

**THE CORPORATION OF THE VILLAGE OF SLOCAN
BYLAW NO. 393**

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A bylaw to regulate land use in the Village of Slocan

The Council of the Corporation of the Village of Slocan in open meeting assembled enacts as follows:

PART I INTERPRETATION

Title

- 1.1 This bylaw may be cited as "The Village of Slocan Land Use Bylaw No. 393, 1988".

Interpretation

- 1.2 In this bylaw, unless the context otherwise requires:

Accessory to means customarily incidental to the permitted use of land, buildings, or structures located on the same lot or site;

Accessory Use, Building or Structure means a use, building or structure on the same lot or site, with and of a nature customarily incidental and subordinate to, the principal use, building or structure;

Amenity Areas means that part of a multi dwelling unit development or lot intended for the recreational use of the occupants including but not limited to private balconies, patios, garden areas, roof-top gardens and common area recreation rooms and does not include areas occupied by entrance hallways, driveways, and parking areas; (amended June 29th, 2010 – Bylaw No. 594)

Building means any structure used or intended for supporting or sheltering any use or occupancy;

Community Care and/or Social Care Facility means a facility licensed by the Provincial government as a community care facility or social care facility or like establishments not licensed Provincially; (amended June 29th, 2010 – Bylaw No. 594)

Council means the Council of The Corporation of the Village of Slocan;

Day Care Facility means a building licensed as a community care facility under the Community Care Facility Act and in which care, supervision or any form of educational or social training not provided under the School Act is

provided to three or more children under six years of age not forming part of the operator's family for any portion of the day;

Dwelling Unit means one or more rooms with self-contained sleeping, living, eating, cooking and sanitary facilities used or intended for use as a residence by one or more persons;

Eave means that portion of the roof projecting beyond the outside wall or supports of a structure;

Exterior Side Lot Line means the lot line or lines not being the front or rear lot line, common to the lot and a street;

Family means (a) one or more persons related by blood, marriage, adoption or foster parenthood, occupying one dwelling unit and (b) not more than five unrelated persons, sharing one dwelling unit;

Fence means a barrier or other such structure enclosing, bordering or dividing a parcel of land;

Flood Construction Level means the observed or calculated elevation of a flood having a 200 year recurrence interval plus an additional vertical allowance used to establish the minimum elevation of the underside of a floor system or top of a pad supporting a habitable building;

Floor Area means the total of the space on each floor of a building between exterior walls, including the space occupied by interior walls and partitions, but not including exits and vertical service spaces that pierce the storey;

Front Lot Line means the lot line common to the lot and an abutting street, or where there is more than one lot line common to abutting streets, the shortest of these lines shall be considered as the front lot lines, or in the case of a lot abutting two parallel or approximately parallel streets, the lot lines abutting these two streets shall be considered as front lot lines;

Height means the vertical distance measured from the average finished ground level at the perimeter of the building or structure to the highest point of the structure;

Hotel means a building in which accommodation is provided for transient lodgers without individual cooking facilities, and with or without restaurants, licensed beverage rooms, banquet halls, ballrooms and meeting rooms;

Housekeeping Unit means a dwelling unit for the temporary residential use of tourists and other members of the travelling public;

Interior Side Lot Line means the lot line or lines, not being the front or rear lot line; common to more than one lot or to the lot and a lane;

Junk Yard means an open area where materials including, but not limited to metals, paper, rags, rubber tires and bottles, are bought, sold, exchanged, stored, baled, packed, disassembled or handled;

Landscape Screen means a fence, wall, compact hedge or combination thereof, broken only by access drives, walks and lanes, that visually screens the property which it encloses;

Lane means a public way meant for vehicular use not less than 5 metres nor more than 9 metres in width;

Loading Space means an open area used to provide access for vehicles to a loading door, platform or bay for the purpose of loading and unloading;

Lodge means an establishment consisting of three or more attached or detached sleeping units, and which includes a restaurant and recreation facilities for the use of tourists;

Lot means an area of land designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the Land Title Act in the Land Title Office or surveyed under the Land Act;

Lot Line means the legal boundary of a lot;

Main Wall means the exterior front, side or rear wall of a building, and all structural members essential to the support of a fully or partially enclosed space or roof;

Marina means the use of land or surface of water for the sale or rental of boats, marine engines, marine supplies, marine fuel and docking facilities for the use of recreational motor vessels and tour vessels; and includes related retail sales, restaurants and lodging and accommodation facilities;

Mobile Home means a dwelling unit, suitable for year round occupancy, designed to be moved from time to time, which arrives at the site where it is to be occupied complete and ready for occupancy except for placing on foundation supports, connections of utilities, and some incidental assembly, and complies with the Mobile Homes Standards Regulations of the *Manufactured Home Act*, but specifically excludes recreational vehicles; (amended May 13th, 1998 – Bylaw No. 492)

Motel means a building or a group of buildings containing three or more sleeping units for temporary occupancy by transient persons with each unit having its own parking spaces conveniently located on the site;

Multi-Family Unit means a building containing three or more dwelling each of which is occupied or intended to be occupied as the home or residence of one family and may include shared entrances, exits and other essential facilities and

services and/or dwelling units separated by common party walls each with its own separate entrance and exit with private space at grade level; (amended June 29th, 2010 – Bylaw No. 594)

Municipality means the Corporation of the Village of Slocan;

Natural Boundary means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself;

Principal Building means the building on a lot in which the majority of the floor space is used as a permitted principal use or uses;

Principal Use means a use permitted as an outright use in a zone;

Private School means a school operated mainly by private funds and offering the same basic curriculum and certificates as a public school;

Public School means a public or secondary school as defined in the School Act;

