bylaw 8256	11.8.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 600 m². 3. The maximum lot area is 3,000 m². 		
Bylaw 8304	11.8.5	Regulations for Principal Development <ol style="list-style-type: none"> 1. The maximum number of principal buildings per site is one. 2. The maximum site coverage is 30%. 3. The maximum height is 10.0 m. 4. The minimum front yard is 4.5 m. 5. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 6. The minimum rear yard is 6.0 m. 		
Bylaw 8256	11.8.6	Regulations for Accessory Development* <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 5.0 m. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 5. The minimum rear yard is 1.2 m. 		
Bylaw 8256	11.8.7	Other Regulations <ol style="list-style-type: none"> 1. The maximum gross leasable floor area of any restaurant is 300 m². 2. The maximum gross leasable floor area of an office use in one tenancy is 280 m². 3. The maximum total gross leasable floor area of any health service, and office uses for any site is 560 m². 		



- 4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
- 5. Outdoor restaurant patios have a maximum occupant load of 16 people.
- 6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C9

Bylaw 8947	11.9	C9: Outdoor Recreation		C9
Bylaw 8256	11.9.1	<p>Purpose The purpose of this zone is to provide primarily for land use extensively for outdoor recreation uses.</p>		
Bylaw 8256	11.9.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • recreation, outdoor 		<p>11.9.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • residential security/operator unit
	11.9.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot area is 1.0 ha. 		
	11.9.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 20%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 6.0 m. 4. The minimum side yard is 6.0 m. 5. The minimum rear yard is 6.0 m. 		
	11.9.6	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in single detached or manufactured housing. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8 		

M1

M1n

Amending Bylaws	12. Business and Industrial Zones		
Bylaw 8586	12.1	M1, M1n: Light Industrial	M1
	12.1.1	<p>Purpose</p> <p>The purpose of this zone is to provide for a mix of business and light industrial uses.</p>	
Bylaw 8256 Bylaw 8330 Bylaw 8656 Bylaw 8586 Bylaw 8734 Bylaw 8532 Bylaw 9041 Bylaw 9273	12.1.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • Medical marihuana production facility, only in M1n • parking, non-accessory • railway • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, general of only business or office supplies • self-storage facility 	<p style="text-align: center;">Bylaw 8843 Bylaw 9181</p> <p>12.1.2 Principal Uses (Continued)</p> <ul style="list-style-type: none"> • service, household repair • service, industrial support • service, pet grooming & day care • service station, major • service station, minor • transportation depot • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • veterinary service, major • veterinary service, minor • vehicle wash, major • vehicle wash, minor • warehousing • wholesale <p>12.1.3 Secondary Uses</p> <ul style="list-style-type: none"> • Liquor Primary establishment, Minor only for Parcel B (PL39468), Block 35, District Lot 343, Cariboo District, Plan 1268 • Liquor Primary, Minor only on Lot 1, District Lot 936, Cariboo District, Plan 21687 • outdoor storage • residential security/operator unit

	<ul style="list-style-type: none"> • service, business support • service, food bank only on Lot A, District Lot 936, Cariboo District, Plan 16524 	<p>Bylaw 8532</p>	<p>12.1.4 Uses Secondary to Food Bank Service Only</p> <ul style="list-style-type: none"> • Retail, general of second hand goods only
	<p>12.1.5 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 600 m². <p>12.1.6 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 80%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 3.0 m. 4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street. 5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane. 6. Notwithstanding the previous sections, no yards are required in the area bounded by First Avenue, Lower Patricia Boulevard, and Queensway. <p>12.1.7 Other Regulations</p> <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

M2

M2n

Bylaw 8586	12.2	M2, M2n: General Industrial		M2
12.2.1 Purpose The purpose of this zone is to provide for a mix of business and light industrial uses.				
Bylaw 8256 Bylaw 8656 Bylaw 8330 Bylaw 8734 Bylaw 8586 Bylaw 9273	12.2.2	Principal Uses	12.2.2	Principal Uses (Continued)
		<ul style="list-style-type: none"> • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • industry, light • manufacturing, custom indoor • outdoor storage • medical marihuana production facility, only in M2n • parking, non-accessory • railway • recycling centre, intermediate • recycling centre, major • recycling centre, minor 		<ul style="list-style-type: none"> • restaurant • retail, convenience only on Lots 3 and 5, District Lot 4039, Cariboo District, Plan EPP56988 • self-storage facility • service, household repair • service, industrial support • service station, major • service station, minor • transportation depot • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, major • veterinary service, minor • warehousing • wholesale • wrecking yard
			12.2.3	Secondary Uses
	12.2.4	Subdivision Regulations		
		<ol style="list-style-type: none"> 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 1,000 m². 		
	12.2.5	Development Regulations		
		<ol style="list-style-type: none"> 1. The maximum site coverage is 80%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 3.0 m. 4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street. 5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane. 		

Bylaw 8256

12.2.6 Other Regulations

Bylaw 8119

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

M3

M3n

12.3 M3, M3n: Business Industrial		M3		
12.3.1 Purpose The purpose of this zone is to provide for a mix of business and light industrial uses, generally without outdoor storage.				
Bylaw 8025 Bylaw 8330 Bylaw 8256 Bylaw 8586 Bylaw 8734 Bylaw 8971 Bylaw 9041 Bylaw 9273	12.3.2 Principal Uses <ul style="list-style-type: none"> • auction, minor • broadcasting studio • building & garden supply • consulting, scientific and technical • contractor service, major only on Lot 6, District Lot 4039, Cariboo District, Plan EPP56988 • contractor service, minor • education, commercial • equipment, major • equipment, minor • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • medical marijuana production facility, only in M3n • parking, non-accessory • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, convenience retail, flea market 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> 12.3.2 Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • self-storage facility • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing • wholesale </td> <td style="width: 50%; vertical-align: top;"> 12.3.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage </td> </tr> </table>	12.3.2 Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • self-storage facility • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing • wholesale 	12.3.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage
12.3.2 Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210 • self-storage facility • service, business support • service, industrial support • service, household repair • service, pet grooming & daycare • service station, major • service station, minor • transportation depot • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash minor • veterinary service, minor • warehousing • wholesale 	12.3.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • outdoor storage 			
12.3.4 Subdivision Regulations				
1. The minimum lot width is 18.0 m. 2. The minimum lot area is 600 m ² .				
12.3.5 Development Regulations				
1. The maximum site coverage is 80%. 2. The maximum floor area ratio is 1.6. 3. The maximum height is 12.0 m. 4. The minimum front yard is 3.0 m. 5. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.				

