

# CORPORATION OF THE VILLAGE OF LYTTON

## CONSOLIDATED ZONING BYLAW NO. 484, 1998

### Consolidated for Convenience Only

This is a consolidated version of the parent bylaw that incorporates changes made pursuant to the following amendment bylaws:

Bylaw No.	Bylaw Name	Date Adopted	Text or Map
484	Zoning Bylaw No. 484, 1998	December 14, 1998	Bylaw
515	Zoning Amendment Bylaw No 515, 2000	November 13, 2000	Map
538	Zoning Amendment Bylaw No. 538, 2001	Unknown	Text & Map
565	Zoning Amendment Bylaw No. 565, 2003	September 8, 2003	Map
582	Zoning Amendment Bylaw No. 582, 2006	Unknown	Text
587	Zoning Amendment Bylaw No. 587, 2006	June 26, 2006	Map
605	Zoning Amendment Bylaw No. 605, 2008	June 10, 2008	Text
667	Zoning Amendment Bylaw No. 667, 2013	Unknown	Map
674	Zoning Amendment Bylaw No. 674, 2015	June 22, 2015	Map
697	Zoning Amendment Bylaw No. 697, 2018	October 26, 2018	Map
729	Zoning Amendment Bylaw No. 729, 2023	April 12, 2023	Map
734	Zoning Amendment Bylaw No. 734, 2023	November 8, 2023	Text
735	Zoning Amendment Bylaw No. 735, 2023	November 8, 2023	Text
736	Zoning Amendment Bylaw No. 736, 2023	November 8, 2023	Text
739	Zoning Amendment Bylaw No. 739, 2023	November 8, 2023	Text
745	Zoning Amendment Bylaw 745, 2025	November 5, 2024	Text
752	Zoning Amendment Bylaw (Accessory Dwelling) No. 752, 2024	November 5, 2024	Schedule C Text
761	Zoning Amendment Bylaw No. 761, 2024	December 10, 2024	Schedule D - Maps

This consolidation is for convenience and reference purposes only. All dimensions and other measurements within this bylaw are expressed in the Standard International Units (Metric) system. Imperial measurement conversions are stated for convenience only and do not form part of the “Bylaw”.

Persons making use of this consolidated version of Bylaw No. 484, 1998 are advised that it is not a legal document. For the purposes of interpreting and applying the law, the original Bylaw No. 484, 1998 and all amending bylaws must be consulted.

Bylaw numbers appearing in the margin of this consolidated version refer to the applicable amendment bylaw.

**Individual copies of any of the above bylaws are available from the Village of Lytton.**

This copy of "Zoning Bylaw 484, 1998" has been consolidated and printed by the authority of the Corporate Officer of the Corporation of the Village of Lytton pursuant to Section 139 of the *Community Charter* and the "Village of Lytton Council Procedure Bylaw No. 727, 2023".

Dated this 19<sup>th</sup> day of February 2025

*Lisa Storoshenko*

Lisa Storoshenko  
Corporate Officer

**THE CORPORATION OF THE VILLAGE OF LYTTON  
ZONING BYLAW 484, 1998**

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A Bylaw to establish zoning regulations for the Village of Lytton.

**WHEREAS**, the *Local Government Act* provides that a Council may adopt a zoning bylaw and other development regulations, and show by maps the boundaries of the zones;

**AND WHEREAS** the Thompson Nicola Regional District has adopted Zoning Bylaw No. 940;

**AND WHEREAS** the Village of Lytton has extended its boundaries to include parcels to the east, north and south of the Village of Lytton and the said areas were incorporated into the Village of Lytton Supplementary Letters Patent on October 4, 1990;

**AND WHEREAS** pursuant to the Supplement Letters Patent dated October 4, 1990, Council has the authority and finds it desirous to rescind those portions of the Thompson Nicola Regional District Zoning Bylaw No. 940 that apply to the parcels to the east, north and south of the Village of Lytton and replace them with zones and regulations developed by the Village of Lytton;

**AND WHEREAS** the Council of the Village of Lytton wishes to include zones and regulations for the parcels to the east north and south of the Village of Lytton;

**AND WHEREAS** the Council of the Village of Lytton has held a Public Hearing pursuant to *Municipal Act*;

**NOW THEREFORE** the Council of the Corporation of the Village of Lytton, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Village of Lytton Zoning Bylaw No. 484, 1998."
2. The portions of the Thompson Nicola Regional District Zoning Bylaw No. 940 and its amendments, which apply to those areas of the Village of Lytton which were brought into within Village boundaries pursuant to the Village of Lytton Supplementary Letters Patent dated October 4, 1990, are hereby rescinded.
3. The following bylaws and their amendment are hereby repealed:
  - .1 Zoning Bylaw No. 342, 1988; and
  - .2 Parking Drainage Screening and Signs Bylaw No. 365, 1989.
4. The following scheduled attached hereto are hereby made part of this bylaw and adopted as the Zoning Bylaw for the Corporation of the Village of Lytton:

- .1 Schedule A (Zoning Bylaw Text)
- .2 Schedule B (Floodplain Provisions)
- .3 Schedule C (Off-Street Parking and Loading Provisions)
- .4 Schedule D (Zoning Bylaw Maps)

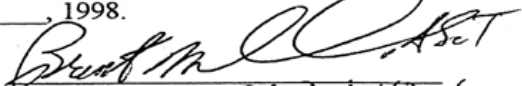
READ A FIRST TIME this 17<sup>th</sup> day of August, 1998.

READ A SECOND TIME this 17<sup>th</sup> day of August, 1998.


PUBLIC HEARING HELD this 14<sup>th</sup> day of September, 1998.

READ A THIRD TIME this 28<sup>th</sup> day of September, 1998.


RECEIVED THE APPROVAL of the Ministry of Transportation & Highways this  
3rd day of November, 1998.

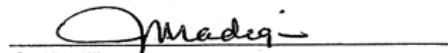
  
Approving Officer Senior District Development Techn

RECEIVED THE APPROVAL of the Ministry of Environment, Lands and Parks  
this 4<sup>th</sup> day of December, 1998.

  
for Minister of Environment, Lands and Parks

RECONSIDERED AND ADOPTED this 14<sup>th</sup> day of December 1998.

  
MAYOR

  
CLERK

# Schedule A

## Zoning Bylaw Text

This is Schedule “A” of the Village of Lytton Zoning Bylaw No. 484, 1998.

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## SECTION 1 - DEFINITIONS

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**ACCESSORY BUILDING or STRUCTURE** means a *building or structure* that is secondary, customarily incidental and exclusively devoted to the *principal building or use* permitted on the same lot.

**ACCESSORY USE** means a *use* other than a *principal use*, that is secondary, customarily incidental and exclusively devoted to the *principal use or building* permitted on the same lot.

**AGRICULTURE** means a *use* of land, *buildings or structures* for the growing, rearing, producing and harvesting of agricultural products or animals, including but not limited to:

1. the storing, processing and sale on primary agricultural products harvested, reared or produced on the lot;
2. the storage of farm machinery, implements and agricultural supplies;
3. horticulture, viticulture and nurseries

but shall exclude *intensive agriculture* and commercial garden centres.

**AGRICULTURE- INTENSIVE** means fur farms, mushroom farms and composting, feed lots, intensive swine operations, and other similar operations.

**AGRICULTURAL PRODUCTS PACKING HOUSE** means premises that are used for the processing, packaging and storage of agricultural products. Abattoirs are specifically excluded.

**ANIMAL POUND** means a lot and/or *building* or part there or used for the care of lost, abandoned or neglected animals.

Amended  
by Bylaw  
No. 752

**ACCESSORY SUITE** means a secondary dwelling unit contained either within a single-detached dwelling or an accessory building other than a mobile home.

Amended  
by Bylaw  
No. 735

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

**BALCONY** means a platform, attached to and projecting from the face of a *building* above the first storey, normally surrounded by a balustrade or railing, and used as an outdoor porch or sun deck with access only from within the *building*.

**BED AND BREAKFAST** means *accessory use* to a single detached *dwelling* in which not more than five (5) rooms are used for the temporary accommodation of the travelling public, and in which no meal other than breakfast is served to the registered guest.

Amended  
by Bylaw  
No. 735

**BUILDING** means any *structure* used or intended for supporting or sheltering any *use or occupancy*.

**BUILDING ENVELOPE** means that area of the *lot* which may be used for the footprint of a *building* or *structure* including *setback* requirements.

**C ZONE** means any *zone* that is designated as commercial with a letter C as a prefix in the *zone* name, including but not limited to C1, C2 and C3 *zones*.

**CAMPGROUND** means a *use* of land for commercial purposes for the temporary accommodation of recreational travelers in travel trailers, recreational vehicles, tents, or other forms of temporary lodging.

**CANOPY** means a non-retractable hood cover or marquee which projects from the wall of a *building*. It does not include an *awning*, projecting roof, roof eaves, or enclosed *structure*.

**CHURCH** means a *building* for public worship or the holding of religious services.

**COMMUNITY SEWER SYSTEM** means a sewage collection and disposal system which serves five (5) or more lots and which has been approved by the appropriate jurisdiction(s).

**CONTIGUOUS** means next to, abutting or touching or having a boundary, or portion thereof, which is coterminous and may include lots separated by a highway or water course, but may not include a lot separated by another lot.

**CONVENIENCE STORE** means a *retail store* limited to supplying groceries and other daily household necessities to the immediate surrounding area.

**COUNCIL** means the duly elected *Council* of the *Municipality*.

**DECK** means a *structure* more than 0.6m (2 ft) above grade without a roof or walls, except for visual partitions and railings, used as an outdoor amenity area.

**DENSITY** means, for commercial *uses*, the *floor area* ratio; and for the *RR Zone* and *R Zones*, the number of *dwelling units* per hectare of useable land; and for *campgrounds*, and the number of camping spaces per hectare of usable land.

**DEVELOPMENT** means:

1. the carrying on of any construction, alteration or excavation or their operation, in, over or under land or water; or
2. the making of any change in the *use* or intensity of *use* of any land, water, *building* or premises.

**DRIVE-IN BUSINESS** means an establishment with facilities servicing customers who normally remain in their vehicles for service, such as a drive-in theatre and a *drive-in restaurant*, but shall not include car washing establishments or service stations.



**DRIVE-IN RESTAURANT** means a *restaurant* which includes the sale or service of food or beverages to an occupant within a motorized vehicle.

Amended  
by Bylaw  
No. 734

**DWELLING UNIT** means a self-contained set of *habitable* rooms containing not more than one (1) kitchen facility, and not less than one (1) bathroom with a water closet, wash basin and bath or shower for the exclusive use of a *household*.

Amended  
by Bylaw  
No. 752

**DWELLING, SINGLE DETACHED** means any detached building containing one dwelling unit occupied or intended to be occupied as a permanent or long-term residence and, where permitted by this Bylaw, one *accessory suite*.

**DWELLING, MULTI-UNIT** means a *building* consisting of three (3) or more *dwelling units*.

**DWELLING, DUPLEX** means a residential *building* containing two *dwelling units* neither of which contains a *secondary suite*.

**ENTERTAINMENT FACILITY** means a business providing entertainment to the public for a fee, including but not limited to an amusement arcade, auditorium, bingo hall, billiard facility, discotheque, movie theatre and nightclub.

**FENCE** means a constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

**FLOOR AREA** means the total *floor area* of all floors in a *building* measured to the extreme outer limits of the *building* including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, enclosed mezzanines, enclosed porches, enclosed verandas, an *accessory building* except those used for parking.

**FREIGHT TERMINAL** means premises that function as an origin or destination point for which vehicles are dispatched for the delivery or pick-up of goods, and which may include necessary warehouse space for the transitory storage of goods.

**GENERAL SERVICES** means a business which provides services, other than *personal services*, to the individual or other businesses and includes banks and financial institutions, educational and training facility, film processing, gallery, photocopying services, rentals, studios but excludes automotive body paint and repair shops, automotive sales, offices, *vehicle and equipment sales and rentals*.