Public Utility means a privately owned or publicly owned use providing right-of-way and sites for the essential and emergency servicing or the region where such use is established, authorized and administered pursuant to legislative authority by a governmental body;

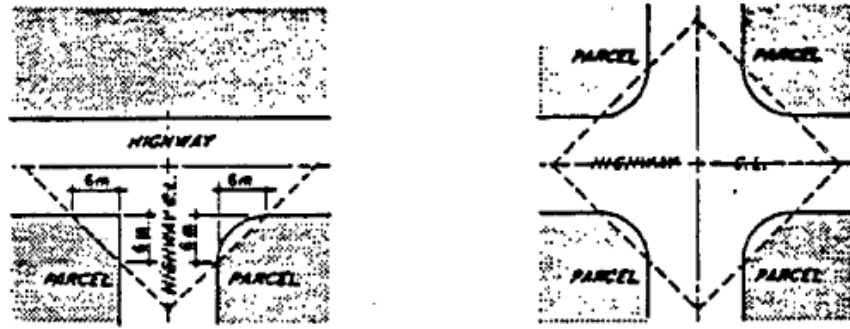
Rear Lot Line means the lot line opposite to, and most distant from front lot line, or, where the rear portion of the lot is bounded by intersecting side lot lines, the rear lot line shall be deemed to be the point of such intersection;

Recreational Vehicle means any vehicle, trailer, coach, housecar, structure or conveyance designed to travel or to be transported on the highways and constructed or equipped to be used as a temporary living or sleeping quarter by travellers;

Service Station means land used for the retail sale of motor fuels and lubricants and includes, as accessory uses, automobile diagnostic centres, the servicing and minor repairing of motor vehicles and the sale of automotive accessories;

Setback means the required minimum distance between a building, structure or use and a lot line;

Sight Triangle means the area formed by a triangle in the angle formed by the projections of two intersecting highway right-of-way boundaries and a line joining two points of those boundaries 6 m from the point of intersection; (see illustration below)



Sight Triangle (not to scale)

Single Family Dwelling means a building consisting of one dwelling unit which is occupied or intended to be occupied as the residence of one family;

Site means one or more lots containing a principal use;

Site Area means the area of a lot or lots sufficient to satisfy the minimum area provisions for a specific use in this bylaw;

Sleeping Unit means a room or suite of rooms containing sleeping and sanitary facilities;

Standard Dyke means a dyke built to a minimum crest elevation equal to the flood construction level and meeting standards of design and construction approved by the Ministry of Environment and Parks and maintained by an ongoing authority such as a local government body;

Storage Yard means an area outside an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed;

Street means any highway, road, boulevard, square or other improved thoroughfare 9 metres or more in width, which has been dedicated or deeded for public use, and is accessible to fire department vehicles and equipment;

Structure means any construction fixed to, supported by, or sunk into land excluding fences, landscape screens, concrete and asphalt paving or similar surfacing;

Two Family Dwelling means a building divided into two dwelling units each of

which is occupied or intended to be occupied as the residence of one family;

Unattended Public Utility Building or Structure means a building 'or structure containing unattended equipment necessary for the operation of a community water, sewer or gas distribution system; a radio or television antenna; a telecommunication relay station; an automatic telephone exchange; a navigational aid; an electrical substation or generating station; or other similar facility or utility;

Use or Used means the purpose for which land, a building or structure is intended, designed or arranged or for which it is occupied or maintained;

Watercourse means any natural or man-made depression with well defined banks and a bed 0.6 metre or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration, or as designated by the Minister of Environment and Parks, or a designated official;

Width means the distance from a main wall to the opposite main wall of a building or structure;

PART II GENERAL PROVISIONS

Application

2.1 This bylaw shall apply to the whole of the Village of Slocan.

Administration

- 2.2 (1) The Clerk or other person authorized by Council shall administer this bylaw.
- (2) Persons appointed under subsection (1) may enter any property at any reasonable time for the purpose of determining whether the regulations of this bylaw are being observed.

Violation

2.3 No person may permit a building or structure to be constructed, reconstructed, altered, moved, extended or used, or land to be used, in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw.

Penalty

2.4 Any person who violates the provisions of this bylaw is liable on summary conviction to a penalty not exceeding two thousand dollars.

Severability

2.5 If any portion of this bylaw is held to be invalid by a court of competent jurisdiction, the validity of the remaining portions of this bylaw shall not be affected.

Units of Measure

2.6 All units of measure contained within this by-law are metric (SI) standards. The approximate imperial measurement equivalents are attached, for convenience, as an addendum to this by-law.

Public Hearing

2.7 The public hearing requirements of Part 29 of the Municipal Act apply only to the adoption of and amendments to this bylaw which are authorized under section 963 of the Act.

Repeal

2.8 Zoning Bylaw No. 233, 1966 is repealed

PART III GENERAL REGULATIONS

Setback Exceptions

- 3.1 (1) Where the top surface of an underground structure projects no more than 0.6 metre above the average finished ground elevation, that structure may be sited in any portion of a lot.
- (2) Free-standing lighting poles, warning devices, antennas, masts, solar collectors, utility poles, wires, flag poles, signs, and sign structures, maybe sited on any portion of a lot that does not interfere with a clear vision area.

Fences and Landscape Screens

- 3.2 (1) Landscape screens or fences may be sited on any portion of a lot.
- (2) Except within a clear vision area, landscape screens or fences shall not exceed a height of 2 metres.

Clear Vision Area

3.3 No person may place or grow, any tree, shrub, plant, fence or structure within the sight triangle above an elevation such that an eye 0.9 metre above the surface elevation on one street cannot see an object 0.9 metre above the surface elevation of the other street.