Bylaw 8256

12.3.6 Other Regulations

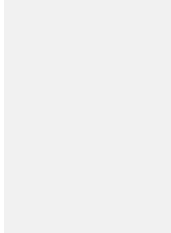
Bylaw 8330

6. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. Outdoor use is not permitted except for auction; building & garden supply; equipment, minor; restaurant; greenhouse & plant nursery; recycling centre; service station; utility, contractor service; industry; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

M4

	12.4	M4: Transition Industrial			M4
	12.4.1	Purpose The purpose of this zone is to provide for a mix of business, office, and light industrial uses in Queensway East transition area near downtown. This zone allows multiple housing above the first storey.			
Bylaw 8256 Bylaw 8656 Bylaw 9273	12.4.2	Principal Uses <ul style="list-style-type: none"> • auction, minor • brewery & distillery, minor • broadcasting studio • club • contractor service, minor • education • education, commercial • emergency service • equipment, minor • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • office • parking, non-accessory • recycling centre, minor • restaurant • retail, farmers market 		12.4.2	Principal Uses (Continued) <ul style="list-style-type: none"> • retail, general of only business or office supplies • self-storage facility • service, business support • service, household repair • service, industrial support • service, pet grooming & daycare • service station, minor • transportation depot • utility, major • utility, minor • vehicle rental, minor • vehicle repair, minor • veterinary service, minor • warehousing • wholesale
				12.4.3	Secondary Uses <ul style="list-style-type: none"> • home business 1 • housing, apartment • residential security/operator unit
	12.4.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 9.0 m. 2. The minimum lot area is 300 m². 			
	12.4.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot. 2. The maximum site coverage is 80%. 3. The maximum height is 12.0 m. 4. The minimum front yard, side yard, and rear yard is 0.0 m. 			
Bylaw 8256	12.4.6	Other Regulations <ol style="list-style-type: none"> 1. Dwellings are only permitted above the first storey. 2. Access to apartment housing must be separate from access to commercial uses. 3. Outdoor use is not permitted except for auction; retail, farmers market; restaurant; greenhouse & plant nursery; recycling centre; utility, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 4. The maximum gross leasable floor area of an office use in one tenancy is 280 m². 			



- 5. The maximum total gross leasable floor area of office uses for any site is 1,000 m².
- 6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

M5

M5n

Bylaw 9006	12.5	M5, M5n: Heavy Industrial		M5
12.5.1 Purpose				
The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.				
Bylaw 8256 Bylaw 8656 Bylaw 9006 Bylaw 8330 Bylaw 9273	12.5.2	Principal Uses	12.5.2	Principal Uses (Continued)
		<ul style="list-style-type: none"> • auction, major • brewery & distillery, major • cannabis production facility, only in M5n • concrete & asphalt plant • consulting, scientific and technical • contractor service, major • contractor service, minor • equipment, major • equipment, minor • industry, heavy • industry, light • manufacturing, custom indoor • outdoor storage • railway 		<ul style="list-style-type: none"> • recycling centre, intermediate • recycling centre, major • recycling centre, minor • self-storage facility • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • warehousing • wrecking yard
			12.5.3	Secondary Uses
				<ul style="list-style-type: none"> • residential security/operator unit
12.5.4 Subdivision Regulations				
<ol style="list-style-type: none"> 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.4 ha. 				
12.5.5 Development Regulations				
<ol style="list-style-type: none"> 1. The maximum site coverage is 75%. 2. The maximum height is 15.0 m. 3. The minimum front, side, and rear yards are 6.0 m. 				
Bylaw 8256	12.5.6	Other Regulations		
Bylaw 8119		<ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in a single detached or manufactured housing. 2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade. 3. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8. 		

M6

	12.6	M6: Special Heavy Industrial		M6	
	12.6.1	Purpose The purpose of this zone is to provide for specialized heavy industries.			
Bylaw 8656	12.6.2	Principal Uses		12.6.3	Secondary Uses
Bylaw 9320					
	12.6.4	Subdivision Regulations			
		<ol style="list-style-type: none"> 1. The minimum lot width is 100.0 m, except it is 15.0 m for a minor or major utility. 2. The minimum lot area is 4.0 ha, except it is 500 m² for a minor or major utility. 			
Bylaw 8256	12.6.5	Development Regulations			
		<ol style="list-style-type: none"> 1. The maximum site coverage is 75%. 2. The minimum front, side and rear yard is 10.0 m. 			
	12.6.6	Other Regulations			
		<ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in single detached or manufactured housing. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 			

M7

12.7 M7: Concrete and Asphalt		M7	
12.7.1 Purpose	The purpose of this zone is to provide primarily for a concrete and asphalt plant.		
12.7.2 Principal Uses		12.7.3 Secondary Uses	
<ul style="list-style-type: none"> • concrete & asphalt plant • snow storage 		<ul style="list-style-type: none"> • residential security/operator unit • outdoor storage 	
Bylaw 8256	12.7.4 Subdivision Regulations	1. The minimum lot area is 1.0 ha.	
	12.7.5 Development Regulations	1. The maximum site coverage is 20%. 2. The minimum front, side, and rear yard is 10.0 m.	
	12.7.6 Other Regulations	1. A residential security/operator unit is only permitted in single detached or manufactured housing. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.	

P1

Amending Bylaws	13. Recreational and Institutional Zones	
	13.1 P1: Parks and Recreation	P1
	13.1.1 Purpose The purpose of this zone is to provide for the preservation and enhancement of open space while supporting limited, complementary secondary uses.	
	13.1.2 Principal Uses <ul style="list-style-type: none"> • park • recreation, outdoor 	13.1.3 Secondary Uses <ul style="list-style-type: none"> • boat launch • boat lift • community care facility, major • community care facility, minor • dock • equestrian centre, minor • residential security/operator unit • restaurant • retail, convenience • utility, minor
	13.1.4 Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m, except there is no minimum for a park. 2. The minimum lot area is 500 m², except there is no minimum for a park. 	
	13.1.5 Development Regulations <ol style="list-style-type: none"> 1. The maximum height is 12.0 m. 2. The maximum site coverage is 30%. 3. The minimum front yard is 6.0 m. 4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m. 5. The minimum rear yard is 6.0 m. 	
	13.1.6 Other Regulations <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 	

P2

	13.2	P2: Minor Institutional		P2
	13.2.1	Purpose The purpose of this zone is to provide for educational and recreational uses, and religious assemblies.		
Bylaw 8256	13.2.2	Principal Uses <ul style="list-style-type: none"> • club • community care facility, major • community care facility, minor • education • education, commercial • library & exhibit • park • recreation, indoor • recreation, outdoor • recycling centre, minor • religious assembly • service, funeral 	Bylaw 9042	13.2.3 Secondary Uses <ul style="list-style-type: none"> • residential security/operator unit • utility, minor • retail, flea market • retail, general only in religious assembly, on Lot 1 District Lot 2507, Cariboo District Plan EPP84493 • liquor primary establishment, minor, only on Parcel 1, District Lot 4047, Cariboo District, Plan BCP17734 and Lot 1, District Lot 4047, Cariboo District, Plan PGP42458
	13.2.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 20.0 m. 2. The minimum lot area is 1,000 m². 		
	13.2.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum height is 12.0 m. 2. The maximum site coverage is 40%. 3. The minimum front yard is 6.0 m. 4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m. 5. The minimum rear yard is 6.0 m. 		
	13.2.6	Other Regulations <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