**GRADE** is determined in two steps:

1. for each exterior wall, measure the average elevation of the finished ground adjoining the wall;
2. from the average elevation figures for all the walls, calculate the lowest elevation figure to represent the *grade*.

**HABITABLE ROOM** means a room designed for living, sleeping, eating or food preparation, including a living room, dining room, bedroom or kitchen.

**HEIGHT** means the vertical distance from the *grade* to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the beam *height* level between the eaves and ridge of a gable, hip or gambrel roof, and in respect of a *structure* without a roof, to the highest point of the *structure*.

**HOME BUSINESS** means an *office, personal services or professional practice* carried on for remuneration, which is an *accessory use* to the residential *use* of a *dwelling unit* but does not include automotive body and paint shops, *light industry* or vehicle and equipment repair and maintenance.

**HOME INDUSTRY** means a small-scale *industrial use* providing a service primarily to the local community and which is an *accessory use* to the *single detached dwelling* or agricultural operation including but not limited to an automotive body, paint and repair shops, blacksmith's shop, carpentry shop, *light industry*, metal working shop, and welding shop.

Amended  
by Bylaw  
No. 734

**HOUSEHOLD** means:

1. An individual, or two or more persons related by blood, marriage, common law marriage, adoption, or foster parenthood sharing one (1) *dwelling unit*; or
2. Not more than five (5) unrelated persons sharing one (1) *dwelling unit*.

**INDOOR RECREATIONAL FACILITY** means a facility for the provisions of recreation and sports facilities primarily conducted indoors such as arenas, bowling alleys, curling rules, dance studios, fitness clubs, gymnasiums, indoor skating rinks, racquet courts, swimming pools and other similar types of indoor recreational *uses*.

**INDUSTRIAL USE** means the manufacturing, processing, assembling, fabricating, testing, servicing or goods or materials including sale of products manufactured or processed on a lot.

**KENNEL** means any *building or structure*, compound, group of pens or cages or property in which three (3) or more dogs or cats are or are intended to be trained, cared for, bred, boarded or kept.

**LANE** means a highway which provides secondary access to the side or rear of the lot and is less than 9m (29.5 ft) wide.

**LANDSCAPE SCREEN** means an opaque barrier formed by a row of shrubs, trees or by a wooden *fence* or masonry wall or by a combination of these.

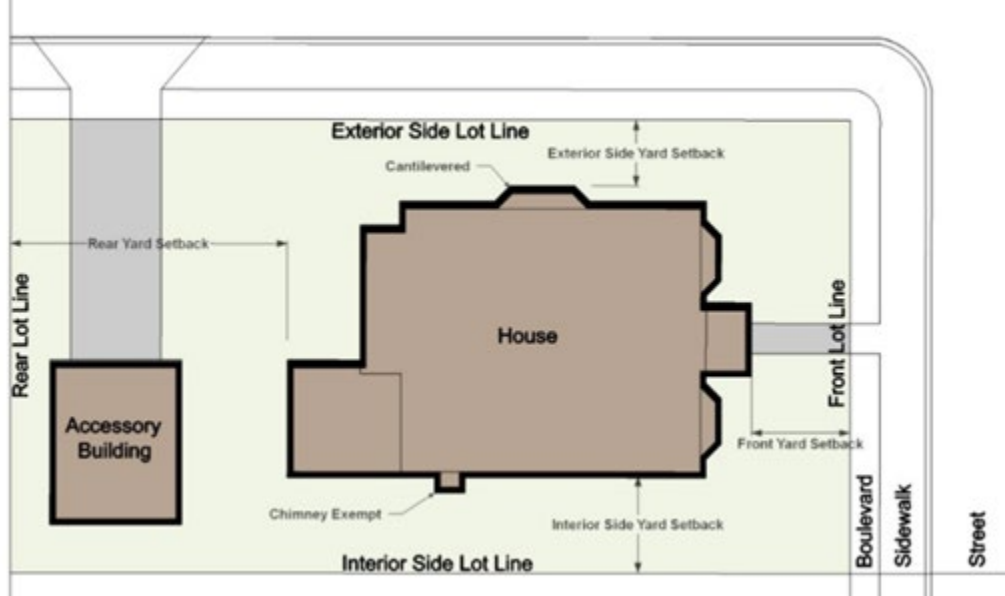
**LIGHT INDUSTRY** means an *industrial use* which is enclosed within a *building* and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the *use* of any *contiguous* lot.

**LOT** means a lot of land, including Crown Land, title to which has been registered in the Land Title Office by the deposit of a plan or other description, but does not include a *street* or *lane*.

Amended  
by Bylaw  
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**LOT AREA** means the total horizontal area within the *lot lines* of a lot.

**Figure 1.1 Lot Lines and Yards**



**LOT, CORNER** means a lot other than a *through lot* abutting two or more streets excluding *lanes*, or a *lot* that has two intersecting lot lines abutting a street which substantially changes direction at the point of intersection.

**LOT DEPTH** means the horizontal distance between the mid-points of the front and rear lot lines.

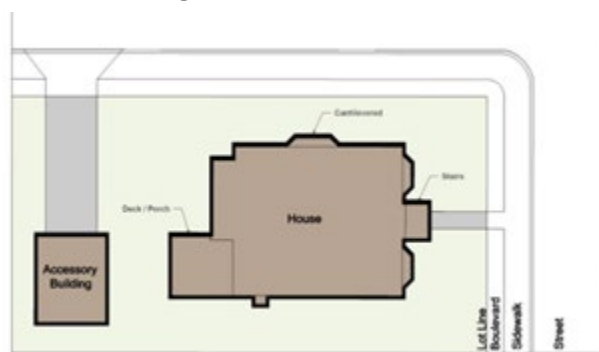
**LOT, STRATA** means a lot shown on a strata plan according to the *Strata Property Act*.

**LOT, THROUGH** means a lot abutting two (2) parallel or approximately parallel streets, other than lanes.

**LOT COVERAGE** means the total ground level area of all *principal* and *accessory buildings and structures* of any kind located on a *lot*, measured to the outside of the foundations or footings, divided by the lot area and expressed as a percentage but excluding the areas of the following:

1. *balconies* located above the first storey which are cantilevered from a building without footings or support extending to the ground;
2. *canopies and awnings*;
3. *uncovered decks and patios that are not more than 0.6m (2.0ft) above grade*; and
4. *uncovered swimming pools*.

**Figure 1.2 Lot Coverage Calculation Example**



Principal Building:	122m <sup>2</sup> +
Deck & Stairs:	24m <sup>2</sup> +
Accessory Building:	37m <sup>2</sup>
Total (Structures):	183m <sup>2</sup>

Lot Area: 580m<sup>2</sup>

Total (Structures)	183m <sup>2</sup> ÷
Lot Area	580m <sup>2</sup>
	0.316 = 31.6%

**LOT LINE** means the legally defined boundary of any *lot*.

**LOT LINE, EXTERIOR SIDE** means the lot line not being the *front or rear lot line*, common to a *lot* and an abutting *street* other than a *lane* or walkway.

**LOT LINE, FRONT** means the lot line common to the *lot* and an abutting *street*, and in the case of a *corner lot*, the shortest of these lines shall be considered the *front lot line*; or in the case of a *Through Lot* both lot lines shall be considered *front lot lines*.

**LOT LINE, INTERIOR SIDE** means the *lot line* not being the front or *rear lot line*, common to more than one *lot* or to the *lot line* and a *lane* or walkway.

**LOT LINE, REAR** means the *lot line* opposite to, and most distant from the *front lot line*, or where there is no *lot line* in that relationship with the *front lot line*, the point of intersection of any lot lines and opposite the *front lot line*.

**LOT LINE, SIDE** means a *lot line* other than the *rear lot line* or the *front lot line*.

**LOT WIDTH** means the length of the *front lot line* except in the case of an irregularly shaped *lot*, where the width shall be the horizontal distance between the *side lot lines* at the *front lot line setback*. For a reverse pie-shaped *lot*, the lot width is the horizontal distance between the *side lot lines* at the *rear lot line setback*.

**M-ZONE** means any *zone* that is designated as industrial with a letter M as a prefix in the *zone* name, including but not limited to M1 and M2 *Zone*.

**MANUFACTURED HOME** means a *dwelling unit*, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture. *Manufactured homes* may be constructed to either the CAN/CSA A277 (*Modular Home*) or CAN/CSA Z240 MH (*Mobile Home*) standard.

**MOBILE HOME** means a *dwelling unit* built to the CAN/CSA Z240 MH standard whether ordinarily equipped with wheels or not that is designed, constructed or manufactured to be moved from one place to another by being towed or carried.

**MODULAR HOME** means a *manufactured home* constructed to the CAN/CSA A277 *Modular Home* standard, built in 2 or more sections to be assembled on a permanent foundation.

**MERCHANDIZING - GENERAL** means the retail sale of goods as the *principal use*, with wholesale sales or the fabrication of goods for sale as an *accessory use*, and shall include stores such as butcher, mail order or specialty, department store, general and other appliances *building supply*, dry goods, furniture, garden supplies, groceries or medical supplies (i.e. drugstore).

**MERCHANDIZING - SPECIAL** means the retail sale of goods as the *principal use*, with wholesale sales as *accessory use*, and shall include auction's, farmer's market, used goods, and stores such as antique, *agriculture, building supply, convenience store*, grocery and vehicle parts and tire sales.

**MUNICIPALITY** means the Corporation of the Village of Lytton.

**NEIGHBOURHOOD PUB** means a liquor outlet that is licensed as a pub by B.C. Liquor Control Branch with amenities, entertainment and food service which are compatible with the amenity of the *neighbourhood pub* and may include a beer and wine store as part of its operations.

**OFFICE** means a location where activities of an accounting, administrative, clerical, consulting or record keeping nature are conducted for commercial gain or for benefit of the public.

**OUTDOOR RECREATION FACILITY** means amusement parks, archery and firearm ranges, campgrounds for non-profit or services organizations, equestrian centres or stables, fishing and hunting resorts, golf courses, guest ranches, outdoor skating and curling rinks, rafting storage or pullouts, rodeo grounds, ski resorts and other similar types of outdoor recreational *uses*.

**P-ZONE** means any *zone* that is designated as institutional with a letter P as a prefix in the *zone* name including, but not limited to P1 and P2 *Zones*.

**PANHANDLE LOT** means any lot which gains *street* frontage through the use of a narrow strip of land which is an integral part of the said lot, described as "the panhandle".

**PARKING AREA** means an open area of land, other than a *street*, used for the parking of vehicles and may include *parking spaces*.

**PARKING SPACE** means a space within a *building* or *parking area*, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, *office*, living and work areas.

**PARTY WALL** means a wall jointly owned and jointly used by two (2) parties under an easement agreement or by right of law, and erected at or upon a line separating two (2) lots of land, each of which is or is capable of being a separate real-estate entity.

Amended  
by Bylaw  
No. 734

**PERSONAL SERVICES** means a business providing service to the person, such as a medical clinic, dental clinic, barber shop or beauty salon; or providing a repair or cleaning service to personal for household goods customarily used within a *dwelling unit*.

**PRINCIPAL BUILDING** means the *building or structure* that contains the principal use.

**PRINCIPAL USE** means the main purpose for which land, *buildings or structures* are ordinarily used.

**PROFESSIONAL PRACTICE** means the business of an accountant, architect, chiropractor, dentist, doctor, engineer, land surveyor, lawyer, optician, veterinarian and other similar professions.

**PUBLIC ASSEMBLY** means a non-commercial *building* where persons gather periodically for public, cultural, religious, and philanthropic or entertainment purposes such as meeting halls and fraternal lodges.

**PUBLIC SERVICE** means a small-scale system, work, *building*, plant, equipment or resource to which the general public has access and is owned or operated by the *Municipality*, a society, School District, a *church*, the Provincial or Federal Governments or agencies.