Home Occupations

- 3.4 A home occupation, where permitted, is subject to the requirements that:
- (a) the activity shall be conducted in a dwelling unit or accessory building;

- (b) the floor area devoted to the home occupation shall not exceed fifty percent of the floor area of the dwelling unit;
- (c) no more than one person who is not a resident of the dwelling may be employed in the home occupation;
- (d) no change is made in the external appearance of the building which would indicate that a home occupation is being conducted therein; except for one unilluminated sign not exceeding 0.1 square metre;
- (e) no commodities may be offered for sale except those produced on the premises;
- (f) there shall be no external storage or outdoor display of materials, equipment or finished products;
- (g) there shall be no noise, traffic, vibration, smoke, odour, glare or electrical interference other than that normally associated with a dwelling; and
- (h) two off-street parking spaces shall be provided in excess of those required for the dwelling unit.

Bed and Breakfast, Accommodation

3.5 Bed and breakfast accommodation, where permitted, is subject to the requirements that:

- (a) the activity shall be confined to the dwelling;
- (b) no more than one person who is not a resident of the premises shall be employed in the business;
- (c) no more than two sleeping units may be used for bed and breakfast accommodation in a dwelling;
- (d) no change is made in the external appearance of the building which indicates a bed and breakfast operation is being conducted on the premises, except for one unilluminated sign not larger than 0.1 square metre; and
- (e) two off-street parking spaces are provided in excess of those required for the dwelling unit.

PART IV OFF-STREET PARKING AND LOADING

Parking Standards

- 4.1 (1) Each required off-street parking space shall be a minimum area of 17 square metres and shall have convenient vehicular access to public thoroughfare.
- (2) Required off-street parking for residential uses, motels and auto courts shall be on the site of the use requiring the parking space.

- (3) Required off-street parking for uses other than those described in subsection (2) shall be within 150 metres of the site.
- (4) A required off-street parking area to accommodate three or more vehicles shall have a surface which is continually dust free and shall have individual parking spaces, maneuvering aisles, entrances, and exits clearly marked.
- (5) All parking spaces shall have a clear length of not less than 5.8 metres, a clear width of not less than 2.6 metres and a clear height of not less than 2.2 metres.

Parking Requirements

4.2 Off-street parking spaces for each building and use shall be provided in accordance with the following table:

USE	PARKING REQUIREMENT
auto sales and repair	1 per 70 m ² sales floor + 1 per service bay + 1 per 2 employees
animal hospital/kennels	1 per 2 employees + 3 per veterinarian
auction (indoor)	1 per 10 m ² auction floor
bank	1 per 20 m ² gross floor area
beach, swimming	1 per 9 m ² developed beach above high water mark
bowling alley	3 per alley
boat sales and repair	1 per 2 employees + 1 per 100 m ² display area (covered and outside)
building materials supply	1 per 2 employees + 1 per 200 m ² covered sales and storage
campground/overnight trailers	1 per space + 2
cafe, dining room, etc.	1 per 3 seats
cafe drive-in	nil, but requires some approach storage
cafe take-out only	15
church	rural 1 per 4 seats, urban 1 per 10 seats
clubs, lodges	1 per 4 seats

college	1 per employee + 1 per 5 students
contractors yard	1 per 2 employees
cultural facility (art gallery, etc.)	1 per 40 m ² gross floor area
funeral parlour	1 per 4 seats in chapel
gas station	1 per 2 employees on duty + 2 per service bay
grocery, corner	1 per 15 m ² gross floor area of retail portion of building or 4, whichever greater
golf course	150
golf driving range	1 per tee + 1 per 2 employees
health salon	1 per 10 m ² gross floor area
hospital, public	1 per 2 employees + 1 per 5 beds
hospital private	1 per 3 beds
hotel	1 per 2 rooms + 1 per 3 seats bar, cafe
ice cream stand	7 per sales clerk
laboratory	1 per 2 employees
laundry/dry cleaning	1 per 2 employees counted as total of 2 shifts
laundromat	1 per 3 washing machines
light industrial (amended July 14 th , 2004 – Bylaw No. 540)	1 per 500 square feet of shop + 1 per 2 employees
motel (a) # units > # seats cafe	(a) 1.1 per unit + 1 per 3 seats in cafe
(b) # units < # seats cafe	(b) 0.9 per unit + 1 per 3 seats in cafe
machinery sales	1 per 2 employees + 1 per 100 m ² sales floor
manufacture/industrial	1 per 2 employees counted as total of 2 shifts
marina	1 per 2 boat spaces + 1 per 2 employees
mini-storage (amended October 10 th , 2001 – Bylaw No. 523)	1 per 500 square feet + 1 per 2 employees
nurseries/greenhouse	1 per 15 m ² gross floor area retail sales

	building
offices, medical	5 per doctor or dentist
offices, single tenant	1 per 35 m ² gross floor area
offices, multi tenant	1 per 30 m ² gross floor area
police office	1 per 2 employees counted as total of 2 shifts
pool, swimming	1 per 4 m ² pool water surface
post office	1 per 2 employees counted as total of 2 shifts
prison	1 per 2 employees counted as total of 2 shifts
public bus depot	1 per 2- m ² waiting room + 1 per 2 employees counted as total of 2 shifts
residential, single family and duplex	2 per dwelling unit
residential, multi-family (amended June 29 th , 2010 – Bylaw No. 594)	1.5 parking spaces per dwelling unit
residential, winter recreational	building size 1-20 dwelling units: 2 stalls per dwelling unit + 1 stall per 40 m ² for the aggregate area exceeding 80 m ² times # of dwelling units. building size > 20 units dwelling units: 2 stalls per dwelling unit + 1 stall per 80 m ² for the aggregate area exceeding 80 m ² times # of dwelling units
recreation centre	1 per 10 m ² ice area + 1 per 4 m ² pool surface + 1 per 4 player capacity other sports
school, elementary	1 per employee
school, secondary	1 per employee + 1 per 10 students
shopping centre, neighbourhood	7.5 per 100 m ² gross leasable area
shopping centre, community	6.5 per 100 m ² gross leasable area
shopping centre, regional	5.9 per 100 m ² gross leasable area up to 46 500 m ² gross leasable area then for the area over 46 500 m ² at the rate of 4.3 stalls per 100 m ²