P3

	13.3	P3: Major Institutional			P3
	13.3.1	Purpose The purpose of this zone is to provide for minor and major institutional and recreational uses.			
Bylaw 8256 Bylaw 8238 Bylaw 9273	13.3.2	Principal Uses <ul style="list-style-type: none"> • claims centre only on Lot A, District Lot 2508, Cariboo District, Plan 25445 • club • community care facility, major • community care facility, minor • community care facility, specialized only on Lot 4, District Lot 343, Cariboo District, Plan 34806 • education • education, commercial • education, higher • emergency service • exhibition & convention facility • fish hatchery • health service, major • health service, minor • library & exhibit 	Bylaw 8256 Bylaw 7958	13.3.2 Principal Uses (Continued) <ul style="list-style-type: none"> • park • parking, non-accessory • recreation, indoor • recreation, outdoor • recycling centre, intermediate • recycling centre, major • recycling centre, minor • religious assembly • self-storage facility • transportation depot • warehousing 13.3.3 Secondary Uses <ul style="list-style-type: none"> • broadcasting studio • office • restaurant • residential security/operator unit • retail, convenience • retail, farmers market • retail, general • service, business support • utility, minor 	
	13.3.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 20.0 m. 2. The minimum lot area is 1,000 m². 			
	13.3.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum height is 15.0 m. 2. The maximum site coverage is 50%. 3. The minimum front yard is 6.0 m. 4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m. 5. The minimum rear yard is 6.0 m. 			
Bylaw 7958	13.3.6	Other Regulations <ol style="list-style-type: none"> 1. The maximum gross leasable floor area of any office use is 100 m² per site. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 			

P4

	13.4	P4: Higher Education		P4	
	13.4.1	Purpose The purpose of this zone is to provide for colleges and universities and related facilities and services.			
	13.4.2	Principal Uses <ul style="list-style-type: none"> • education • education, commercial • education, higher 	Bylaw 9273	13.4.3	Secondary Uses <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • exhibition & convention facility • library & exhibit • liquor primary establishment, major • liquor primary establishment, minor • park • recreation, indoor • recreation, outdoor • restaurant • retail, convenience • retail, general • self-storage facility • service, personal • warehousing
	13.4.4	Subdivision Regulations 1. N/A.			
	13.4.5	Development Regulations 1. The maximum height is 30.0 m. 2. The minimum front, side, and rear yard is 15.0 m.			
	13.4.6	Other Regulations 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.			
	Bylaw 8256				

P5

13.5 P5: Cemetery		P5	
13.5.1 Purpose	The purpose of this zone is to provide for cemeteries.		
13.5.2 Principal Uses		13.5.3 Secondary Uses	
<ul style="list-style-type: none"> • cemetery • crematorium • service, funeral • park 		<ul style="list-style-type: none"> • residential security/operator unit 	
Bylaw 8256	13.5.4 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot width is 100 m. 2. The minimum lot area is 1.0 ha. 	
	13.5.5 Development Regulations	<ol style="list-style-type: none"> 1. The maximum height is 12.0 m. 2. The maximum site coverage is 30%. 3. The minimum front, side, and rear yard is 6.0 m. 	
	13.5.6 Other Regulations	<ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8. 	

P6

	13.6	P6: Special Institutional		P6
	13.6.1	<p>Purpose The purpose of this zone is to provide for institutional uses such as jails, halfway houses, or facilities providing detoxification or rehabilitative services.</p>		
	13.6.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • community care facility, specialized • correction service • temporary shelter services 		<p>13.6.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • residential security/operator unit
	13.6.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,000 m². 		
	13.6.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum height is 12.0 m. 2. The maximum site coverage is 40%. 3. The minimum front yard is 6.0 m. 4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m. 5. The minimum rear yard is 6.0 m. 		
	13.6.6	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

W

	13.7	W: Water Recreational		W
	13.7.1	<p>Purpose The purpose of this zone is to provide for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.</p>		
Bylaw 8256	13.7.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • aquaculture • fish hatchery • park • recreation, outdoor 		<p>13.7.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • boat launch • boat lift • dock • utility, minor
	13.7.4	<p>Subdivision Regulations</p> <p>1. N/A</p>		
	13.7.5	<p>Development Regulations</p> <p>1. The maximum height is 10.0 m.</p>		
	13.7.6	<p>Other Regulations</p> <p>1. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.</p>		

U1

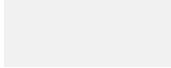
Amending Bylaws	14. Utility Zones		
	14.1 U1: Minor Utilities		U1
	14.1.1 Purpose The purpose of this zone is to provide for utilities that may only have a minor impact on adjacent uses.		
	14.1.2 Principal Uses	14.1.3 Secondary Uses	
	<ul style="list-style-type: none"> • recycling centre, intermediate • recycling centre, minor • utility, minor 	<ul style="list-style-type: none"> • residential security/operator unit 	
	14.1.4 Subdivision Regulations 1. N/A.		
	14.1.5 Development Regulations 1. The maximum height is 15.0 m. 2. The minimum front yard is 4.5 m. 3. The minimum side yard is 4.5 m. 4. The minimum rear yard is 4.5 m.		
	14.1.6 Other Regulations 1 A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing that is secondary to an intermediate recycling centre. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.		

U2

	14.2	U2: Major Utilities	U2
	14.2.1	Purpose The purpose of this zone is to provide for private and public utilities that may have a major impact on adjacent uses.	
Bylaw 8256	14.2.2	Principal Uses <ul style="list-style-type: none"> • animal breeding & boarding • animal shelter • parking, non-accessory • recycling centre, intermediate • recycling centre, major • recycling centre, minor • snow storage • utility, major • utility, minor • waste management 	14.2.3 Secondary Uses <ul style="list-style-type: none"> • outdoor storage • residential security/operator unit • wrecking yard
	14.2.4	Subdivision Regulations <ol style="list-style-type: none"> 1. N/A. 	
	14.2.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum height is 15.0 m. 2. The minimum front yard is 6.0 m. 3. The minimum side yard is 7.5 m. 4. The minimum rear yard is 7.5 m. 	
Bylaw 8256	14.2.6	Other Regulations <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade. 3. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8. 	
Bylaw 8119			

Z1

Amending Bylaws	15. Site Specific Zones		
	15.1	Z1: Airport	Z1
	15.1.1	Purpose The purpose of this zone is to provide for the orderly operation of an airport.	
	15.1.2	Principal Uses <ul style="list-style-type: none"> • Airport 	<div style="text-align: center; font-weight: bold; color: #a52a2a; font-size: 0.8em;">Bylaw 8256</div> 15.1.3 Secondary Uses <ul style="list-style-type: none"> • aircraft sale & rental • fleet service • liquor primary establishment, minor • residential security/operator unit • restaurant • retail, cannabis only on Lot A, District Lots 626, 627, 629, 630 and 631, Cariboo District, Plan EPP49265 • retail, convenience • retail, general • service station, minor • transportation depot • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor
	15.1.4	Subdivision Regulations <ol style="list-style-type: none"> 1. N/A 	
	15.1.5	Development Regulations <ol style="list-style-type: none"> 1. N/A 2. The minimum front yard is 6.0 m. 3. The minimum side yard is 4.5 m, except it is 7.5 m where it abuts an AR zone. 4. The minimum rear yard is 4.5 m, except it is 7.5 m where it abuts an AR zone. 	
Bylaw 8256	15.1.6	Other Regulations <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. The maximum gross leasable floor area for a retail use in one tenancy is 150 m². 3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and 	



screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z2

	15.2	Z2: Exhibition Park		Z2
Bylaw 8256	15.2.1	Purpose The purpose of this zone is to provide site-specific regulations for Exhibition Park.		
Bylaw 8714	15.2.2	Principal Uses <ul style="list-style-type: none"> • exhibition & convention facility • animal shelter 		15.2.3
Bylaw 8256	15.2.3	Secondary Uses <ul style="list-style-type: none"> • campground • club • education, commercial • entertainment, spectator • equestrian centre, major • equestrian centre, minor • liquor primary establishment, major 		Secondary Uses (Continued) <ul style="list-style-type: none"> • liquor primary establishment, minor • recreation, indoor • recreation, outdoor • residential security/operator unit • restaurant • retail, flea market • retail, farmers market • retail, general • vehicle sale, major • vehicle sale, minor • veterinary service, major • veterinary service, minor
	15.2.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,000 m². 		
	15.2.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 40%. 2. The maximum height is 15.0 m. 3. The minimum front yard is 6.0 m. 4. The minimum side yard is 6.0 m. 5. The minimum rear yard is 6.0 m. 		
Bylaw 8256	15.2.6	Other Regulations <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing. 2. The minimum gross leasable floor area of a retail use in one tenancy is 100 m². 3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

Z3

	15.3	Z3: Retail & Warehouse Sales		Z3	
	15.3.1	<p>Purpose The purpose of this zone is to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that require large, low profile buildings in highly visible locations.</p>			
	15.3.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • building & garden supply • restaurant • retail, general • vehicle repair, minor • vehicle sale, minor • wholesale 	Bylaw 8735	15.3.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • health service, minor • service, financial • service station, minor • Vehicle Wash, Minor only for Lot B, District Lot 8170, Cariboo District, Plan 23659
	15.3.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 30.0 m. 2. The minimum lot area is 3,000 m². 			
	15.3.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 9.0 m. 4. The minimum side yard is 9.0 m. 5. The minimum rear yard is 9.0 m. 			
Bylaw 8256	15.3.6	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m². These uses shall be located within the same building as the principal use. 2. Outdoor use is not permitted except for building & garden supply; restaurant; retail; service station; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 			

Z4

	15.4	Z4: Limited Retail		Z4
	15.4.1	Purpose The purpose of this zone is to provide site-specific regulations for a specific area, primarily for a limited range of office and retail uses.		
	15.4.2	Principal Uses <ul style="list-style-type: none"> • building & garden supply • office • retail, general • service, business support 		15.4.3 Secondary Uses <ul style="list-style-type: none"> • restaurant
	15.4.4	Subdivision Regulations <ol style="list-style-type: none"> 1 The minimum lot width is 30.0 m. 2 The minimum lot area is 3,000 m². 3 The maximum site area is 1.0 ha. 		
	15.4.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 3.0 m. 4. The minimum side yard is 3.0 m. 5. The minimum rear yard is 3.0 m. 		
Bylaw 8256	15.4.6	Other Regulations <ol style="list-style-type: none"> 1 Only one principal building is permitted on a lot. 2 The maximum gross leasable floor area of a retail or building & garden supply use in one tenancy is 1,000 m². 3 The maximum gross leasable floor area of any other use in one tenancy is 280 m². 4 The maximum total gross leasable floor area of office uses for any site is 840 m². 5 Outdoor use is not permitted except for a building & garden supply; restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 6 Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8. 		

Z5

Bylaw 8256	15.5	Z5: Auto-Oriented Retail	Z5
	15.5.1	Purpose The purpose of this zone is to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that have screened outdoor storage or display.	
	15.5.2	Principal Uses <ul style="list-style-type: none"> • building & garden supply • hotel • motel • parking, non-accessory • restaurant • retail, general • service station, major • service station, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • wholesale 	
	15.5.3	Subdivision Regulations <ol style="list-style-type: none"> 1 The minimum lot width is 50.0 m. 2 The minimum lot area is 1.6 ha. 	
	15.5.4	Development Regulations <ol style="list-style-type: none"> 1 The maximum site coverage is 30%. 2 The maximum height is 12.0 m, except it is 30.0 m for a hotel. 3 The minimum front yard is 9.0 m. 4 The minimum side yard is 9.0 m. 5 The minimum rear yard is 9.0 m. 	
Bylaw 8256	15.5.5	Other Regulations <ol style="list-style-type: none"> 1. The maximum total gross leasable floor area of any retail use on a site is 1,860 m², except the maximum gross leasable floor area for retail of home furnishings on a site is 3,720 m². 2. Outdoor use is not permitted except for building & garden supply; restaurant; service station; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 3. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8. 	

Z6

	15.6	Z6: Casino & Accommodation		Z6
	15.6.1	Purpose The purpose of this zone is to provide site-specific regulations for a specific area, primarily for casinos and related uses like tourist accommodation.		
Bylaw 8256 Bylaw 8164	15.6.2	Principal Uses <ul style="list-style-type: none"> • gaming facility • hotel • restaurant • retail, general • vehicle rental, minor 	Bylaw 8256	15.6.3 Use Secondary to Hotels only <ul style="list-style-type: none"> • exhibition & convention facility • liquor primary establishment, major • liquor primary establishment, minor • recreation, indoor • retail, convenience • service, massage • service, massage therapy • service, personal • service, pet grooming & day care
	15.6.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot area is 1.0 ha. 		
	15.6.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 40%. 2. The maximum height is 12.0 m, except it is 20.0 m for a hotel or a casino. 3. The minimum front yard is 6.0 m. 4. The minimum side yard is 3.0 m. 5. The minimum rear yard is 3.0 m. 		
Bylaw 8256	15.6.6	Other Regulations <ol style="list-style-type: none"> 1 The maximum total gross leasable floor area of retail and service uses for any site is 2,790 m². 2 The maximum total gross leasable floor area of retail and service uses in one building is 840 m². 3 The maximum gross leasable floor area of a retail and service use in one tenancy is 280 m². 4 Outdoor use is not permitted except for a restaurant; parking and loading, provided that outdoor storage areas are enclosed by a screen. 5 Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8. 		

Z7

	15.7	Z7: La Salle Family Resource Centre		Z7
	15.7.1	Purpose The purpose of this zone is to provide site-specific regulations for a specific area, primarily for variety of education, parks and recreation, and institutional uses.		
Bylaw 8256	15.7.2	Principal Uses <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • community care facility, specialized • education • health service, major • health service, minor • park • recreation, outdoor 	Bylaw 8256	15.7.3 Secondary Uses <ul style="list-style-type: none"> • club • library & exhibit • office • recreation, indoor
	15.7.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m, except there is no minimum for a park. 2. The minimum lot area is 500 m², except there is no minimum for a park. 		
Bylaw 8256	15.7.5	Regulations for Principal Development <ol style="list-style-type: none"> 1. The maximum site coverage is 30%. 2. The maximum height is 12.0 m. 3. The minimum front, side, and rear yard is 6.0 m. 		
Bylaw 8256	15.7.6	Regulations for Accessory Development <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front, side, and, rear yard is 1.2 m. 		
Bylaw 8256	15.7.7	Other Regulations <ol style="list-style-type: none"> 1 The maximum total gross leasable floor area of office uses for any site is 100 m². 2 Every use shall be within an enclosed building, except for a park or outdoor recreation use. 3 There shall be at least 55 on-site parking spaces, including 2 parking stalls for the disabled. There shall be at least 1 loading space. Except for parking along a lane, parking along any highway shall have a landscape screen at least 1.0 m wide. 4 Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