**PUBLIC USE** means a highway, railway, transmission line, electrical switchbox or kiosk, water intake station or pump house, water, sewer or drainer lift station, water reservoir, storm water detention pond, related works and facilities.

**PUBLIC UTILITY** means a large-scale system, work, *building*, plant, equipment or resource owned by the *Municipality*, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, power, and transportation, communication services, such as an electrical substation, *community sewer system* or public works yard but does not include dewatering pits and sanitary landfills.

**R ZONE** means any *zone* that is designated as residential with a letter R as a prefix in the *zone* name including, but not limited to the R1, R2, and R3 *Zones*.

**RR ZONE** means any *zone* that is designated as rural with the letters RR as a prefix in the *Zone* name including, but not limited to the *RR Zone*.

**RAFTING OPERATIONS** means a river-oriented recreational facility which may include a *convenience store*, offices, service buildings, storage, and *retail store* selling souvenirs and accessories.

Amended  
by Bylaw  
No. 734

**RESTAURANT** means an eating establishment where food is sold to the public primarily for immediate consumption upon the premises but excludes a *drive-in restaurant* as a principal or *accessory use*.

Amended  
by Bylaw  
No. 734

**RETAIL STORE** means a *building* where goods, wares, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail *use* but excludes second hand stores, pawn shops and junk shops.

**SERVICE STATION** means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles, and may include a *convenience store* and car washing establishments, but shall not include any wholesale sales, automotive frame repairs, body repairs, or painting.

Amended  
by Bylaw  
No. 735

**SETBACK** means the required distance from a *lot line* to any area of a *lot* on which a *building* or *structure* may be sited in accordance with this bylaw.

**SHOPPING CENTRE** means a lot or group of lots planned, developed and managed as a single operating unit with shared parking facilities for the use of a unified group of businesses, *offices* and *retail stores*.

**STREET** includes all highways, roads, squares, thoroughfares and other public ways, but *lanes* walkways or bridges.

**STRUCTURE** means any constructions fixed to, supported by or sunk into land or water, but does not include a building, sign, *fence* or areas surfaced by concrete, brick or tile or other materials.

**TEMPORARY BUILDING** means a *building* that does not have its exterior walls supported on continuous concrete or masonry foundations.

Amended  
by Bylaw  
No. 734

**TOURIST ACCOMODATIONS** means a *building* in respect of every room or suite of rooms of which a registration certificate has been issued and is in force pursuant to s.3 of Hotel Room Tax Act, which may have inside or outside access and provide the following service to transient members of the public:

1. accommodation;
2. a lobby and *office* with a guest register;
3. an attendant on duty at all times;
4. a public dining room or *restaurant* either through ownership, lease or management which may be detached but located on the same legal lot, and which may contain licensed beverage facilities, banquet room, convention facilities, full or partial kitchen facilities and various other *personal services*.

**USE** means the purpose for which land or a *building* is intended, or for which land, a *building* or a *structure* is, or may be, occupied and maintained.



**USEABLE AREA** means the area of a lot measured in a horizontal plane between the *lot lines*, excluding land in excess of 30% slope.

**VEHICLE AND EQUIPMENT SALES AND RENTALS** means the sale, service, storage or rental of new or used vehicles or other modes of transportation, *manufactured homes*, equipment, machinery and accessories or parts, for farm, business, industrial, recreation, personal or *public use*.

**WATERCOURSE** means any natural or man-made depression with well defined banks and a bed 0.6 metres (2ft) or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 square kilometres (.77 square miles) or more, or as required by a designated official of the Ministry of Environment of the Province of British Columbia.

**WRECKING YARD** means land and/or buildings where motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats and industrial equipment are disassembled, prepared for disposal, are rebuilt or reused as part of a recycling program, and the keeping and/or storing of salvaged materials which such materials are bought, sold, exchanged, baled or otherwise processed for further use.

**YARD** means an area between the *principal building* and relevant *lot line*.

**YARD, FRONT** means the area between the *side lot lines* extending from the *front lot line* to the nearest wall or supporting member of a *building or structure*.

**YARD, REAR** means the area between the *side lot lines* extending from the *rear lot line* to the nearest wall or supporting member of a *building or structure*.

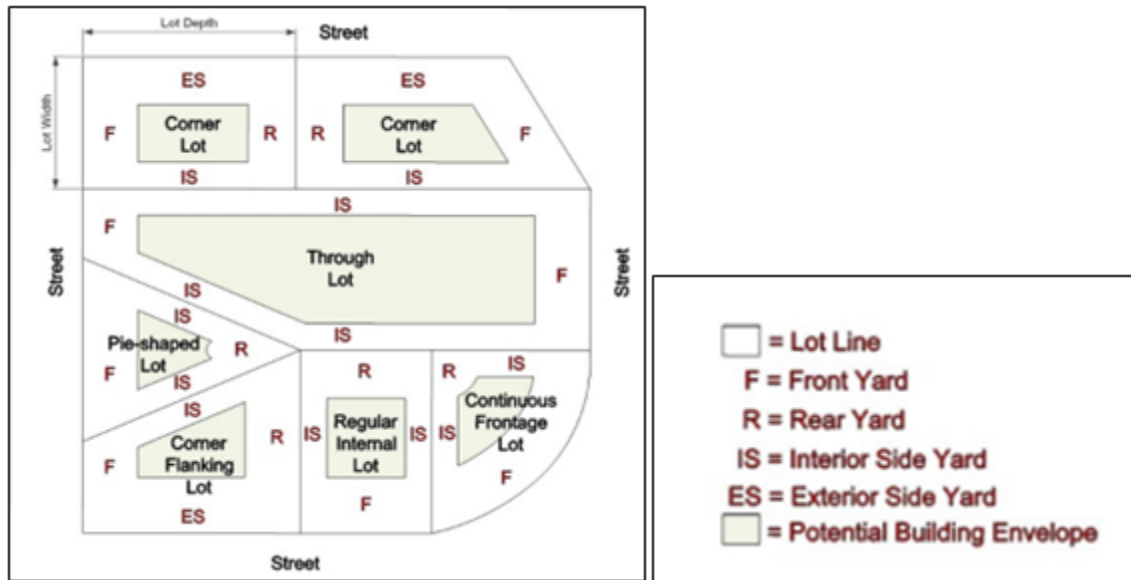
**YARD, SIDE** means that part of the *lot* which extends from a *front lot line* to a *rear lot line* between the *side lot line* and the nearest wall or supporting member of a *building or structure*.

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**Figure 1.3 Illustration of Lot types with Lot Lines and Yards Identified**

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**ZONE** means a zone as established by this Bylaw.

## SECTION 2 - ADMINISTRATION

---

### Application

- 2.1 This bylaw applies to all lands, *buildings* and *structures* including the surface of water within the boundaries of the *Municipality*.

### Conformity

- 1.2 Land, including the surface of water, shall not be used and *buildings* and *structures* shall not be constructed, altered, located or used except as specifically permitted in by this bylaw.
- 1.3 A lawful *use* of premises at the time of adoption of this bylaw, although such *use* does not conform to the provisions of the bylaw, may be continued subject to the provisions contained in the *Local Government Act*

### Application Regulations

- 2.4 Where this law sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.
- 2.5 Where this bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

### Inspection

- 2.6 Any officer or employee of the *Municipality* is hereby authorized to enter, at all reasonable times, any day of the week, on any property or premises that is subject to the regulations under this bylaw to ascertain whether there is compliance with the provisions of the bylaw.

### Violation

- 2.7 Every person who:
- .1 violates any of the provisions of this bylaw;
  - .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
  - .3 neglects or omits to do anything required under this bylaw;
  - .4 carries out, causes or permits to be carried out any *development* in a manner prohibited by or contrary to any of the provisions of this bylaw;

- .5 fails to comply with an order, direction or notice given under given under this bylaw;
- .6 prevents or obstructs or attempts to prevent or obstruct the entry of those authorized under section 2.5, shall be deemed to have committed an offence under this bylaw.

### **Offence**

- 2.8 Each day's continuance of an offence under section 2.6 constitutes a new and distinct offence.

### **Penalty**

- 2.9 Every person who commits an offence under this bylaw, is liable, on summary conviction, to a penalty not exceeding Two Thousand Dollars (\$2000.00) plus the cost of prosecution.

### **Description as to Separate Uses**

- 2.10 A *use* described as a separate *use* in this Bylaw but which is not expressly included as a permitted *use* in any *zone* is not permitted in that *zone*.

## SECTION 3 – GENERAL REGULATIONS

---

### Applicability

- 3.1 Section Three applies to all *zones* established under this bylaw, except as otherwise specifically stated in this Bylaw.

### Uses Permitted in All Zones

- 3.2 Parks, *public services* and *public use* are permitted in all *zones*.

### Number of Principal Buildings on a Lot

- 3.3 Not more than one (1) *principal building* shall be permitted on any lot.

### Minimum Lot Size and Minimum Lot Width Exceptions

- 3.4 The minimum lot size and lot width regulations for new subdivisions do not apply to parks, *public service* or *public use*.

### Accessory Suites

- 3.5 The following regulations apply in zones where an *accessory suite* is a permitted use:

1. A lot shall contain only one (1) *accessory suite* whether located within a single-detached dwelling or in a separate *accessory building*.
2. *Accessory Suites* are not permitted where a *duplex dwelling* is located on the same lot.
3. A *single-detached dwelling* must be constructed prior to or at the same time as an *accessory suite*.
4. An *Accessory Suite* shall have a maximum total floor area of 90m<sup>2</sup> (968.7ft<sup>2</sup>).
5. An *Accessory Suite* must be constructed in accordance with the applicable Building Code regulations and be approved by a building inspector.
6. An unobstructed lit pathway at least 1.1m (3.5ft) wide shall be provided between the front lot line and the entrance to the *Accessory Suite*.
7. A separate outside entrance must be provided to the *Accessory Suite* where it is contained in a single-detached dwelling.
8. An *Accessory Suite* cannot be located in an *accessory building* on lots less than 280m<sup>2</sup> (3,014ft<sup>2</sup>) in area.
9. The minimum distance between a *single-detached dwelling* and an *accessory suite* contained in an *accessory building* is 3.0m (9.8ft).
10. An *Accessory Suite* must be:
  - a. connected to the community water and sanitary sewer system; or
  - b. be located on a lot 0.2ha (.49ac) or greater in area serviced with:

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- i. an onsite sanitary sewer system has been installed in accordance with the sewerage system regulations under the *Public Health Act*;
  - ii. a proven back up field area in case of system failure; and
  - iii. potable water
- 11. One (1) additional off-street parking space must be provided for the *Accessory Suite* in addition to the parking requirement for the *single-detached dwelling*."

## Accessory Building

- 3.6 No *accessory building* or *structure* shall be erected on any lot unless the *principal building* has been erected or will be erected simultaneously with the *accessory building* or *structure*.
- 3.7 *Accessory buildings* other than those containing an accessory suite shall have a maximum total floor area no greater than ten (10%) percent of the lot or fifty (50%) of the total floor area of the *principal building*, whichever is less.
- 3.8 No *accessory building* or *structure* shall be closer than 1.8m (6ft) to the *principal building*, measured from the furthest projection of either building, except that a *building* containing an *accessory suite* must be no closer than 3.0m (9.8ft) to a *single-detached dwelling* located on the same lot.
- 3.9 No *accessory building* or *structure* shall be located closer to the *front lot line* than the *principal building*.

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## Fences

- 3.10 Fences shall be permitted in accordance with the following conditions:
  - .1 The *fence* is located within *lot lines*.
  - .2 Subject to sections 3.19 and 3.20, the maximum *height* of the *fence* shall be:
    - .1 1.8m (5.9ft) on *rear* and *interior* side *lot lines*;
    - .2 1.3m (4.3ft) on the *front* and *exterior* side *lot lines*.