store, supermarket/liquor other retail/personal service	0.8 per 10 m ² gross floor area
ski resort	1/2 per person hourly capacity lift
stadium	1 per 3 seats
theatre, not drive-in	1 per 4 seats
theatre, drive-in	1 per 2 employees
tourist attraction	1 per 4
taxi stand	1 per taxi + 2 per office employee
tire repair	1 per 2 employees + 1 per bay
TV, radio studios	1 per 2 employees counted as total of 2 shifts
vegetable/produce stand	4 per sales clerk
warehouse	1 per 2 employees as total of 2 shifts

Loading Requirements

- 4.3 (1) One off-street loading space shall be provided in Commercial and Industrial zones for every 2800 square metres of floor area.
- (2) Each loading space shall have a minimum length of 12 metres, a minimum width of 3.5 metres and a minimum height of 4 metres.
- (3) Each loading space shall have covenant vehicular access to a street or lane by means other than through an area designated for off-street parking.

PART V FLOODPLAIN CONTROL REQUIREMENTS

(NOTE: This part to be enacted upon receipt of detailed information from the Ministry of Environment.)

PART VI ZONES

Zone Designations

6.1 For the purpose of this bylaw, the Village of Slokan is divided into the following zones:

Zone Designation	Short Form
Single and Two Family Residential	R-1

Special Residential (amended May 13 th , 1998 – Bylaw No. 492)	R-2
Multi-Family Residential (amended June 29 th , 2010 – Bylaw No. 594)	R-3
Tourist Commercial	C-1
General Commercial	C-2
Other Commercial (amended October 10 th , 2001 – Bylaw No. 523)	C-3
Industrial	M-1
Special Industrial	M-1A
Light Industrial (amended July 14 th , 2004 – Bylaw No. 540)	M-2
Park, Open Space and Institutional	P-1

Areal Extent

6.2 The extent of each zone is shown on Schedule 'A' Zoning Map, which is incorporated in and forms part of this bylaw.

Zone Boundaries

- 6.3 (1) Where a zone boundary is designated as following a road allowance, creek or other body of water, the centre line of the road allowance, creek or body of water shall be the zone boundary.
- (2) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule 'A' Zoning Map.

6.4 SINGLE AND TWO FAMILY RESIDENTIAL (R-1)

Permitted Uses

6.4.1 Land, buildings and structures in the Single and Two Family Residential zone shall be used for the following purposes only:

- (a) single family dwellings;
- (b) two family dwellings;
- (c) parks and playgrounds;
- (d) community uses including churches, community halls and fraternal lodges;
- (e) day care facilities;
- (f) unattended public utility buildings or structures;
- (g) home occupations;
- (h) bed and breakfast accommodations;
- (i) accessory buildings and structures.

Minimum Site Area Frontage

Articles and Sentences 6.4.2(1) and 6.4.2(2) be deleted in their entirety and the following sections substituted
(amended July 9th, 2008 – Bylaw No. 574)

- 6.4.2 (1) **The site area shall not be less than 550 square metres.** (amended July 9th, 2008 – Bylaw No. 574)
- (2) **The frontage on a street shall not be less than 18 metres or one-tenth of the perimeter of the lot, whichever is greater.** (amended July 9th, 2008 – Bylaw No. 574)
- (3) The minimum site area and frontage requirements do not apply to the uses in clauses (c) and (f) of section 6.4.1.
- (4) Any, lots in the R-1 zone registered prior to the adoption of this bylaw which have less than the minimum site area required may be used for one principal single and two family residential use, except two family dwellings, and including accessory buildings and structures.

Setbacks

- 6.4.3 (1) No principle building may be located within 4.5 metres of the front, rear or exterior side lot lines or 1.5 metres of an interior side lot line.
- (2) No accessory building or structure may be located within 4.5 metres of the front or exterior side lot lines or 1.5 metres of the rear or interior side lot lines.
- (3) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projecting chimney, eaves or uncovered steps

Height

- 6.4.4 (1) No principle building may exceed 10 metres in height.
- (2) No accessory buildings or structures may exceed 4.5 metres in height, except towers, retaining walls, radio and television antennas, church spires, belfries and domes, monuments, chimneys, flag poles, lighting poles, stair towers and scenery lofts.

Site Coverage

- 6.4.5 Buildings and structures shall not cover more than 33 percent of the site.

Buildings Per Lot

- 6.4.6 No more than one building containing a dwelling unit or units may be located on a lot.

Storage

- 6.4.7 No lot may be used as a junk yard, autowrecking yard, or for the outdoor storage of vehicles, which have not been licensed for a period of one year.