Z8

	15.8	Z8: Regional Shopping	Z8				
Bylaw 8582	15.8.1	Purpose The purpose of this zone is to provide site-specific regulations for regional shopping areas, primarily for retail uses that require large, low profile buildings or large tenancies within buildings.					
Bylaw 8269 Bylaw 8875 Bylaw 8999	15.8.2	Principal Uses <ul style="list-style-type: none"> • building & garden supply • community care facility, major • community care facility, minor • greenhouse & plant nursery • health service, minor • hotel • library & exhibit • liquor primary establishment, major only for Lot B, District Lot 8180, Cariboo District, Plan BCP25328 Except Plan EPP43542 • motel • office • recreation, indoor • recreation, outdoor • recycling centre, minor • restaurant • retail, cannabis permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 	<table border="1"> <tr> <td>15.8.2</td> <td>Principal Uses (Continued) <ul style="list-style-type: none"> • retail, farmers market • retail, general • retail, liquor permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor </td> </tr> <tr> <td>15.8.3</td> <td>Secondary Uses <ul style="list-style-type: none"> • exhibition & convention facility, only with a hotel </td> </tr> </table>	15.8.2	Principal Uses (Continued) <ul style="list-style-type: none"> • retail, farmers market • retail, general • retail, liquor permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor 	15.8.3	Secondary Uses <ul style="list-style-type: none"> • exhibition & convention facility, only with a hotel
15.8.2	Principal Uses (Continued) <ul style="list-style-type: none"> • retail, farmers market • retail, general • retail, liquor permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & day care • service station, major • service station, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor 						
15.8.3	Secondary Uses <ul style="list-style-type: none"> • exhibition & convention facility, only with a hotel 						
	15.8.4	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,000 m². 					
Bylaw 8256	15.8.5	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 30%, except it is 50% for a hotel on a separate lot. 2. The maximum floor area ratio is 0.4, except it is 2.0 for a hotel on a separate lot. 3. The maximum height is 12.0 m, except it is 16.0 m for a hotel. 4. The minimum front, side, and rear yard is 3.0 m. 					

Bylaw 8256

15.8.6 Other Regulations

Bylaw 7973

Bylaw 8023

1. The minimum gross leasable floor area of a retail, building & garden supply, or greenhouse & plant nursery use in one tenancy is 700 m², except that a combined maximum of 10% of the gross leasable floor area of a commercial area may be independently managed tenancies. Notwithstanding this, 20% of gross leasable existing floor area, up to a maximum of 5,600 m² may be permitted for building & garden supply; retail; office; service, personal; or health service with no minimum area per tenancy.
2. The maximum total gross floor area of office; service, financial and health service for any site is 500 m².
3. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot C, District Lot 8180, Cariboo District, Plan BCP25328 in one tenancy is 300 m², unless a larger branch of the same service, financial company is located with the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 750 m².
4. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 in one tenancy is 300 m², unless a larger branch of the same service, financial company is located within the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 450 m².
5. Outdoor use is not permitted except for building & gardening supply; retail, farmers market; service station; vehicle sale; recycling centre; restaurant; greenhouse & plant nursery; outdoor recreation; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z9

15.9 Z9: Hill Avenue **Z9**

15.9.1 Purpose
 The purpose of this zone is to provide an innovative residential subdivision design for a variety of housing types along with neighbourhood commercial and recreation opportunities in a pedestrian friendly environment that focuses on green infrastructure.

- | | | | |
|-------------------|--|-------------------|--|
| Bylaw 8256 | 15.9.2 Principal Uses <ul style="list-style-type: none"> • community care facility, minor • housing, apartment (B) • housing, four-plex (B) • housing, row (B) • housing, single detached (A) • housing, stacked row (B) • housing, two-unit (A) • park (C) | Bylaw 8256 | 15.9.3 Secondary Uses <ul style="list-style-type: none"> • health service, minor (B) • home business 1 (A and B) • office (B) • restaurant (B) • retail, general (B) • secondary suite (A) only in single detached housing • service, personal (B) • service, massage therapy (B) |
|-------------------|--|-------------------|--|

15.9.4 Subdivision Regulations

	Housing, single detached	Housing, two-unit	All other housing
Minimum Site Area	500 m ²	500 m ²	7,500 m ²
Maximum Site Area	800 m ²	845 m ²	10,000 m ²
Minimum Site Width	14.0 m	14.0 m	25.0 m

Bylaw 8380 15.9.5 Regulations for Principal Development

	Housing, single detached	Housing, two-unit	All other housing
Minimum Gross Floor Area	80 m ²	120 m ²	N/A
Maximum Site Coverage	40%	45%	55%
Maximum Density	1 principal building/lot	1 principal building/lot	60 dwellings/ha
Minimum Height	6.0 m	6.0 m	8.0 m
Maximum Height	10.0 m	10.0 m	15.0 m
% of dwellings	N/A	Maximum 20%	N/A
Minimum Front Yard	4.0 m	4.0 m	1.0 m
Maximum Front Yard	10.0 m	10.0 m	3.0 m
Minimum Rear Yard	3.0 m	3.0 m	6.0 m
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Minimum Interior Side Yard	1.2 m	1.2 m	3.0 m
Minimum Separation between Principal Buildings	N/A	N/A	4.5 m

Bylaw 8256

Bylaw 8256

15.9.6 Regulations for Accessory Development

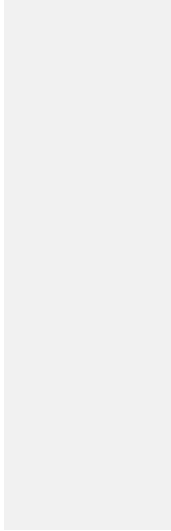
	Housing, single detached	Housing, two-unit	All other housing
Minimum Front Yard	15.0 m	15.0 m	N/A
Minimum Rear and Interior Side Yard	1.2 m	1.2 m	1.2 m
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Attached Garage Permitted	Yes, maximum two vehicle garage	Yes, maximum two vehicle garage	No, however underground parking garage permitted
Accessory Building	Yes	Yes	Yes, only entirely enclosed roof and walls
Maximum Height	5.0 m	5.0 m	5.0 m
Maximum total combined gross floor area of accessory buildings and structures	90 m ²	90 m ²	N/A

15.9.7 Other Regulations

1. One secondary suite is permitted only within the principal building of a single detached house.
2. The location of the uses listed in Sections 15.9.2 and 15.9.3 shall be as shown on the corresponding areas A, B, or C, on the attached Schedule “C” of this Bylaw.
3. An office; retail; service; personal; health service; or restaurant use is permitted only on the ground floor of a principal building that includes dwellings.
4. The maximum gross floor area for an office; retail; service; health service; or restaurant use in one tenancy is 280 m².
5. The maximum total gross floor area of office; retail; service; health service; and restaurant uses for any site is 1,680 m².
6. There is a maximum of one restaurant tenancy per building.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z10