## Height Exceptions

- 3.11 Any of the following may exceed the *height* limitations specific for each *zone* of this bylaw, provided that no such *structure* shall cover more than twenty (20) percent of the lot, or if located on a *building*, no more than ten percent (10%) of the roof area of the *principal building*:
  - .1 dome, cupola;
  - .2 monument;
  - .3 chimney;

- .4 sire, steeple, belfry;
- .5 radio and television tower or antenna;
- .6 pole, flood light;
- .7 silo;
- .8 transmission tower;
- .9 hose and fire alarm tower;
- .10 mechanical appurtenance on roof tops.

## Home Business

- 3.12 Where expressly permitted within a *Zone*, *home business* shall comply with the following conditions:
  - .1 The minimum floor area requirement for the dwelling unit shall not be affected.
  - .2 There shall be no structural alterations to the dwelling that would indicate that it is being used for any purpose other than a residential use.
  - .3 The home business shall be carried out wholly within a dwelling or an accessory building.
  - .4 No outside storage of material or equipment shall be permitted.
  - .5 No sales other than sales of goods or commodities produced on the premises shall be permitted.
  - .6 No persons other than household members residing at the dwelling shall be engaged in the home business at the dwelling.
  - .7 A maximum of one (1) sign advertising the home business may be permitted, which sign must not exceed 0.3m<sup>2</sup> (3.2ft<sup>2</sup>) in area and shall not be illuminated.
  - .8 A maximum of one (1) home business shall be permitted per dwelling unit.

## Home Industry

- 3.13 Where expressly permitted within a Zone, the *home industry* shall comply with the following conditions:
- .1 The lot shall be at least 2 hectares (4.9 acres) in size.
  - .2 There shall be no structural alterations to the dwelling that would indicate that it is being used for any purpose other than a residential use;
  - .3 The home industry shall be carried out wholly within a dwelling or an accessory building.
  - .4 The home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling to a maximum of 60m<sup>2</sup> (646ft<sup>2</sup>).
  - .5 A maximum outdoor storage area of 20m<sup>2</sup> (215ft<sup>2</sup>) may be permitted and shall be screened from the view of adjacent lots and the highway.
  - .6 No sales other than sales of goods or commodities produced on the premises shall be permitted.
  - .7 One (1) person other than household members residing at the dwelling shall be permitted to engage in the home industry at the dwelling.
  - .8 No person shall be permitted to use the land or the buildings for a home industry in a way which is noxious, a nuisance or otherwise undesirable because of noise, vibration, glare, smoke, fumes, dust, odour, dirt, electrical interference, liquid effluents, health hazard, or which is an offensive trade within the meaning of the Health Act, as amended from time to time.
  - .9 A maximum of one (1) sign advertising the home occupation may be permitted, which sign must not exceed 0.3m<sup>2</sup> (3ft<sup>2</sup>) in area and shall not be illuminated.
  - .10 A maximum of one (1) home industry shall be permitted per lot.

## Manufactured Homes and Additions

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- 3.14 *Manufactured homes* shall comply with the following conditions:
- .1 Use of a CAN/CSA A277 *Modular Home* as a *single-detached dwelling* is subject to placement of the home on a permanent foundation constructed of concrete or unit masonry complying with the provisions of the current Provincial *Building Code*.
- 3.15 Additions of a *manufactured home* shall comply with the following conditions:
- .1 The additions shall be of a design and finish so as to compatible with the *manufactured home*.
  - .2 The additions shall comply with the provisions of the current Provincial Building Code.

## Setback Exceptions:

- 3.16 No *building* or *structure* other than the following shall be located in the area of the setback required by this bylaw:
- .1 sign;
  - .2 fences;
  - .3 steps, provided that they are no closer than 1 metre (3.2ft) from any side lot line;
  - .4 an uncovered patio, terrace, porch, balcony, provided that they are not closer than 2 metres (6.6ft) from any *lot line*;
  - .5 gutters, eaves, cornices, sills, bay windows, chimneys or other similar features, provided that they are not closer than one (1) metre from any lot line;
  - .6 arbors, trellises, fish ponds, ornaments, flag pole or similar landscape features, provided that they are not closer than one (1) metre from any lot line;
  - .7 a parking space or loading space;
  - .8 landscape screen.

#### **Siting Requirements for Strata and Bare Land Strata Lots**

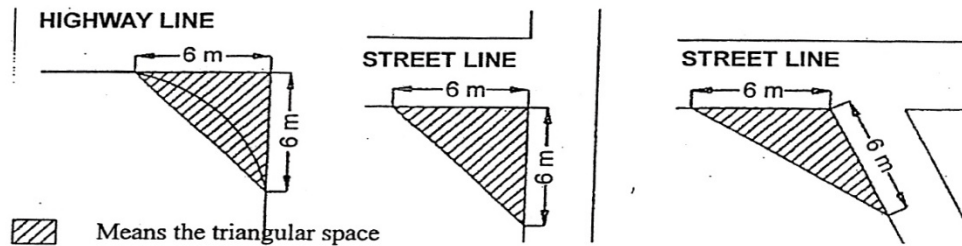
- 3.17 Siting regulations under this bylaw apply to bare strata lots.
- 3.18 The *interior side lot line* requirements of this bylaw shall not apply to strata lots where there is a *party wall* shared by two (2) or more *dwellings* within a building.

#### **Visibility**

- 3.19 As illustrated in Figure 3.1, on a corner lot within the triangular space formed by the *street* lines and the line joining the points on the *street* lines 6 metres (19.7ft) from the point of intersection of the *street* lines, no landscaping, screening, *fences*, *building* or *structure* shall be planted or erected to a height greater than 0.9 metres (3ft) above the established *grade* of the *street*.
- 3.20 Open mesh and chain link *fences* that do not restrict visibility shall not be considered as fences and utility poles, traffic signs and highway signs shall not be considered as structures for the purposes of section 3.19.



**Figure 3.1**  
**Visibility Clearance at Intersections**



### Lot Shape, Dimensions and Area

3.21 For the purposes of subdivision, the width of a lot measured between two (2) side lot lines on a straight line shall be determined as follows:

- .1 For a rectangular lot, the width shall be determined by a straight line of seven point five (7.5) metres from and parallel to the *front lot line*.
- .2 For a lot of an irregular shape, the width shall be determined by a straight line 7.5 metres (24.6ft) from and parallel to the front lot line. However, where the front lot line intersects any of the side lot lines at an angle less than sixty degrees (60o), the width shall be determined by straight line at least 7.5 metres (24.6ft) from any point of the front lot line and equiangular to both side lot lines.
- .3 Where the front lot line is not a straight line, all reference in 3.21 shall mean a straight line connecting two points at which the front lot line intersect with the side lot lines, provided however, that the width shall not be less than 7.5 metres (24.6ft) from any point of the front lot line.

3.22 The minimum *lot area* required in this Bylaw shall be increased to the extent necessary;

- .1 to ensure that the gradient on access driveways to service the proposed lots shall not exceed eighteen percent (18%);
- .2 so that each lot traversed by a natural water course is increased by an amount equal to the area of the water course plus at least 7 metres (23ft) from the high water mark on each side of the water course and the area of any statutory right-of-way for maintenance purposes of the water course; and
- .3 each lot traversed by a statutory right-of-way for any public use or public utility purpose greater than 3 meters (9.8ft) in width shall be increased by an amount equal to the area of the statutory right-of-way.

### Screening and Landscaping

3.23 In the R2 Zone, the following conditions shall apply:

- .1 The area comprising the *setbacks* from *lot lines* and from other buildings required in the *Zoning Bylaw* of the *Municipality* shall be landscaped:
  - .1 within one year of expiration of the construction of a *multi-unit dwelling*; and
  - .2 incorporating the natural vegetation and/or materials, of the area wherever practical, and/or with other vegetation and/or materials, provide a surface:
    - .1 such that the problem of dust is eliminated or retarded; and
    - .2 such that surface water does not collect or cause erosion of the lot or adjacent lands.
- .2 Screening shall be required:
  - .1 along lot lines which abut lot lines of a C Zone or a M Zone;
  - .2 which may be a *fence* made of solid wood, and such *fence* may not exceed a *height* of:
    - .1 1.8 metres (5.9ft) on rear and interior side lot lines;
    - .2 1.3 metres (4.3ft) on front and exterior lot line;
    - .3 which may be by a hedge or other foliage which may be in combination with a solid or other *fence*, any of which shall not exceed the *height* regulations of section 3.19.

3.24 In the *C Zones*, the following conditions shall apply:

- .1 Any outdoor storage in a *C Zone* shall be completely screened by a view obstructing *fence* or *structure*, which shall not exceed 2.4 metres (7.9ft) in *height*.
- .2 Excepting for a *merchandizing use* of a lot in the *C3 Zone*, all outdoor storage shall be completely screened by a *fence*, *structure*, hedge or other foliage in such a manner as to comply with the requirements of Section 3.19.
- .3 Where a *lot line* in a *C Zone* abuts a *lot line* of an *R1 Zone*:
  - .1 screening by a solid wood fence shall be required along the lot line; and
  - .2 the *height* of such screening shall not exceed 2.4 metres (7.9ft) nor be less than 1.8 metres (5.9ft).

3.25 In the *M Zones*, the following conditions shall apply:

- .1 All *uses* in a *M Zone* not contained in a *building* or *structure* and involving outdoor processing or storage shall be screened by a *fence*, *structure*, hedge or other foliage in such a manner as to comply with the requirements of Section 3.19.

3.26 In the *P Zones*, the following conditions shall apply:

- .1 All outdoor storage in a *P Zone* shall be screened by a *fence*, *structure*, hedge or other foliage, and in such a manner as to comply with the requirements of Section 3.19.

### **Floodplain Provisions**

3.27 The regulations pertaining to floodplains shall be set out in Schedule B.

### **Off Street Parking and Loading Provisions**

3.28 The regulations pertaining to off-street parking and off-street loading shall be set out in Schedule C.

### **Minimum Lot Area Exception**

3.29 On lots in any *R Zone* or *RR Zone* that is shown on a plan duly filed in the Land Registry Office prior to the passing of these regulations and which have less than the minimum area required in that *zone*, one (1) *dwelling unit* shall be permitted on each such lot if the method by which sewage is to be disposed of is approved in writing by a medical health officer.

3.30 The minimum *lot area* regulation for new subdivisions does not apply if all of the following conditions are met:

- .1 the subdivision occurs along a zone boundary line;
- .2 the subdivision is limited to only that has two (2) or more zoning designations;
- .3 the subdivision is limited to only that subdivision which occurs along a *zone* boundary line.

3.31 The minimum *lot area* regulation for new subdivision does not apply if all of the following conditions are met:

- .1 *lot lines* are relocated to facilitate an existing *development* or improve a subdivision pattern;
- .2 no additional lots are created;
- .3 all lots are *contiguous*;
- .4 no lots are enlarged to a size permitting a further subdivision.

3.32 The minimum *lot area* for new subdivisions do not apply to ambulance stations, fire halls, parks, police stations, *public service*, *public uses* or *public utilities*.

3.33 The minimum *lot area* for new subdivisions does not apply where a portion of the lot is physically separated from the remainder of the lot by a highway or other titled land provided that:

- .1 no lot created has a *lot area* of less than 4000m<sup>2</sup> (.98ac);
- .2 the subdivision is restricted to dividing the lot along the highway or other titled land that physically separates the lot.

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### Temporary Buildings

3.34 A *temporary building* or *structure* may be erected for interim operations on a *lot* being developed for a period not to exceed the duration of construction.

3.35 In all the cases, temporary *buildings* or *structures* shall be subject to the following requirements:

- .1 A Building Permit is required, issued by the municipality, prior to placement of a *temporary building or structure*; and
- .2 The *building* shall be sited for a maximum period of 180 days within one calendar year; and
- .3 When the *temporary building or structure* is removed the site shall be restored or landscaped.