Width of Buildings (amended May 13th, 1998 – Bylaw No. 492)

- 6.4.8 **The minimum width or depth of a single family dwelling or two family dwelling shall be 5.5 metres (18.04 feet), not including additions, carports, porches or decks.**

6.5 TOURIST COMMERCIAL (C-1)

Permitted Uses

- 6.5.1 Land, buildings and structures in the Tourist Commercial zone shall be used for the following purposes only: (amended May 13th, 1998 – Bylaw No. 492)
- (a) hotels, motels, and lodges;
 - (b) campgrounds;
 - (c) restaurants;
 - (d) service stations;
 - (e) neighbourhood public houses;
 - (f) the retail sale of personal goods, food, souvenirs, arts and crafts;
 - (g) parks and playgrounds;
 - (h) unattended public utility buildings and structures;
 - (i) laundromats;
 - (j) barber shops and beauty salons;
 - (k) health clubs and recreational facilities;
 - (l) single family dwellings **in conjunction with a principal use**;
 - (m) accessory buildings and structures.

Minimum Site Area and Frontage

- 6.5.2
- (1) The site area shall not be less than 900 square metres.
 - (2) The frontage on a street shall not be less than one-tenth of the perimeter of the lot.
 - (3) The minimum site area and frontage requirements do not apply to the uses in clauses (g) and (h) of section 6.5.1.
 - (4) Any lots in a C-1 zone registered prior to the adoption of this bylaw which have less than the minimum site area required may be used for one principal Tourist Commercial use including accessory buildings and structures.

Setbacks

- 6.5.3 (1) No building or structure may be located within 4.5 metres of the front or exterior side lot lines or 3.0 metres of the rear or an interior side lot line.
- (2) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projecting chimney, eaves or uncovered steps.

Height

- 6.5.4 No building or structures may exceed 10 metres in height, except towers, retaining walls, radio and television antennas, tanks, monuments, chimneys, flag poles, stadium bleachers, lighting poles, elevator shafts and stair towers.

Site Coverage

- 6.5.5 Buildings and structures shall not cover more than 50 percent of the site.

Storage

- 6.5.5 No lot may be used as a junk yard, autowrecking yard or for the outdoor storage of vehicles which have not been licensed for a period of one year.

Width of Buildings (amended May 13th, 1998 – Bylaw No. 492)

- 6.5.6 **The minimum width or depth of a single family dwelling shall be 5.5 metres (18.04 feet), not including additions, carports, porches or decks.**

6.6 GENERAL COMMERCIAL (C-2)

Permitted Uses

- 6.6.1 Land, buildings and structures in the General Commercial zone shall be used for the following purposes only: (amended May 13th, 1998 – Bylaw No. 492)
- (a) businesses catering to the day to day needs of local residents including:
 - (i) in retail sale of household and personal goods including appliances, bakery products, books, cameras, clothing, groceries, hardwares, shoes and televisions;
 - (ii) services such as banks, barber shops, hairdressers, dry cleaners, restaurants and photography studios;
 - (iii) the repair of household goods such as appliances electrical products and shoes;
 - (iv) recreation and entertainment facilities such as theatres, night clubs, health clubs, bowling alleys, arcades and

- pool halls;
- (b) business, professional and government offices;
- (c) sales and service of vehicles including automobiles, trucks, motorcycles, recreational vehicles and boats;
- (d) sales of automotive parts and accessories;
- (e) service stations;
- (f) off-street parking lots and structures;
- (g) bus terminals;
- (h) car washes;
- (i) home improvement businesses including building supply stores; small equipment, machinery and tool rentals; plumbing, heating and electrical sales and service; paint, floor and covering stores and upholstering shops;
- (j) antique and second hand sales;
- (k) community halls, libraries, hospitals, fire halls, first aid stations; museums and fraternal lodges;
- (l) uses permitted in the Tourist Commercial (C-I) zone;
- (m) one dwelling unit **in conjunction with a principal use per site**;

- (n) accessory buildings and structures.

Minimum Site Area and Frontage

- 6.6.2
- (1) The site area shall not be less than 900 square metres.
 - (2) The frontage on a street shall not be less than one-tenth of the perimeter of the lot.
 - (3) Any lots in a C-2 zone registered prior to the adoption of this bylaw which have less than the minimum site area required may be used for one principal General Commercial use including accessory buildings and structures.

Setbacks

- 6.6.3
- (1) Except as otherwise provided, no permitted uses may be located within:
 - (a) 0.0 metre of the front, exterior side or interior side lot lines, or 4.5 metres of the front or interior side lot lines when the C-2 zone lot abuts on a residential zone; or
 - (b) 4.5 metres of the rear lot line.
 - (2) No service station may be located within 7.5 metres of a front or exterior side lot line or 4.5 metres of the rear or interior side lot line.

- (3) Gasoline pumps or pump islands shall be located in accordance with the Fire Services Act.
- (4) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projecting chimney, eaves or uncovered steps.

Height

- 6.6.4 No building or structure may exceed 12 metres in height, except towers, tanks, retaining walls, radio and television antennas, monuments, chimneys and flagpoles, lighting and telephone poles, elevator shafts and stair towers.

Site Coverage

- 6.6.5 Buildings and structures shall not cover more than 90 percent of the site.

Dwelling Units

- 6.6.6 Dwelling units used in conjunction with permitted General Commercial uses shall be located in the same building above or behind the commercial use and shall have separate entrances from the outside.

Storage

- 6.6.7 No lot may be used as a junk yard, autowrecking yard or for the outdoor storage of vehicles which have not been licensed for a period of one year.