	15.10	Z10: Inland Plaza			Z10
Bylaw 8611	15.10.1	Purpose The purpose of this zone is to offer amenities and services, such as overnight accommodations, restaurants, personal services and retail uses catering mainly to travelers, commercial vehicle operators and people accessing the adjacent Airport Light Industrial Area.			
Bylaw 8256	15.10.2	Principal Uses <ul style="list-style-type: none"> • building & garden supply • community care facility, major • community care facility, minor • education, commercial • greenhouse & plant nursery • hotel • liquor primary establishment, minor • motel • recreation, indoor • recreation, outdoor • restaurant • restaurant, drive-in • retail, convenience • retail, farmers market • retail, general • retail, liquor • service, business support • service, pet grooming & daycare 	Bylaw 8256	15.10.3	Principal Uses (Continued) <ul style="list-style-type: none"> • service station, major • service station, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, minor • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, minor
			Bylaw 8256	15.10.3	Secondary Uses <ul style="list-style-type: none"> • health service, minor • office • parking, non-accessory • service, financial
				15.10.4	Uses Secondary to Hotels & Motels <ul style="list-style-type: none"> • exhibition & convention facility • service, massage • service, massage therapy • service, personal
Bylaw 8256	15.10.5	Subdivision Regulations <ol style="list-style-type: none"> 1. The minimum lot width is 55.0 m. 2. The minimum lot area is 0.5 ha. 			
	15.10.6	Development Regulations <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 12.0 m, except for a hotel or motel is 30.0 m. 3. The minimum front and side yard is 3.0 m. 4. The minimum rear yard is 5.0 m. 			
Bylaw 8256	15.10.7	Other Regulations <ol style="list-style-type: none"> 1. The maximum gross leasable floor area of a service, financial; health service; or office use in one tenancy is 280 m². 2. The maximum gross leasable floor area of a retail use in one tenancy is 1,000 m². 3. The maximum gross floor area of any commercial building is 2,500 m². 4. The maximum total gross leasable floor area of office and service, financial uses for any site is 1,400 m². 			

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5. Outdoor use is not permitted except for retail, farmers market; service station; vehicle sale; restaurant; liquor primary; greenhouse & plant nursery; building & gardening supply; parking and loading provided that all outdoor storage areas are enclosed by a screen.
 6. Outdoor restaurant patios have a maximum occupant load of 40 people.
 7. Outdoor minor liquor primary establishment patios have a maximum occupant load of 20 people.
 8. The maximum lot area for outdoor retail, farmers market is 100 m².
 9. A residential security/operator unit is only permitted in a principal building.
 10. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z11

Bylaw 8050	15.11 Z11: Fraser River Bench Lands	Z11
	<p>15.11.1 Purpose The purpose of this zone is to provide site specific regulations for the area demonstrated on Schedule “A” of Bylaw No. 8050. The purpose of this zone is to create a mix of land uses by permitting local commercial development in conjunction with multiple family dwelling units in a pedestrian-oriented environment with generous open space and focus on green infrastructure as well as noise abatement.</p>	
	<p>15.11.2 Principal Uses</p> <ul style="list-style-type: none"> • housing, apartment • housing, four-plex • housing, row • housing, stacked row • park 	<p>15.11.3 Secondary Uses</p> <ul style="list-style-type: none"> • health service, minor • home business 1 • office • restaurant • retail, general • service, personal • service, massage therapy
	<p>15.11.4 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 25.0 m. 2. The minimum lot area is 2,500 m² and the maximum lot area is 10,000 m². 	
Bylaw 8256	<p>15.11.5 Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum density is 40 dwelling units/ha. 2. The maximum site coverage is 60%. 3. The minimum height is 8.0 m and the maximum height is 15.0 m. 4. The maximum number of storeys is 4. 5. The minimum front yard is 1.0 m and the maximum front yard is 3.0 m. 6. The minimum rear yard is 6.0 m. 7. The minimum side yard is 3.0 m. 8. The minimum setback between principal buildings is 4.5 m. 	
	<p>15.11.6 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The minimum front yard is 6.0 m. 2. The minimum rear yard is 1.2 m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 6.0 m. 	
Bylaw 8256	<p>15.11.7 Other Regulations</p> <ol style="list-style-type: none"> 1. Secondary Uses, other than Home Business 1, are permitted only on the ground floor of a principal building. 2. The maximum gross floor area for a Secondary Use, other than Home Business 1, in one tenancy is 280 m². 3. The maximum total gross floor area of Secondary Uses, other than Home Business 1, for any site is 1,680 m². 4. There is a maximum of one restaurant tenancy per principal building. 5. Note: In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8. 	

Z12

Bylaw 7972 Bylaw 8884	15.12	Z12: Non-Profit Housing Zoning District		Z12
	15.12.1	<p>Purpose The purpose of this zone is to facilitate the development of non-profit housing.</p>		
	15.12.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • housing, apartment • housing, congregate • housing, transitional 		<p>15.12.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • health service, minor to housing transitional only • office to housing, transitional only
	15.12.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 45.0 m. 2. The minimum lot area is 1,500 m². 		
	15.12.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 50%. 2. The maximum height is 14.0 m. 3. The maximum number of storeys is 3. 4. The minimum front yard is 3.0 m. 5. The minimum side yard is 3.0 m. 6. The minimum rear yard is 3.0 m. 7. No more than 1 principal building shall be permitted on site. 		
	15.12.6	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. The total combined gross floor area of all office and health service uses shall not exceed 90.0 m². 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 		

Z14

Bylaw 8050	15.14	Z14: Fraser River Bench Lands Compact Community		Z14
	15.14.1	<p>Purpose</p> <p>The purpose of this zone is to provide site specific regulations for the area demonstrated on Appendix “A” of Bylaw No. 8050. The area is to provide for a mix of single and two-family dwellings with increased building height. The site-specific area is intended to be developed on narrow roads, with street trees, and decorative street lamps in an effort to increase the area’s streetscape.</p>		
	15.14.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • housing, single detached • housing, two-unit • community care facility, minor 		<p>15.14.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • secondary suite only in single detached housing
Bylaw 9041	15.14.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m, except it is 12 m for single detached housing and 7.5 m for a single unit of attached side-by-side two-unit housing. 2. The maximum lot width is 17.0 m, except it is 15 m for a single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing. Notwithstanding this, 10 % of the lots identified in Appendix “A” of Bylaw No. 8050 may exceed the maximum lot width provided that the area of such lots does not exceed 1,000 m². 3. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing. 4. Notwithstanding Section 15.14.4.2, with the exception of the 10% of the lots identified in Appendix "A" of Bylaw No. 8050 the maximum lot area is 845m². 		
Bylaw 9041	15.14.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum residential density is one dwelling unit per 250 m² or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house. 2. The maximum number of dwellings in one building is two. 3. The maximum number of principal buildings on one lot is 1. 4. The minimum percentage of two-unit housing permitted within the specific area demonstrated on Appendix “A” of Bylaw No. 8050 is 15% up to a maximum of 20%. 5. The number of two-unit houses located adjacent to one another shall not exceed 2 in a row. 6. The maximum site coverage is 45%. 7. The maximum height is 12 m. 8. The maximum number of storeys is 3. 9. The minimum front yard is 4.0 m. 10. The minimum interior side yard is 1.5 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway 		

Bylaw 8256

or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.