## SECTION 4 – ESTABLISHMENT OF ZONE

---

### Establishment of Zones

- 4.1 The area within the boundaries of the *Municipality* shall be divided into the *zones* identified in Column I and described in Column II of Table 4-1.

**TABLE 4-1**  
**Designation of Zones**

<b>Column I Zones</b>	<b>Column II Title Description</b>
RR	Rural Resource
R1	Low Density Residential
R2	Multi-Unit Residential
C1	General Commercial
C2	Highway Commercial
C3	Service Commercial
M1	Light Industrial
M2	Heavy Industrial
P1	Public
P2	Preservation

### Zone Title

- 4.2 The correct name of each zone provided for in this bylaw is set out in Column I in Table 4-1 and the inclusion of the description in Column II is for convenience only.

### Location of Zones

- 4.3 The correct name of each *zone* is established on Schedule D, the Zoning Bylaw Maps, of this bylaw.
- 4.4 All other lands within the boundaries of the *Municipality* and not designated on Schedule D, the Zoning Bylaw Maps, are zoned RR.

### Zone Boundaries

- 4.5 Where a *zone* boundary is shown on Schedule D, the Zoning Bylaw Maps, as following a highway or rail right-of-way or *watercourse*, the centre line of such right-of-way or *watercourse* shall be the *zone* boundary.
- 4.6 Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Bylaw Maps.

## SECTION 5 - RR RURAL RESOURCE

### Permitted Uses

5.1 The following *uses* and no others shall be permitted in the RR Zone:

.1 Principle Uses

- .1 agriculture;
- .2 campground;
- .3 forestry practice and logging which may include the operation of portable sawmills;
- .4 forest service facility, including but not limited to training, communications, office, storage and ancillary uses;
- .5 single detached dwelling.

.2 Accessory Uses

- .1 *accessory building or structures;*
- .2 *bed and breakfast;*
- .3 *home business;*
- .4 *home industry.*

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### Regulations

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

Column I Matter to be Regulated	Column II Regulations
.1 Minimum <i>Lot Area</i>	2 hectares (4.9 acres)
.2 Maximum single detached dwellings per lot	1
.3 Minimum total floor area per dwelling unit	48.3m <sup>2</sup> (520ft <sup>2</sup> )
.4 Maximum Height <ul style="list-style-type: none"><li>• <i>Principle Building</i></li><li>• <i>Accessory Building</i></li></ul>	10m (32.8ft) 15m (49.2ft)
.5 Minimum Setback: <ul style="list-style-type: none"><li>• <i>Dwelling unit</i><ul style="list-style-type: none"><li>➤ <i>Lot line</i></li><li>➤ <i>Another building</i></li></ul></li><li>• <i>Structure</i><ul style="list-style-type: none"><li>➤ <i>Lot line</i></li></ul></li></ul>	6m (19.7ft) 3m (9.8ft)  3m (9.8ft)

## Other Regulations

- 5.3 Any use which is not contained within a *building or structure* or screened by a *fence* or other method shall not be conducted within 20 metres (65.6ft) from any *lot line*.

## SECTION 6 – R1 LOW DENSITY RESIDENTIAL

### Permitted Uses

- 6.1 The following uses and no others shall be permitted in the R1 Zone:

#### .1 Principal Uses

- .1 *single detached dwelling*;
- .2 *duplex dwelling*.

#### .2 Accessory Uses

- .1 *accessory buildings or structures*;
- .2 *bed and breakfast*;
- .3 *home business*.

### Regulations

- 6.2 On a lot located in an area zoned as R1, no building or structure shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be regulated		COLUMN II Regulations
.1	Minimum <i>Lot Area</i>	464.4m <sup>2</sup> (1522ft <sup>2</sup> )
.2	Minimum <i>Lot Frontage</i>	15.2m (49.8ft)
	• If abutting a cul-de-sac; or	6.2m (20.3ft)
	• If a panhandle <i>lot</i>	6.2m (20.3ft)
.3	Maximum number of <i>Principle Buildings</i> per <i>Lot</i>	1
.4	Maximum <i>Height</i>	
	• <i>Principle Building</i>	10m (32.8ft)
	• <i>Accessory Building</i>	6.2m (20.3ft)
.5	Minimum <i>Setback</i>	
	• <i>Principle Buildings</i>	
	➤ <i>Front Lot line</i>	3m (9.8ft), except it is 6m (19.7ft) where off-street parking is located between the dwelling and the <i>Front Lot line</i>
	➤ <i>Interior side Lot line</i>	1.5m (4.9ft)

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	➤ <i>Exterior side Lot line</i>	3m (9.8ft)
	➤ <i>Rear Lot line</i>	3m (9.8ft)
	• <i>Accessory Buildings</i>	
	➤ <i>Interior side Lot Line</i>	1.5m (4.9ft)
	➤ <i>Exterior side Lot line</i>	3m (9.8ft)
	➤ <i>Rear Lot line</i>	1.5m (4.9ft)
.6	Maximum Lot Coverage	50%

## SECTION 7 – R2 MULTI-UNIT RESIDENTIAL

### Permitted Uses

7.1 The following *uses* and no other shall be permitted in the R2 Zone:

#### .1 Principle Uses

- .1 *Multi-unit dwelling;*
- .2 *single detached dwelling;*
- .3 *duplex dwelling.*

#### .2 Accessory Uses

- .1 *accessory buildings and structures;*
- .2 *home business.*

### Regulations

7.2 On a lot located in an area zoned as R2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be regulated	COLUMN II Regulations
.1 Minimum <i>Lot Area</i>	724.6 m <sup>2</sup> (2,377ft <sup>2</sup> )
.2 Minimum Lot Frontage	18.6m (61ft)
• if abutting a cul-de-sac; or	6.2m (20.3ft)
• if a panhandle lot	6.2 m (20.3ft)
.3 Maximum number of dwelling units per lot	70 <i>dwelling units/ha</i>
.4 Minimum total floor area per dwelling unit in a multi-unit dwelling	65 m <sup>2</sup> (700ft <sup>2</sup> )
.5 Minimum total floor area per single detached dwelling	92.9m <sup>2</sup> (1,000ft <sup>2</sup> )
.6 Maximum Height	10m (32.8ft)
• <i>Principle Building</i>	6.2m (20.3ft)
• <i>Accessory Building</i>	6.2m (20.3ft)



.7 Minimum width of Principle Buildings	
.8 Minimum Setback:	
➤ <i>Principle Buildings</i>	6m (19.7ft)
➤ <i>Front lot line</i>	1.5m (4.9ft)
➤ <i>Interior side lot line</i>	3m (9.8ft)
➤ <i>Exterior side lot line</i>	3m (9.8ft)
➤ <i>Rear lot line</i>	3m (9.8ft)
➤ <i>Another Principle Building</i>	
➤ <i>Accessory Buildings</i>	1.5m (4.9ft)
➤ <i>Interior side lot line</i>	3m (9.8ft)
➤ <i>Exterior lot line</i>	3m (9.8ft)
➤ <i>Rear lot line</i>	45%
.9 Maximum Lot Coverage by all Buildings and Structures	

## SECTION 8 – C1 GENERAL COMMERCIAL

### Permitted Uses

8.1 The following *uses* and no others shall be permitted in the C1 Zone:

#### .1 Principle Uses

- .1 bus and taxi depot;
- .2 *entertainment facility*;
- .3 *general services*;
- .4 funeral parlour;
- .5 *indoor recreation facility*;
- .6 *merchandizing, general*;
- .7 *merchandizing, specialized*;
- .8 *multi-unit dwelling*;
- .9 *neighbourhood pub*;
- .10 *office*;
- .11 *personal services*;
- .12 *professional practice*;
- .13 *public assembly*;
- .14 *restaurant*;
- .15 *service station*;
- .16 *shopping centre*;
- .17 *tourist accommodation*;
- .18 tourist information centre;
- .19 Single detached dwelling (Only permitted on lots where a dwelling existed or was lawfully under construction on June 30, 2021)

## .2 Accessory Uses

- .1 *accessory building or structures;*
- .2 *dwelling unit* in combination with commercial *uses*.

## Regulations

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

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Lot Area</i>	205 m <sup>2</sup> (2,200ft <sup>2</sup> )
.2 Minimum Lot Width	6.7m (21.9ft)
.3 Minimum total floor area per dwelling unit	48.3m <sup>2</sup> (520ft <sup>2</sup> )
.4 Maximum Height	
• <i>Principle Building</i>	10m (32.8ft)
• <i>Accessory Building</i>	6.2m (20.3ft)
.5 Minimum Setback:	
• <i>Principle Building</i>	
➤ <i>Rear lot line</i>	4.5m (14.8ft)

## Other Regulations

- 8.3 *Dwelling units* in combination with commercial *uses*, and *dwelling units* located above or below the ground floor shall comply with the following requirements;
- .1 a completely separate public entrance to the *dwelling units* shall be provided from a ground floor entrance opening directly to a public *street*;
  - .2 all dwelling units shall be self maintained;
  - .3 parking requirements are set out in Schedule C.
- 8.4 *Dwelling units* in combination with commercial *uses* for *use* by the owner or manager and his or her *household*, with the *dwelling unit* located on the ground floor, shall comply with the following requirements;
- .1 on the ground floor or a commercial *building*, the *dwelling unit* may be located at the rear of the *building*, with no part of the *dwelling* extending to the front of the *building*;
  - .2 the maximum number of *dwelling units* permitted on the ground floor is one (1);
  - .3 the *dwelling unit* shall be completely separate from the principle commercial use, and have access from the rear of the *building* or at a side entrance located to the rear of the *building*;

- .4 the maximum *floor area* of the *dwelling unit* shall not exceed 150m<sup>2</sup>;
- .5 parking requirements are set out in Schedule C.

8.5 *Service stations* shall be subject to the following conditions.

- .1 Screening that is not less than 1 metre (3.2ft) in *height* shall be provided and properly maintained along any boundary of the lot which abuts a lot in a R Zone.
- .2 Gasoline service pumps or pumps islands shall be located not closer than 4.5 metres (14.7ft) to any *lot line*.
- .3 All servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a *building*.
- .4 The entire surface area shall be paved with a surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- .5 Where the lots abut another lot in a R Zone or is separated by a *street* or *lane* therefrom, exterior lighting shall be designed to defect away from adjacent properties.
- .6 A *dwelling unit* shall not be permitted in combination with a *service station*.

8.6 Single-detached dwellings may only be constructed on lots that had a pre-existing residential use or where a dwelling was lawfully under construction as of June 30, 2021. Reconstruction must meet all other Zoning Bylaw regulations.

8.7 *Merchandizing, general* shall be subject to the following conditions.

- .1 The fabrication of goods for sale as an *accessory use* shall be carried out wholly within a *principle building* or an *accessory building*.
- .2 No person shall be permitted to use the land or the buildings for the fabrication of goods for sale as an *accessory use* in a way which is noxious, a nuisance, or otherwise undesirable because of noise, vibration, glare, smoke, fumes, dust, odour, dirt, electrical interference, liquid effluents, health hazard, fire or explosion hazard, or which is an offensive trade within the meaning of the *Health Act*, as amended from time to time.

Amended  
by Bylaw  
No. 739

## SECTION 9 – C2 HIGHWAY COMMERCIAL

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### Permitted Uses

9.1 The following *uses* and no others shall be permitted in the C2 Zone:

#### .1 Principle Uses

- .1 bus depot;
- .2 *campground*;
- .3 *drive-in business*;
- .4 *neighbourhood pub*;
- .5 *rafting operations*;
- .6 *restaurant*;
- .7 *service station*;
- .8 *shopping centre*;
- .9 *tourist accommodation*;
- .10 tourist information centre.

#### .2 Accessory Uses

- .1 *accessory buildings or structures*;
- .2 *dwelling units* in combination with commercial *uses*.