Width of Buildings (amended May 13th, 1998 – Bylaw No. 492)

- 6.6.8 **The minimum width or depth of a dwelling shall be 5.5 metres (18.04 feet), not including additions, carports, porches or decks.**

6.7 INDUSTRIAL (M-1)

Permitted Uses

- 6.7.1 Land, buildings and structures in the General Industrial zone shall be used for the following purposes only:
- (a) sawmills and manufacturing of wood products;
 - (b) automobile repair shops including body shops, muffler shops, transmission shops and tire sales and service;
 - (c) the manufacturing, repair and storage of boats, finished concrete products, signs, trailers and prefabricated buildings, wood and fiberglass products, ceramic products or other products where the manufacturing repair or storage does not:

- (i) create unusual fire, explosion or safety hazards;
 - (ii) produce noise in excess of average intensity of street and traffic noise in the area;
 - (iii) emit smoke, dust, dirt, toxic or offensive odours or gases; or
 - (iv) produce heat or glare perceptible from any boundary of the site.
- (d) the manufacturing, processing and packaging of dairy, food and meat products excluding fish and including only predressed meats and eviscerated poultry;
 - (e) warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
 - (f) packing, crating, moving and storage businesses;
 - (g) bottling and distribution plants;
 - (h) contractors offices, shops and yards;
 - (i) fuel storage;
 - (j) machine shops and parts manufacturing, machining and assembly not involving forging, casting, punch presses or drop forges;
 - (k) electrical and electronic equipment manufacturing and assembly;
 - (l) farm machinery and heavy equipment repairs and sales;
 - (m) electroplating, sheet metal workshops and welding shops;
 - (n) parks and playgrounds;
 - (o) unattended public utility buildings and structures;
 - (p) wholesale and retail sales accessory to the uses permitted;
 - (q) one dwelling unit per site in conjunction with a principal use;
 - (r) accessory buildings and structures.

Minimum Site Area and Frontage

- 6.7.2
- (1) The site area shall not be less than 900 square metres.
 - (2) The frontage on a street shall not be less than one-tenth of the perimeter of the lot.
 - (3) The minimum site area and frontage requirements do not apply to the uses permitted in clauses (n) and (o) of section 6.7.1.
 - (4) Any lots in an M-1 zone registered prior to the adoption of this bylaw which have less than the minimum site area required may be used for one principal Industrial use, including buildings and structures.

Setbacks

- 6.7.3
- (1) No building or structure may be located within:
 - (a) 7.5 metres of the front or exterior side lot lines;
 - (b) 4.5 metres of the rear or interior side lot lines or 7.5 metres of the

rear or interior side lot lines where they abut a residential zone;

(c) gasoline pumps or pump islands shall be located in accordance with the Fire Services Act.

(2) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projecting chimney, eaves or uncovered steps.

Height

6.7.4 No building or structure may exceed 12 metres in height except towers, tanks, retaining walls, radio and television antennas, monuments, chimneys, flagpoles, elevator shafts and stair towers.

Site Coverage

6.7.5 Buildings and structures shall not cover more than 70 percent of the site.

Screening

6.7.6 All industrial activity and storage areas not contained in a building shall be enclosed by a landscape screen or tight board fence not less than 2 metres in height.

Storage

6.7.7 No lot may be used as a junk yard, autowrecking yard or the outdoor storage of vehicles which have not been licensed for a period of one year.

Width of Buildings (amended May 13th, 1998 – Bylaw No. 492)

6.7.8 **The minimum width or depth of a dwelling unit shall be 5.5 metres (18.04 feet), not including additions, carports, porches or decks.**

6.8 SPECIAL INDUSTRIAL (M-1A)

Permitted Uses

6.8.1 Land, buildings and structure in the Special Industrial zone shall be used for the following purposes only:

- (a) lumber storage;
- (b) loading and unloading facilities;
- (c) off-street parking;
- (d) railway rights-of-way and related facilities.

Minimum Site Area

6.8.2 The site area shall not be less than 900 square metres.

Setbacks

- 6.8.3 (1) No building or structure may be located within:
- (a) 7.5 metres of the front or exterior side lot lines; or
 - (b) 4.5 metres of the rear or interior side lot lines or 7.5 metres of the rear or interior side lot lines where they abut a residential zone.
- (2) No lumber storage area or loading and unloading facility may be located within 18 metres of a rear or interior side lot line where it abuts a residential zone.
- (3) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projecting chimney, eaves or uncovered steps.

Height

6.8.4 No building or structure may exceed 12 metres in height except towers, tanks, retaining walls, radio and television antennas, monuments, chimneys, flagpoles, elevator shafts and stair towers.

Site Coverage

6.8.5 Buildings and structures shall not cover more than 70 percent of the site.

Screening

6.8.6 All industrial activity and storage areas not contained in a building shall be enclosed by a landscape screen or tight board fence not less than 2 metres in height.

Storage

6.8.7 No lot may be used as a junk yard, autowrecking yard or the outdoor storage of vehicles which have not been licensed for a period of one year.

6.9 PARK, OPEN SPACE AND INSTITUTIONAL (P-1)

Permitted Uses

6.9.1 Land, buildings and structures in the Park, Open Space and Institutional zone shall be used for the following purposes only:

- (a) parks and playgrounds;
- (b) docks and boat launching ramps;
- (c) campgrounds;
- (d) community halls, libraries, arenas, museums, firehalls, first aid stations and fraternal lodges;
- (e) public and private schools;
- (f) public and private hospitals, personal care homes and rest homes;
- (g) churches;
- (h) public utility buildings and structures;
- (i) residences for members of the staff of uses permitted;
- (j) accessory buildings and structures;

Minimum Site Area

- 6.9.2
- (1) The site area for uses in clauses (c), (d), (e), (f) and (g) of Section 6.9.1 shall not be less than 900 square metres.
 - (2) A private school shall have a minimum play lot area of 0.4 hectare, exclusive of parking areas, for each fifty students or portion thereof.
 - (3) Any lots in a P-1 zone registered prior to the adoption of this bylaw which have less than the minimum site area required may be used for one principal Park, Open Space and Institutional use including accessory buildings and structures.