11. The minimum rear yard is 6.0 m.

15.14.6 Regulations for Accessory Development

1. The total combined gross floor area of accessory buildings on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.0 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

15.14.7 Other Regulations

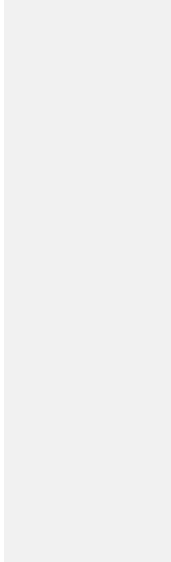
1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z15

Bylaw 8077	15.15	Z15 Highland Community Centre		Z15	
	15.15.1	<p>Purpose The purpose of this zone is to provide site specific regulations for the Highland Community Centre to accommodate a variety of education, community care facility, community outreach health services, and indoor and outdoor minor recreation uses.</p>			
	15.15.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • community care facility, major • community care facility, minor • education • health service, community outreach • park • recreation, outdoor 	Bylaw 9041	15.15.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • club • library & exhibit • recreation, indoor
	15.15.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 15.0 m, except there is no minimum for a park. 2. The minimum lot area is 500 m², except there is no minimum for a park. 			
	15.15.5	<p>Regulations for Principal Development</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 30%. 2. The maximum height is 12.0 m. 3. The minimum front, side, and rear yard is 6.0 m. 			
	15.15.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front, side, and rear yard is 1.2 m. 			
Bylaw 8256	15.15.7	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. Every use shall be within an enclosed building, except for park or outdoor recreation. No fleet storage is permitted on site. 2. There shall be at least 97 on-site parking spaces, including 3 parking stalls for the disabled. There shall be at least 1 loading space. Any expansion development or change in use will be subject to compliance to the parking and loading regulations of Section 7. 3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 			

Z16

Bylaw 8406	15.16 Z16: Blackburn Commercial		Z16
	15.16.1 Purpose	<p>The purpose of this zone is to provide site-specific regulations for a specified area, primarily to serve residents of the Blackburn area, retailers and service providers that are accessed primarily by vehicles, and ancillary agricultural services. Different uses are identified in the front and rear areas as identified by Area A and B on the attached Schedule “G”.</p>	
Bylaw 8256	15.16.2 Principal Uses – Area A <ul style="list-style-type: none"> • building & garden supply • education, commercial • greenhouse & plant nursery • health service, minor • recreation, indoor • recreation, outdoor • recycling center, minor • restaurant • retail, convenience • retail, farmers market • retail, general • retail, liquor • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & daycare • service station, minor • vehicle wash, minor • veterinary service, major • veterinary service, minor 	Bylaw 8256 Bylaw 9273	15.16.3 Principal Uses – Area B <ul style="list-style-type: none"> • animal shelter • auction, minor • education, commercial • greenhouse & plant nursery • manufacturing, custom indoor • recreation, indoor • recreation, outdoor • recycling center, minor • self-storage facility • service, household repair • vehicle repair, minor • vehicle wash, minor • veterinary service, major • veterinary service, minor • warehousing 15.16.4 Secondary Uses – Area A or B <ul style="list-style-type: none"> • residential security/operator unit
	15.16.5 Subdivision Regulations	<ol style="list-style-type: none"> 1. The minimum lot area is 15 ha. 	
	15.16.6 Development Regulations	<ol style="list-style-type: none"> 1. Area A: The maximum site coverage is 50%. 2. Area B: The maximum site coverage is 80%. 3. The maximum height is 12.0 m. 4. The minimum front and side year is 3.0 m. 5. The minimum rear yard is 5.0 m. 	
Bylaw 8256	15.16.7 Other Regulations	<ol style="list-style-type: none"> 1. Uses listed in Section 15.16.2 are only permitted in Area A as shown in Schedule “G” of this <i>Bylaw</i>. 2. Uses listed in Section 15.16.3 are only permitted in Area B as shown in Schedule “G” of this <i>Bylaw</i>. 	

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3. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m².
 4. The maximum gross leasable floor area of any commercial building is 2,500 m².
 5. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m².
 6. The maximum total gross leasable floor area of health service and service, financial uses on any site is 560 m².
 7. Outdoor use is not permitted in Area A except for building & garden supply; greenhouse & plant nursery; retail; farmers market; recreation outdoor; and restaurant; provided that all outdoor storage areas are enclosed by a screen.
 8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z17

Bylaw 8575 Bylaw 8768	15.17	Z17: Monterey Road Commercial		Z17
	15.17.1	<p>Purpose The purpose of this zone is to provide site specific regulations for a specific area, illustrated on Appendix “B” of Bylaw No. 8768. The area is to provide for a mix of compatible highway commercial uses including warehouse and storage</p>		
Bylaw 8256 Bylaw 8768 Bylaw 9273	15.17.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • building & garden supply • health service, minor • office • parking, non-accessory • recreation indoor • recycling centre, intermediate • restaurant • retail-convenience • retail, farmers market • retail, general • self-storage facility • service, business support • service, household repair • service, massage therapy • service, pet grooming & day care • service station, minor • vehicle sale, minor • vehicle wash, minor • veterinary service, minor • warehousing 		<p>15.17.3</p> <p>Secondary Uses</p> <ul style="list-style-type: none"> • residential security/operator unit
	15.17.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 30.0 m. 2. The minimum lot area is 1000.0 m². 		
Bylaw 8768	15.17.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 65%. 2. The maximum building height is 12.0 m. 3. The minimum front yard is 3.0 m, except for self-storage facility and warehousing is 25.0 m. 4. The minimum side yard is 2.0 m. 5. The minimum rear yard is 2.0 m. 		
Bylaw 9273				
Bylaw 8256 Bylaw 8768	15.17.6	<p>Other Regulations</p> <ol style="list-style-type: none"> 1. A residential security/operator unit is only permitted in a principal building. 2. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m². 		

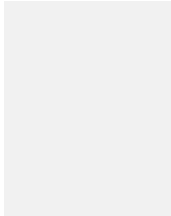
Bylaw 9273

Bylaw 9273

- 3. The maximum gross leasable floor area of a health service or office use in one tenancy is 280 m².
- 4. The maximum total gross leasable floor area of health service, office or recycling centre uses for any site is 560 m².
- 5. The maximum total gross leasable floor area of self-storage facility and warehousing uses for any site is 6,400 m².
- 6. Outdoor use is not permitted except for building and garden supply; retail, farmers market; restaurant; and self-storage facility and warehousing, provided that outdoor storage areas are enclosed by a screen.
- 7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z18

Bylaw 8578	15.18	Z18: Monterey Road Residential		Z18	
	15.18.1	<p>Purpose The purpose of this zone is to provide site specific regulations for a mix of single and two-unit dwellings.</p>			
	15.18.2	<p>Principal Uses</p> <ul style="list-style-type: none"> • housing, single detached • housing, two-unit • community care facility, minor 	Bylaw 8256	15.18.3	<p>Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • secondary suite only in single detached housing
	15.18.4	<p>Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing. 2. The minimum lot area is 500 m², except it is 400 m² for single detached housing and 250 m² for a single unit of attached side-by-side two-unit housing. 3. The maximum lot area is 2000 m². 			
	15.18.5	<p>Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum residential density is one dwelling unit per 250 m² or two dwellings per lot, whichever is less. One secondary suite is permitted within a single detached house, but not within a two-unit house. 2. The maximum number of dwellings in one building is two. 3. The maximum number of principal buildings on one lot is 1. 4. The maximum percentage of two-unit housing permitted is 20%. The number of two-unit houses located adjacent to one another shall not exceed 2 in a row. 5. The maximum site coverage is 45%. 6. The maximum building height is 10.5 m. 7. The maximum number of storeys is 3. 8. The minimum front yard is 4.5 m. 9. The minimum interior side yard is 1.5 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5m. 10. The minimum rear yard is 6.0 m. 			
	15.18.6	<p>Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m². 2. The maximum height is 5.0 m. 3. The minimum front yard is 4.5 m. 4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m. 5. The minimum rear yard is 1.2 m. 			