### Regulations

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

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Lot Area</i> <ul style="list-style-type: none"><li>• Served by <i>community sewer system</i>;</li><li>• Not served by <i>community sewer system</i>.</li></ul>	1000m <sup>2</sup> (.25 acre) 2000m <sup>2</sup> (.49 acre)
.2 Minimum Lot Width	30m (98.4 ft)
.3 Minimum total floor area per dwelling unit	48.3m <sup>2</sup> (520ft <sup>2</sup> )
.4 Maximum Height <ul style="list-style-type: none"><li>• <i>Principle Building</i></li><li>• <i>Accessory Building</i></li><li>• <i>Fence</i></li></ul>	10m (32.8ft) 10m (32.8ft) 4.5m (14.8ft)
.5 Minimum Setback: <ul style="list-style-type: none"><li>• <i>Front lot line</i></li></ul>	6m (19.7ft)

COLUMN I Matter to be Regulated	COLUMN II Regulations
<ul style="list-style-type: none"> <li>• <i>Interior side lot line</i></li> <li>• <i>Exterior side lot line</i></li> <li>• <i>Rear lot line</i></li> <li>• <i>Another building</i></li> </ul> <p>.6 Maximum storage area</p> <p>.7 Maximum lot coverage</p>	<p>3m (9.8ft)</p> <p>6m (19.7ft)</p> <p>1.5m (4.9ft)</p> <p>3m (9.8ft)</p> <p>25% of the lot</p> <p>40%</p>

### Other Regulations

9.3 *Dwelling units* in combination with commercial *uses*, with *dwelling units* for use by the owner or manager and his or her *household* located on the ground floor, shall comply with the following requirements:

- .1 On the ground floor of a commercial *building*, the *dwelling unit* may be located at the rear of the *building*, with no part of the *dwelling* extending to the front of the *building*;
- .2 the maximum number of dwelling units permitted on the ground floor is one (1);
- .3 the *dwelling unit* shall be completely separate from the principle commercial *use*, and have access from the rear of the *building* or at a side entrance located to the rear of the *building*;
- .4 the maximum floor area of the dwelling unit shall not exceed 150m<sup>2</sup> (1,614.6ft<sup>2</sup>)
- .5 parking requirements are set out in Schedule C.

9.4 *Service stations* shall be subject to the following conditions.

- .1 Screening that is not less than 1 metre (3.2 ft) in *height* shall be provided and properly maintained along any boundary of the lot which abuts a lot in a R *Zone*.
- .2 Gasoline service pumps or pumps islands shall be located not closer than 4.5metres (14.8ft) to any lot line.
- .3 All servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.
- .4 The entire surface area shall be paved with a surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- .5 Where the lots abut another lot in a R *Zone* or is separated by a street or lane therefrom, exterior lighting shall be designated to defect away from adjacent properties.
- .6 A dwelling unit shall not be permitted in combination with a service station.

## SECTION 10 - C3 SERVICE COMMERCIAL

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### Permitted Uses

10.1 The following uses and no others shall be permitted in the C3 Zone:

#### .1 Principle Uses

- .1 automotive body and paint shop;
- .2 bulk fuel sales and keylock operations;
- .3 car washing establishments;
- .4 contractors yard;
- .5 freight terminal;
- .6 *kennel*;
- .7 packing house for agriculture products;
- .8 *restaurant*;
- .9 *vehicle and equipment sales and rentals*;
- .10 veterinary clinic or hospital;
- .11 warehouse.

#### .2 Accessory Uses

- .1 accessory buildings or structures;
- .2 dwelling units in combination with commercial uses.

### Regulations

10.2 On a lot located in an area zoned as C3, no building or structure shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

<b>COLUMN I</b> <b>Matter to be Regulated</b>	<b>COLUMN II</b> <b>Regulations</b>
<ul style="list-style-type: none"><li>.1 Minimum <i>Lot Area</i><ul style="list-style-type: none"><li>• Served by <i>community sewer system</i></li><li>• Not served by <i>community sewer system</i></li></ul></li><li>.2 Minimum Lot Width</li><li>.3 Minimum total floor area per dwelling unit</li><li>.4 Maximum Height<ul style="list-style-type: none"><li>• <i>Principle Building</i></li><li>• <i>Accessory Building</i></li><li>• Fence</li></ul></li><li>.5 Minimum Setback:</li></ul>	<ul style="list-style-type: none"><li>1000m<sup>2</sup> (.25 acre)</li><li>2000m<sup>2</sup> (.49 acre)</li><li>30m (98.4ft)</li><li>48.3m<sup>2</sup> (520ft<sup>2</sup>)</li><li>10m (32.8ft)</li><li>10m (32.8ft)</li><li>4.5m (14.8ft)</li></ul>

COLUMN I Matter to be Regulated	COLUMN II Regulations
<ul style="list-style-type: none"> <li>• <i>Front lot line</i></li> <li>• <i>Interior side lot line</i></li> <li>• <i>Exterior side lot line</i></li> <li>• <i>Rear lot line</i></li> <li>• <i>Another building</i></li> </ul> <p>.6 Maximum storage area</p> <p>.7 Maximum lot coverage</p>	<p>6m (19.7ft)</p> <p>3m (9.8ft)</p> <p>6m (19.7ft)</p> <p>1.5m (4.9ft)</p> <p>3m (9.8ft)</p> <p>30% of the lot</p> <p>50%</p>

### Other Regulations

10.3 *Dwelling units* in combination with commercial *uses*, with *dwelling units* for use by the owner or manager and his or her *household* located on either the ground floor, shall comply with the following requirements:

- .1 on the ground floor of a commercial building, the dwelling unit may be located at the rear of the building, with no part of the dwelling extending to the front of the building;
- .2 the maximum number of dwelling units permitted on the ground floor is one (1);
- .3 the *dwelling unit* shall be completely separate from the principle commercial use, and have access from the rear of the *building* or at a side entrance located to the rear of the *building*;
- .4 the maximum floor area of the dwelling unit shall not exceed 150m<sup>2</sup> (1,614.6ft<sup>2</sup>);
- .5 parking requirements are set out in Schedule C.

10.4 No person shall be permitted to use the *land* or the *buildings* in a way which is noxious, a nuisance, or otherwise undesirable because of noise, vibration, glare, smoke, fumes, dust, odour, dirt, electrical interference, liquid effluents, health hazard, fire or explosion hazard, or which is an offensive trade within the meaning of the Health Act, as amended from time to time.

## SECTION 11 – M1 LIGHT INDUSTRIAL

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11.1 The following *uses* and no others shall be permitted in the M1 Zone:

.1 Principle Uses

- .1 bulk fuel sales and keylock operations;
- .2 contractors yard;
- .3 *light industry*;
- .4 scales;

.2 Accessory Uses

- .1 *accessory buildings or structures*
- .2 *dwelling units* in combination with *industrial uses*;
- .3 *restaurant*.

### Regulations

11.2 On a lot located in an area *zoned* as M1, no *building or structure* shall be constructed, located or altered and no plan subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Lot Area</i> <ul style="list-style-type: none"><li>• Served by <i>community sewer system</i>;</li><li>• Not served by <i>community sewer system</i>.</li></ul>	2000 m <sup>2</sup> (.49 acre) 4000 m <sup>2</sup> (.98 acre)
.2 Minimum <i>Lot Width</i>	30m (98.4ft)
.3 Maximum single detached dwellings per lot	1
.4 Minimum total floor area per dwelling unit	48.3m <sup>2</sup> (520ft <sup>2</sup> )
.5 Maximum Height of buildings containing dwelling unit	7.2m (23.6ft)
.6 Minimum <i>Setback</i> : <ul style="list-style-type: none"><li>• <i>Front lot line</i></li><li>• <i>Interior side lot line</i></li><li>• <i>Exterior side lot line</i></li><li>• <i>Rear lot line</i></li><li>• <i>Rear lot line abutting railway</i></li><li>• <i>Lot line if abutting a R, C1, C2, or P Zone</i></li></ul>	6m (19.7ft) 3m (9.8ft) 6m (19.7ft) 6m (19.7ft) 0m (0ft) 15m (49.2ft)
.7 Maximum <i>Lot Coverage</i>	40%



## Other Regulations

- 11.3 No *dwelling units* shall be permitted except where these are clearly identified as being an integral part of the *principle use*.
- 11.4 Notwithstanding the requirements of Section 11.2 any use which is not contained within a *building* or *structure*, or screened by a *fence* or other method shall not be conducted within 20 metres (65.6ft) from any *lot line*.
- 11.5 No *dwelling unit* shall be located closer than 10 metres (32.8ft) to any *industrial use* other than storage areas, no closer than 3 metres (9.8ft) to another *building*.
- 11.6 Where a lot abuts a lot in a R *Zone*, C1 *Zone* or P *Zone* screening in the form of *fences*, walls, hedges, or landscaped berms shall be provided and properly maintained along the *contiguous lot line* to serve as a visual buffer between the M *Zone* and the R *Zones*.
- 11.7 No person shall be permitted to use the *land* or the *buildings* in a way which is noxious, a nuisance, or otherwise undesirable because of noise, vibration, glare, smoke, fumes, dust, odour, dirt, electrical interference, liquid effluents, health hazard, fire or explosion hazard, or which is an offensive trade within the meaning of the Health Act, as amended from time to time.

## SECTION 12 - M2 HEAVY INDUSTRIAL

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### Permitted Uses

12.1 The following *uses* and no others shall be permitted in the M2 Zone:

#### .1 Principle Uses

- .1 all *uses* permitted in a M1 Zone;
- .2 cogeneration plant;
- .3 plants for ready-mix concrete and asphalt;
- .4 processing of aggregate materials extraction, including screening, crushing, watering, concrete and asphalt production and other, using materials extracted from the lot;
- .5 railyard and freight terminal;
- .6 recycling of materials;
- .7 sawmill and associated landfill;
- .8 scales;
- .9 stockyard, slaughterhouse and packing house;
- .10 storage of logs, lumber, wood chips, sand, gravel, ore, concentrates, gas and petroleum products;
- .11 *wrecking yard*.

#### .2 Accessory Uses

- .1 *accessory buildings or structures*;
- .2 *dwelling units* in combination with *industrial uses*;
- .3 *restaurant*.

### Regulations

12.2 On a lot located in an area *zoned* as M2, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Lot Area</i>	1 ha (2.47ac)
.2 Minimum Lot Width	30m (98.4ft)
.3 Maximum single detached dwellings per lot	1
.4 Minimum total floor area per dwelling unit	4.3m <sup>2</sup> (46.3ft <sup>2</sup> )
.5 Maximum Height of building containing dwelling unit	7.2m (23.6ft)
.6 Minimum Setback:	

COLUMN I Matter to be Regulated	COLUMN II Regulations
<ul style="list-style-type: none"> <li>• <i>Front lot line</i></li> <li>• <i>Interior side lot line</i></li> <li>• <i>Exterior side lot line</i></li> <li>• <i>Rear lot line</i></li> <li>• <i>Rear lot line</i> abutting railway</li> <li>• <i>Lot line</i> if abutting a R, C1, C2, or P Zone</li> </ul>	6m (19.7ft) 3m (9.8ft) 6m (19.7ft) 6m (19.7ft) 0m (0ft) 30m (98.4ft)
.7 Maximum Lot Coverage	40%

### Other Regulations

- 12.3 No *dwelling units* shall be permitted except where these are clearly identified as being an integral part of the *principle use*.
- 12.4 Notwithstanding the requirements of Section 12.2 any use which is not contained within a *building* or *structure*, or screened by a fence or other method shall not be conducted within 20 metres (65.6ft) from any *lot line*.
- 12.5 No *dwelling unit* shall be located closer than 10 metres (32.8ft) to any *industrial* use other than storage areas, nor closer than 3 metres (9.8ft) to another *building*.
- 12.6 Where a lot abuts a lot in a R Zone, C1 Zone, C2 Zone or P Zone screening in the form of *fences*, walls, hedges, or landscaped berms shall be provided and properly maintained along the *contiguous lot line* to serve as a visual buffer between the M Zone and the R Zones.