Setbacks

- 6.9.3
- (1) No building or structure may be located within 4.5 metres of a lot line, or 15 metres of a rear or side lot line where it abuts a residential zone.
 - (2) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line shall be reduced by no more than 0.6 metre to accommodate the projecting chimney, eaves or uncovered steps.

Height

- 6.9.4
- No accessory building or structures may exceed 12 metres in height, except towers, retaining walls, radio and television antennas, tanks, monuments, chimneys, flag poles, stadium bleachers, lighting poles, elevator shafts and stair towers.

Storage

- 6.9.5
- All storage areas not contained in a building shall be enclosed by a landscape screen not less than 2 metres in height.

6.10 SPECIAL RESIDENTIAL (R-2) (amended May 13th, 1998 – Bylaw No. 492)

Permitted Uses

6.10.1 Land, buildings, and structures in the Special Residential (R-2) zone shall be used for the following purposes only:

- (a) mobile homes;
- (b) uses permitted in the Single and Two Family Residential (R-1) zone.

Minimum Site Area and Frontage

- 6.10.2
- (1) **The site area shall not be less than 550 square metres.** (amended July 9th, 2008 – Bylaw No. 574)
 - (2) **The frontage on a street shall not be less than 18 metres or one-tenth of the perimeter of the lot, whichever is greater.** (amended July 9th, 2008 – Bylaw No. 574)
 - (3) The minimum site area and frontage requirements do not apply to the uses in clauses (c) and (f) of Section 6.4.1
 - (4) Any lots in the R-1 zone registered prior to the adoption of this bylaw which have less than the minimum site area required may be used for one principal special residential use or one principal single and two family residential use, except two family dwellings, and including accessory buildings and structures.

Setbacks

- 6.10.3
- (1) No principle building may be located within 4.5 metres of the front, rear or exterior side lot lines or 1.5 metres of an interior side lot line.
 - (2) No accessory building or structure may be located within 4.5 metres of the front or exterior side lot lines or 1.5 metres of an interior side lot line.
 - (3) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projection chimney, eaves or uncovered steps.

Height

- 6.10.4
- (1) No principle buildings may exceed 10 metres in height.
 - (2) No accessory buildings or structures may exceed 4.5 metres in height, except towers, retaining walls, radio and television antennas, church

spires, belfries and domes, monuments, chimneys, flag poles, lighting poles, stair towers and scenery lofts.

Site Coverage

6.10.5 Buildings and structures shall not cover more than 33 percent of the site.

Buildings Per Lot

6.10.6 No more than one building containing a dwelling unit or units may be located on a lot.

Storage

6.10.7 No lot may be used as a junk yard, autowrecking yard, or for the outdoor storage of vehicles which have not been licensed for a period of one year.

Width of Buildings

6.10.8 The minimum width or depth of a mobile home shall be 4.27 metres (14 feet), not including additions, carports, porches or decks.

6.11 OTHER COMMERCIAL (C-3) (amended October 10th, 2001 – Bylaw No. 523)

Permitted Uses

6.11.1 Land, buildings, and structures in the Other Commercial (C-3) zone shall be used for the following purposes only:

- (a) mini-storage;
- (b) uses permitted in the Tourist Commercial (C-1) zone.

Minimum Site Area and Frontage

- 6.11.2
- (1) The site area shall not be less than 900 square metres.
 - (2) The frontage on a street shall not be less than one-tenth of the perimeter of the lot.

Setbacks

- 6.11.3
- (1) No building or structure may be located within 4.5 metres of the front or exterior side lot lines or 3.0 metres of the rear or an interior side lot line.
 - (2) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projection chimney, eaves or uncovered steps.

Height

- 6.11.4 No building or structures may exceed 10 metres in height, except towers, retaining walls, radio and television antennas, tanks, monuments, chimneys, flag poles, stadium bleachers, lighting poles, elevator shafts, and stair towers.

Site Coverage

- 6.11.5 Buildings and structures shall not cover more than 50 percent of the site.

Storage

- 6.11.6 No lot may be used as a junk yard, autowrecking yard, or for the outdoor storage of vehicles which have not been licensed for a period of one year.

6.12 MULTI-FAMILY RESIDENTIAL (R-3) (amended June 29th, 2010 – Bylaw No. 594)

Permitted Uses

- 6.12.1 Land, buildings and structures in the Multi-Family Residential zone shall be used for the following purposes only:

Principal uses:

- (a) Multi-Family units
- (b) Community care or social care facilities

Secondary uses:

- (c) home occupations
- (d) accessory buildings and uses.

Minimum Site Area and Frontage

- 6.12.2 (1) The site area shall not be less than 1,100 square metres, subject to servicing requirements.
- (2) The frontage on a street shall not be less than 30 metres, or one-tenth of the perimeter of the lot, whichever is greater.

Maximum Density

- 6.12.3 30 dwelling units per hectare, subject to servicing requirements

Minimum Setbacks

- 6.12.4 Principal buildings:
- (1) Front lot line: 4.5 m
 - (2) Rear lot line: 4.5 m

- (3) Exterior side lot line: 4.5 m
- (4) Interior side lot line: 1.5 m

Accessory buildings and structures:

- (5) Front parcel line: 4.5 m
- (6) Rear parcel line: 1.5 m
- (7) Exterior side parcel line: 4.5 m
- (8) Interior side parcel line: 1.5 m

Strata Subdivisions

- (9) 4.5 m from an internal roadway, service building, service area and amenity area;
- (10) 1.0 m from an interior side strata lot line, except for the property line on a common wall;
- (11) 4.5 m from a front strata lot line;
- (12) 1.5 m from a rear strata lot line.