15.18.7 Other Regulations

1. **Note:** in addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z19

Bylaw 8693 15.19 Z19: University Heights Neighbourhood Core Z19

15.19.1 Purpose
 The purpose of this zone is to provide for a neighbourhood node featuring primarily multiple residential with limited commercial and institutional uses and service-based office uses in support of the University.

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|---|--------------------------|---|
| <p>15.19.2 Principal Uses</p> <ul style="list-style-type: none"> • apartment hotel • club • community care facility, major • community care facility, minor • education • education, commercial • health service, minor • hotel • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row housing, two-unit | <p>Bylaw 8256</p> | <p>15.19.2 Principal Uses (continued)</p> <ul style="list-style-type: none"> • office • recreation, indoor • religious assembly • restaurant • retail, convenience • retail, general • retail, liquor • service, business support • service, financial • service, personal <p>15.19.3 Secondary Uses</p> <ul style="list-style-type: none"> • home business 1 • secondary suite only in single detached housing |
|---|--------------------------|---|

15.19.4 Subdivision Regulations

	Multiple Family	Commercial	Mixed-Use
Minimum Lot Width	18.0 m	15.0 m	15.0 m
Minimum Lot Area	750 m ²	500 m ²	500 m ²

15.19.5 Development Regulations

	Multiple Family	Commercial	Mixed Use
Maximum Residential Density	90 dwellings/ha	N/A	90 dwellings/ha
Maximum Site Coverage	55%	55%	55%
Maximum Height	15.0 m, except it is 10.0 m for two-unit housing	10.0 m	15.0 m
Maximum Storeys	4 except it is 2.5 for two-unit housing	2.5	4
Minimum Front Yard Setback	3.0 m, except it is 4.5 m for an apartment	3. m	4.5 m
Minimum Side Yard Setback	3.0 m	3.0 m	3.0 m
Minimum Rear Yard Setback	3.0 m, except it is 6.0 m for an apartment	3.0 m	6.0 m
Minimum Setback Between Principal Buildings	4.5 m except it is 2.4 m between two-unit housing	4.5 m	4.5 m

15.19.6 Regulations for Principal Development

1. The approximate location of uses listed in Sections 15.19.2 and 15.19.3 are recommended for each corresponding areas A and B, as shown on Schedule "I" of this Bylaw.
2. Retail, service, office, hotel, health service minor, recreation indoor, restaurant uses shall be oriented to front Massey Drive Tyner Boulevard, and/or other high visibility location, as shown on Schedule "I" of this *Bylaw*.
3. The total area for non-residential uses identified in 15.19.6 2. shall be a minimum of 10% up to a maximum of 50% for the area zoned as Z19.
4. The total area for multiple residential uses shall be a minimum of 35% for the area zoned as Z19.
5. The maximum gross leasable floor area of any financial, retail uses in one tenancy is 500 m².
6. The maximum gross leasable floor area of any other office and health service uses in one tenancy is 280 m².
7. The maximum total gross leasable floor area of office and health service uses for the area zoned as Z19 is 1400 m².
8. The lands identified on Schedule "I" as "Area A", shall be developed with a focus on the uses identified in 15.19.6 2. High density residential development shall be permitted within "Area A" to provide a transition between uses. Mixed use buildings shall be permitted within "Area A" with a focus on uses in 15.19.6 2 on the main floor and residential above.
9. The total area identified in "Area A" is 5% of the total area for the non-residential uses identified in 15.19.6 2., as shown on Schedule "I" of this Bylaw.
10. Community care facility, four-plex, apartment, stacked row and two-unit housing are permitted within "Area A".
11. Outdoor use is not permitted except for a restaurant, parking, and loading, provided that all outdoor restaurant areas are enclosed by a screen.
12. Outdoor restaurant patios have a maximum occupant load of 40 people.
13. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z20

Bylaw 9004	15.20	Z20: Patricia Residential		Z20
15.20.1 Purpose The purpose of this zone is to provide site specific regulations for a multifamily development occurring within the Downtown				
15.20.2 Principal Uses				
<ul style="list-style-type: none"> • apartment hotel • community care facility, minor • housing, apartment • housing, congregate • housing, row • housing, stacked row 				
15.20.3 Secondary Uses				
<ul style="list-style-type: none"> • home business 1 				
15.20.4 Subdivision Regulations				
1. N/A				
15.20.5 Development Regulations				
<ol style="list-style-type: none"> 1. The maximum site coverage is 55%; an additional 30% may be used for covered or enclosed off-street parking. 2. The maximum height is 18.0 m. 3. The minimum front, side, and rear yard is 2.0 m. 4. The minimum setback between principal buildings on a site is 6.0 m. 				
15.20.6 Other Regulations				
<ol style="list-style-type: none"> 1. Parking requirements for apartment housing uses shall be 0.5 per dwelling, only on Lot A, District Lot 343, Cariboo District, Plan PGP35522. 2. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8. 				

Z21

	15.21 Z21: Integrated Health and Housing	Z21
	<p>15.21.1 Purpose The purpose of this zone is to facilitate an integrated health and housing centre that provides supportive housing, life skills training, counselling and medical care for residents transitioning back into society. The integrated health and housing centre will be managed by a non-profit organization registered under the <i>Society Act</i>.</p>	
	<p>15.21.2 Principal Uses</p> <ul style="list-style-type: none"> • community care facility, specialized • health, service, community outreach • health service, minor housing, supportive 	
	<p>15.21.3 Subdivision Regulations</p> <ol style="list-style-type: none"> 1. The minimum lot width is 65.0 m. 2. The minimum lot area is 0.5 ha. 	
	<p>15.21.4 Development Regulations</p> <ol style="list-style-type: none"> 1. The maximum site coverage is 55%. 2. The maximum height is 20.0 m. 3. The minimum front yard is 4.5 m. 4. The minimum side yard is 3.0 m. 5. The minimum rear yard is 6.0 m. 6. The minimum setback between principal buildings on the site is 6.0 m. 	
	<p>15.21.5 Regulations for Accessory Development</p> <ol style="list-style-type: none"> 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0 m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m. 	
	<p>15.21.6 Other Regulations</p> <ol style="list-style-type: none"> 1. There shall be a landscape screen that is 2.0 m wide along all highway frontages, or a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average every 5.0 m, interrupted only for driveways or walkways. 2. Note: In addition to the regulation listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations or Section 7, and the development permit guidelines of Section 8. 	