## SECTION 13 – P1 PUBLIC

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### Residential

13.1 The following *uses* and no others shall be permitted in the P1 Zone:

#### .1 Principle Uses

- .1 *animal pound*;
- .2 *cemetery*;
- .3 *church*;
- .4 *daycare facility*;
- .5 *emergency services*;
- .6 *firehall*;
- .7 *government building*;
- .8 *hospital, health centre or clinic*;
- .9 *outdoor recreation facility*;
- .10 *parks*;
- .11 *police station*;
- .12 *public assembly*;
- .13 *post office*;
- .14 *public service*;
- .15 *public use*;
- .16 *public utility*;
- .17 *school and associated playgrounds and playing fields*;
- .18 *tourist information centre*.

#### .2 Accessory Uses

- .1 *accessory buildings or structures*.

### Regulations

13.2 On a lot located in an area *zoned* as P1, no *building* or *structure* shall be constructed, located or altered and no plan of subdivision shall be approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated	COLUMN II Regulations
<p>.1 Minimum <i>Lot Area</i></p> <ul style="list-style-type: none"><li>• Served by <i>community sewer system</i>;</li><li>• Not served by <i>community sewer system</i>.</li></ul>	<p>205m<sup>2</sup> (2,206ft<sup>2</sup>) 4000m<sup>2</sup> (.98ac)</p>

COLUMN I Matter to be Regulated	COLUMN II Regulations
.2 Maximum Height of Buildings	12m (39.3ft)
.3 Minimum Building Setback	1.5m (4.9ft)

### Other Regulations

- 13.3 Any *use* which is not contained within a *building* or *structure* or screened by a *fence* or other method shall not be conducted within 20 metres (65.6ft) from any *lot line*.
- 13.4 Where a lot is used for the purpose permitted, it shall be kept in its natural state except for *buildings* and *structures* or site modifications such as earthworks that are necessary for that *use*.

## **SECTION 14 – P2 PRESERVATION**

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### **Permitted Uses**

- 14.1 The following uses and no others shall be permitted in the P2 Zone:
- .1 buildings and structures required for waterworks;
  - .2 provincial government reserves.

## SECTION 15 – CR-M COMPREHENSIVE MIXED-USE

Amended  
by Bylaw  
No. 582

### Permitted Uses

15.1 The following uses and no others shall be permitted in the CR-M Zone:

#### .1 Principal Uses

- .1 bus and taxi depot;
- .2 service station;
- .3 truck stop;
- .4 freight terminal;
- .5 agricultural products packing house;
- .6 drive-in business;
- .7 entertainment facility;
- .8 general services;
- .9 indoor recreational facilities;
- .10 merchandizing, general;
- .11 merchandizing, specialized;
- .12 multi-unit dwellings;
- .13 neighbourhood pub;
- .14 offices;
- .15 personal services;
- .16 professional services;
- .17 public assembly;
- .18 restaurant;
- .19 shopping centre;
- .20 tourist accommodation;
- .21 tourist information centre.

#### .2 Accessory Uses

- .1 accessory buildings or structures
- .2 dwelling units in combination with commercial and industrial uses;

Amended  
by Bylaw  
No. 582

### Regulations

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

<b>COLUMN I</b> <b>Matter to be Regulated</b>	<b>COLUMN II</b> <b>Regulations</b>
.1 Minimum Lot Area	

COLUMN I Matter to be Regulated	COLUMN II Regulations
<ul style="list-style-type: none"> <li>• Served by <i>community sewer system</i>;</li> <li>• Not served by <i>community sewer system</i>.</li> </ul> <p>.2 Minimum Lot Width</p> <p>.3 Minimum total floor area per dwelling unit</p> <p>.4 Maximum Height</p> <ul style="list-style-type: none"> <li>• <i>Principal Building</i></li> <li>• <i>Accessory Building</i></li> <li>• <i>Fence</i></li> </ul> <p>.5 Minimum Setback:</p> <ul style="list-style-type: none"> <li>• <i>Front lot line</i></li> <li>• <i>Interior side lot line</i></li> <li>• <i>Exterior side lot line</i></li> <li>• <i>Rear lot line</i></li> <li>• <i>Another building</i></li> </ul> <p>.6 Maximum storage area</p> <p>.7 Maximum lot coverage</p>	<p>1000m<sup>2</sup> (.25 ac) 2000m<sup>2</sup> (.49ac) 30m (98.4ft) 48.3m<sup>2</sup> (520ft<sup>2</sup>)</p> <p>10m (32.8ft) 10m (32.8ft) 4.5m (14.8ft)</p> <p>6m (19.7ft) 3m (9.8ft) 6m (19.7ft) 1.5m (4.9ft) 3m (9.8ft)</p> <p>30% of the lot 50% of the lot</p>

Amended  
by Bylaw  
No. 582

### Other Regulations

15.3 Dwelling units in combination with commercial uses, for use by the owner or manager and his or her household located on the ground floor, shall comply with the following requirements:

- .1 On the ground floor of a commercial building, the dwelling unit may be located at the rear of the building, with no part of the dwelling extending to the front of the building;
- .2 the maximum number of dwelling units permitted on the ground floor is one (1);
- .3 the dwelling unit shall be completely separate from the principal commercial use, and have access from the rear of the building or at a side entrance located to the rear of the building;
- .4 the maximum floor area of the dwelling unit shall not exceed 150m<sup>2</sup> (1,614.6ft<sup>2</sup>);
- .5 parking requirements are set out in Schedule C.

15.4 *Service stations* shall be subject to the following conditions.

- .1 Screening that is not less than 1.0 metre ((3.2ft) in *height* shall be provided and properly maintained along any boundary of the lot which abuts a lot in a *R Zone*.
- .2 Gasoline service pumps or pumps islands shall be located not closer than 4.5 metres (9.8ft) to any *lot line*.



- .3 All servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a *building*.
- .4 The entire surface area shall be paved with a surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- .5 A *dwelling unit* shall not be permitted in combination with a *service station*.

15.5 Merchandizing, general shall be subject to the following conditions.

- .1 The fabrication of goods for sale as an accessory use shall be carried out wholly within a *principal building* or an *accessory building*.
- .2 No person shall be permitted to use the land or the *buildings* for the fabrication of goods for sale as an *accessory use* in a way which is noxious, a nuisance, or otherwise undesirable because of noise, vibration, glare, smoke, fumes, dust, odour, dirt, electrical interference, liquid effluents, health hazard, fire or explosion hazard, or which is an offensive trade within the meaning of the *Health Act*, as amended from time to time.

## SECTION 16 – CR-T COMPREHENSIVE TOURISM

### Permitted Uses

16.1 The following uses and no others shall be permitted in the CR-T Zone:

#### .1 Principal Uses

- .1 campground;
- .2 rafting operations;
- .3 drive-in business;
- .4 restaurant;
- .5 tourist accommodation;
- .6 tourist information centre.

#### .2 Accessory Uses

- .1 accessory buildings or structures;
- .2 dwelling units in combination with principal uses.

### Regulations

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

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum <i>Lot Area</i> <ul style="list-style-type: none"><li>• Served by <i>community sewer system</i>;</li><li>• Not served by <i>community sewer system</i>.</li></ul>	1000m <sup>2</sup> (.25 acre) 2000m <sup>2</sup> (.49 acre)
.2 Minimum <i>Lot Width</i>	30m (98.4ft)
.3 Minimum total floor area per dwelling unit	48.3m <sup>2</sup> (520ft <sup>2</sup> )
.4 Maximum <i>Height</i> <ul style="list-style-type: none"><li>• <i>Principal Building</i></li><li>• <i>Accessory Building</i></li><li>• <i>Fence</i></li></ul>	10m (32.8ft) 10m (32.8ft) 4.5m (9.8ft)
.5 Minimum <i>Setback</i> : <ul style="list-style-type: none"><li>• <i>Front lot line</i></li><li>• <i>Interior side lot line</i></li><li>• <i>Exterior side lot line</i></li><li>• <i>Rear lot line</i></li><li>• <i>Another building</i></li></ul>	6m (19.7ft) 3m (9.8ft) 6m (19.7ft) 1.5m (4.9ft) 3m (9.8ft)
.6 Maximum <i>storage area</i>	25% of the lot
.7 Maximum <i>lot coverage</i>	40% of the lot

## Other Regulations

- 16.3 *Dwelling units* in combination with commercial/tourism-related *uses*, for use by the owner or manager and his or her household and employees shall comply with the following requirements:
- .1 The *dwelling unit* shall be completely separate from the principal tourism-related *use*.
  - .2 parking requirements are set out in Schedule C.
- 16.4 No person shall be permitted to use the *land* or the *buildings* in a way which is noxious, a nuisance, or otherwise undesirable because of noise, vibration, glare, smoke, fumes, dust, odour, dirt, electrical interference, liquid effluents, health hazard, fire or explosion hazard, or which is an offensive trade within the meaning of the *Health Act*, as amended from time to time.

## Schedule B

### Floodplain Provisions

This is Schedule “B” of the Village of Lytton Zoning Bylaw No. 484, 1998.

## SCHEDULE B - FLOODPLAIN PROVISIONS

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Pursuant to the *Municipal Act*, areas of the *Municipality* designated as floodplain are as follows:

Those portions of the land within the floodplain *setback* specified in Section 2 of this Schedule, and those portions of land lower than the *flood construction level* specified in Section 3 of this Schedule.

### 1. Definitions

For the purpose of this schedule the following definitions shall apply:

**Alluvial Fan** means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

**Designated Flood** means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year occurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available. Where the flow of a large *watercourse* is controlled by a major dam, the *designated flood* shall be set on a site specific basis.

**Designated Flood Level** means the observed or calculated elevation for the *designated flood* and is used in the calculation of the *flood construction level*.

**Flood Construction Level** means the designated flood level plus the allowance for freeboard and is used to establish the elevation of the underside of a floor system or top of a concrete slab for habitable buildings. It also establishes the minimum crest level of a Standard Dike. Where the designated flood level cannot be determined or where there are overriding factors, an assessed elevation above the *natural boundary* of the *watercourse* or standing body of water or above the natural ground elevation may be used.

**Floodplain Setback** means the minimum required distance from the *natural boundary* of a *watercourse*, lake or other body of water to any landfill or structural support required to elevate a floor system above the flood level.

**Floodproofing** means the alternation of land or *structures* either physically or in *use* to reduce or eliminate flood damage and includes the *use* of elevation and/or *Freeboard* means a vertical distance added to the *designated flood level* and is used to establish the *flood construction level*.

**Habitable Area** means any room or space within a *building* or *structure* which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.

**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

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continued in all ordinary years as to make 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 (*Land Act*, Section 1). In addition, the *natural boundary* includes the best estimate of the edge of dormant or old side channels and marsh areas.

**Standard Dikes** means those 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, Lands and Parks and maintained by an ongoing authority such as a local government body.

**Watercourse** means any natural or man made depression with well defined banks and a bed 0.6m (2ft) or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 km<sup>2</sup> (.77mi<sup>2</sup>) or more upstream of the point of consideration.

## 2. Setback Requirements

1. Notwithstanding any other provisions of this Bylaw, no *building or structure* or any part thereof shall be constructed, reconstructed, moved, extended or located:
  1. Within 30m (98.4ft) from the top of bank of the Fraser River and the Thompson River;
  2. Within 15m (49.2ft) of the *natural boundary* of Lytton Creek or any other *watercourse*;
  3. Within 7.5m (24.6ft) of the *natural boundary* of any standing body of water or structure for flood protection or seepage control or of any dike right-of-way.

## 3. Elevation Requirements

1. Notwithstanding any other provisions of this Bylaw, no *building or structure* or any part thereof shall be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of a concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters is located:
  1. lower than 8m (26.2ft) above the *natural boundary* of the Fraser River and the Thompson River.
  2. lower than 1.5m (4.9ft) above the *natural boundary* of Lytton Creek or any other *watercourse* or standing body of water.
2. Where soils are used to achieve the required elevation stated 3.1.1, no portion of the fill slope shall be closer than the distance stated in 3.1.2 from the *natural boundary*, or the inboard toe of any *structure* for flood

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protection or seepage control, or the inboard side any dike right-of-way, and the face of the landfill slope shall be adequately protected against erosion from flood flows, wave action, ice or other debris.