Maximum Height

- 6.12.5 (1) No building shall exceed a height of 10 m
- (2) No accessory building or structure shall exceed a height of 4.5 m

Maximum Site Coverage

6.12.6 45%

Requirements for Amenity and open space areas:

- 6.12.7 (1) 20 square metres for each dwelling unit;
- (2) a minimum of 25% of required amenity and open space areas shall be at grade;
- (3) amenity and open space areas shall include landscaping with natural or introduced vegetation.

6.13 LIGHT INDUSTRIAL (M-2) (amended July 14th, 2004 – Bylaw No. 540)

Permitted Uses

- 6.13.1 Land, buildings, and structures in the Light Industrial (M-2) zone shall be used for the following purposes only:
 - (a) light manufacturing, processing, assembling and repair of products;
 - (b) manufacture of wooden aircraft parts and components;
 - (c) one dwelling unit per site in conjunction with a principal use;
 - (d) accessory buildings and structures in conjunction with a principle use.

Minimum Site Area and Frontage

- 6.13.2 (1) The site area shall not be less than 900 square metres.
- (2) The frontage on a street shall not be less than one-tenth of the perimeter of the lot.

Setbacks

- 6.13.3 (1) No building or structure may be located within 4.5 metres of the front, or exterior side lot lines or 3.0 metres of the rear or an interior side lot line.
- (2) Where chimneys, eaves or uncovered steps project beyond the main wall of a building, the minimum distance to an adjacent lot line may be reduced by no more than 0.6 metre to accommodate the projection chimney, eaves or uncovered steps.

Height

- 6.13.4 No building or structures may exceed 10 metres in height, except towers, retaining walls, radio and television antennas, tanks, monuments, chimneys, flag poles, stadium bleachers, lighting poles, elevator shafts, and stair towers.

Site Coverage

- 6.13.5 Buildings and structures shall not cover more than 70 percent of the site.

Screening

- 6.13.6 All light industrial activity and storage areas not contained in a building shall be enclosed by a landscape screen or tight board fence not less than 2 metres in height.

Storage

- 6.13.7 No lot may be used as a junk yard, autowrecking yard, or for the outdoor storage of vehicles which have not been licensed for a period of one year.

APPENDIX 1: Approximate Imperial Equivalents of Metric Measurements

LINEAR MEASUREMENTS			AREA MEASUREMENTS		
<u>metric</u>		<u>imperial</u>	<u>metric</u>		<u>imperial</u>
0.305	m	1.00 ft.	0.1	m ²	1.08 ft.
0.4	m	1.31 ft.	0.093	m ²	1.00 ft.
0.6	m	1.97 ft.	0.2	m ²	2.50 ft.
0.65	m	2.13 ft.	1.0	m ²	10.76 ft.
0.9	m	2.95 ft.	1.4	m ²	15.07 ft.
1.0	m	3.28 ft.	4	m ²	43.06 ft.
1.2	m	3.94 ft.	5	m ²	53.06 ft.
1.3	m	4.10 ft.	10	m ²	107.64 ft.
1.3	m	4.26 ft.	15	m ²	161.46 ft.
1.5	m	4.92 ft.	17	m ²	182.99 ft.
1.8	m	5.90 ft.	20	m ²	215.28 ft.
2.0	m	6.56 ft.	30	m ²	322.93 ft.
2.5	m	8.20 ft.	35	m ²	376.74 ft.
2.75	m	9.02 ft.	40	m ²	430.57 ft.
3.0	m	9.84 ft.	50	m ²	538.20 ft.
3.5	m	11.48 ft.	60	m ²	645.86 ft.
4.0	m	13.12 ft.	70	m ²	753.47 ft.
4.5	m	14.76 ft.	93	m ²	1,001.07 ft.
5.0	m	16.40 ft.	100	m ²	1,076.43 ft.
5.5	m	18.04 ft.	140	m ²	1,506.95 ft.
6.0	m	19.69 ft.	200	m ²	2,152.85 ft.
7.25	m	23.79 ft.	279	m ²	3,003.23 ft.
7.5	m	24.61 ft.	372	m ²	4,004.31 ft.
7.6	m	24.93 ft.	450	m ²	4,843.76 ft.
9.0	m	29.53 ft.	463	m ²	4,983.85 ft.
10.0	m	32.81 ft.	465	m ²	5,005.38 ft.
12.0	m	39.37 ft.	500	m ²	5,381.95 ft.
13.0	m	42.65 ft.	555	m ²	5,973.96 ft.
15.0	m	49.12 ft.	650	m ²	6,996.77 ft.
15.5	m	50.85 ft.	700	m ²	7,534.73 ft.
16.0	m	52.49 ft.	900	m ²	9,687.84 ft.
18.0	m	59.06 ft.	1000	m ²	10,763.90 ft.
20.0	m	65.62 ft.	1300	m ²	13,993.07 ft.
22.0	m	72.18 ft.	1500	m ²	16,145.85 ft.
25.0	m	82.02 ft.	1700	m ²	18,298.63 ft.
30.0	m	98.43 ft.	2000	m ²	21,527.80 ft.
50.0	m	164.04 ft.	2800	m ²	30,139.94 ft.
60.0	m	196.04 ft.	3000	m ²	32,291.70 ft.
61.0	m	200.13 ft.	0.2	ha	0.49 acres
100.0	m	328.08 ft.	0.4	ha	0.99 acres
120.0	m	393.70 ft.	0.5	ha	1.24 acres
150.0	m	492.13 ft.	1.0	ha	2.47 acres
200.0	m	656.17 ft.	2.0	ha	4.94 acres
500.0	m	1,640.42 ft.			
600.0	m	1,968.50 ft.			