3. Foundations constructed in *alluvial fan* areas shall be designated by a Professional Engineer to ensure that they are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth, or fill materials are armoured where elevation is achieved by fill, to protect against scour, erosion and flood flows.

#### **4. Exemptions**

- .1 Clause 3 shall not apply to:
- .2 A renovation of an existing *building* or *structure* that does not involve an addition thereto; or an addition to a *building* or *structure* that would increase the size of the *building* or *structure* by less than 25 percent (25%) of the *Floor Area* existing at the date of adoption of this Bylaw;
- .3 That portion of a *building* or *structure* to be used as a carport or garage;
- .4 Farm *buildings* other than *dwelling units* and closed sided livestock housing. Farm *dwelling units* on lot sizes 2 hectares (5ac) or greater and within the Agricultural Land Reserve are exempted from the requirements of Clause 3 (a) but if in a floodable area shall be elevated one (1) m above the natural ground elevation. Closed sided livestock housing behind *standard dikes* as approved by the Ministry of Environment is exempted from the requirement floodproof but if not behind *standard dikes* shall be elevated one (1) m above the natural ground elevation;
- .5 On-loading and off-loading facilities associated with water-oriented industry and portable sawmills. Main electrical switch gear shall be placed above the *flood construction level*.

## Schedule C

### Parking and Loading Provisions

This is Schedule “C” of the Village of Lytton Zoning Bylaw No. 484, 1998. replaced in it’s entirety  
by Zoning Amendment Bylaw (Parking) No. 745, 2024



## SCHEDULE C - PARKING AND LOADING REGULATIONS

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### Application of Regulations

1. Where any Building or Structure is being erected, enlarged, or increased in capacity, or where Land will be used or changed, parking and loading shall be provided in accordance with Schedule C of this bylaw.

### Exemptions from Parking and Loading Requirements

2. Seating located in outdoor unenclosed Patio and Deck areas of Eating Establishments with the Commercial Zones shall not require additional Off-Street Parking.

### Number

- 3.1 The number of off-street *parking spaces* for motor vehicles required for any use is calculated according to Table 1 of this Schedule.
- 3.2 The number of off-street loading spaces for motor vehicle required for any *use* is calculated according to Table 2 of this Schedule.
- 3.3 In respect of a *use* permitted under this Bylaw which is not specifically referred to Tables 1 and 2, the number of off-street *parking spaces* and loading spaces is calculated on the basis of the requirements of a similar *use* that is listed in Table 1 and Table 2.
- 3.4 Where the calculation of the required off-street *parking spaces* and loading spaces result in a fraction, one *parking space* or loading space shall be provided in respect of the fraction.
- 3.5 Where gross *floor area* (GFA) is used as a unit of measurement for the calculation of *parking spaces* or loading areas, it shall include the *floor area* of *accessory buildings* and basements, except where they are used for parking, heating or storage.
- 3.6 Where the seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m of width of such seating shall be deemed to be one seat.
- 3.7 Where more than one *use* is located on a *lot*, the total number of *parking spaces* to be required shall be the sum total of the requirements for each *use*.
- 3.8 Where more than one *use* is located in a *building*, the total number of *parking spaces* to be required may recognize the mix of *uses* and determine the number of spaces required based on the various portions of the *building* dedicated to each *use*.

- 3.9 Where more than one standard may apply to a *use*, the standard requiring the greatest number of *parking spaces* shall be used.
- 3.10 Where the *use* of street parking has been approved, the requirements for the off- street parking may be reduced accordingly.
- 3.11 Where off-street *parking spaces* and loading spaces can be shared, the requirements may be reduced accordingly.

## Location

- 4.1 Except for *uses* in the C Zone, off-street *Parking Spaces* shall be located on the same *lot* as the *use* they serve.
- 4.2 In the C Zone, off-street *parking spaces* and off-street loading requirements may be waived if it is determined that expected parking and loading needs can be accommodated on-street and/or in parking facilities within the vicinity of the development;
- 4.3 In determining the number of off-street parking and off-street loading spaces required in the C1 Zone, the following shall be considered:
- .1 The expected demand for parking and loading generated by the development;
  - .2 The ability to accommodate parking and loading demand on-street and/or in parking facilities within the vicinity of the development.

## Siting

- 5.1 No off-street *parking space* shall be located within 2m (6.5ft) of the *front lot line*, except in a C Zone or M Zone. Ensure that sightlines on corners are preserved.
- 5.2 In a C Zone or M Zone, *parking spaces* may be located in the *front yard* provided that the *parking areas* shall be separated from an adjoining *street* or from a directly abutting *lot* in a R Zone by a fully landscaped strip of not less than 2m (6.5ft) in width.

## Use of Commercial, Industrial or Multi-unit Residential Parking and Loading Areas

6. Required off-street *parking spaces* shall not be used for driveways, commercial repair work, display, sale or storage of goods for a period greater than 24 hours.

## Access

### Access to Parking Spaces

- 7.1 Access to and from all parking spaces shall be by means of unobstructed manoeuvring aisles of not less than:

- .1 6.5 m (21ft) where *parking spaces* are located at right angle parking (90 degrees) to the manoeuvring aisle;
- .2 5.5 m (18ft) where *parking spaces* are located at 60 degrees to the manoeuvring aisle; and
- .3 4.0 m (13ft) where *parking spaces* are located 45 degrees or less to the manoeuvring aisle.

#### Ingress and Egress to Parking Areas

- 8.1 All points of ingress and egress to a *parking area* or to a loading area shall be subject to the approval of the *Municipality*.
- 8.2 No more than 2 points of ingress and egress from a *lot* shall be permitted onto any *street*.
- 8.3 Both a point of ingress and egress may be provided for any *parking area*, except in the *RR Zone*, *R Zones* and *P1 Zone*.

### **Standards**

#### Minimum Dimensions

- 9.1 The minimum dimensions of each off-street *parking space* shall be:
  - .1 5.8 m (19ft) in length;
  - .2 2.7 m (8.9ft) in width; and
  - .3 2.2 m (7.2ft) in clear height;
  - .4 Where a *parking space* abuts a *fence* or *structure* over 0.3 m (1ft) in *height*, the width of the *parking space* shall be increased by 0.3 m (1ft) on the side or sides which abut such *fence* or *structure* to enable the opening of vehicle doors.
- 9.2 The minimum dimensions of each off-street loading space shall be:
  - .1 3 m (9.8ft) in width;
  - .2 9 m (29.5ft) in length; and
  - .3 4 m (13ft) in clear *height*.
  - .4 In no case shall the vehicle loading or unloading project into any *street* (including all roads, highways and *lanes*).

#### Surfacing of Parking Spaces

- 10. All *parking areas* with 4 or more *parking spaces* or a loading area shall be:
  - .1 surfaced with asphalt, concrete, brick or similar pavement so as to provide a surface that is durable and dust free; and
  - .2 be *graded* and drained as to properly dispose of all surface water.

## Curbs

11. All *parking areas* and *loading areas* will have curb and/or wheel stops to preserve fences, landscape areas, pedestrian pathways, and buildings.

## Lighting

12. Any lighting used to illuminate any *parking area*, parking garage, or loading area will be downward facing and not shine off the property.

## **Accessible Parking**

13. Parking for persons with disabilities shall be provided in accordance with the Notes of the British Columbia Building Code as updated or amended from time to time.

**TABLE 1 - REQUIRED OFF-STREET *PARKING SPACES***

<i>Use</i>	<i>Required Number of Parking Spaces</i>
<b>RESIDENTIAL</b>	
<i>Single Detached Dwelling</i>	1 for the first 3 bedrooms plus 1 for each 2 additional bedrooms
<i>Duplex Dwelling</i>	1 for the first 3 bedrooms plus 1 for each 2 additional bedrooms
<i>Multi-Unit Dwelling</i>	1 per <i>dwelling unit</i> plus 1 additional for every 5 <i>dwelling units</i>
<i>Accessory or Secondary Suite</i>	1 per <i>dwelling unit</i>
<i>Bed and Breakfast</i>	1 additional for every room let
<i>Congregate Care and Seniors Housing</i>	1 per 3 bedrooms
<i>Home Industry</i>	1 space
<b>COMMERCIAL</b>	
<i>Campground</i>	1.25 spaces per camping site
<i>Fuel Sales (including service stations, bulk fuel or keylock installations)</i>	1 per fuelling station
<i>Liquor Licensed Premises (includes Neighbourhood Pubs and Restaurants)</i>	1 per patron 3 seats
<i>Laundromat</i>	1 per 4 washing machines
<i>Offices (includes financial, general, health, personal and professional services), Government Services/Civic Use (includes public services, social services government offices, archives and meeting rooms)</i>	1 per 50m <sup>2</sup> (538ft <sup>2</sup> ) GFA

<b>Use</b>	<b>Required Number of <i>Parking Spaces</i></b>
Retail ( <i>includes convenience stores, merchandising – general and special</i> )	1 per 100m <sup>2</sup> GFA
Tourist Commercial ( <i>includes accommodations</i> )	1 space per accommodation unit, plus 1 space per 20m <sup>2</sup> (215ft <sup>2</sup> ) of meeting room GFA
Indoor Recreation Facility ( <i>including Entertainment Facility, fitness clubs and similar uses</i> )	1 space per 20m <sup>2</sup> (215ft <sup>2</sup> ) GFA
Vehicle Service and Repair	1 space per 50m <sup>2</sup> (538ft <sup>2</sup> ) GFA

<b>INDUSTRIAL</b>	
Manufacturing, Industrial, Fabricating or Processing ( <i>includes breweries, distilleries, woodworking, machinery or welding shop, winery and similar uses enclosed in a building</i> )	1 space per 100m <sup>2</sup> (1,076ft <sup>2</sup> ) GFA
Storage and Warehousing ( <i>includes Freight Terminal</i> )	1 space per 120m <sup>2</sup> (1,290ft <sup>2</sup> ) GFA
<b>INSTITUTIONAL</b>	
Public Recreation Facility, Arts and Culture ( <i>includes art galleries, libraries, museums, tourist facilities and similar uses</i> )	2.5 spaces per 100m <sup>2</sup> (1,076ft <sup>2</sup> ) GFA
Assembly ( <i>includes Public Assembly, churches, community theatres and similar uses</i> )	6 spaces per 100m <sup>2</sup> (1,076ft <sup>2</sup> ) GFA
Care Facilities ( <i>Preschool, day care and similar day use facilities</i> )	1 space per 10 participants + one passenger loading space
Health Clinic or Hospital	1 space per 100m <sup>2</sup> (1,076ft <sup>2</sup> ) GFA
Public Recreation Facility	1 space per 10m <sup>2</sup> (108ft <sup>2</sup> ) of ice, pool or game area
Education Services	3 spaces per classroom

**TABLE 2 - REQUIRED OFF-STREET LOADING SPACES**

<b>Use</b>	<b>Loading Requirements</b>
<b>Commercial and Industrial Uses</b> with a Floor area of:	
Less than 500 m <sup>2</sup>	0 spaces
500 m <sup>2</sup> to 2500 m <sup>2</sup>	1 space
more than 2500 m <sup>2</sup>	2 spaces
<b>Public and Institutional Uses</b> with a floor area of:	
2000 to 3000 m <sup>2</sup>	1 space
more than 3000 m <sup>2</sup>	2 spaces

## Schedule D

### Zoning Bylaw Map

This is Schedule “D” of the Village of Lytton Zoning Bylaw No. 484, 1998,  
**Amended by Bylaw 761 (30 Main Street) to change zoning to**  
**P1 – Public Zone.**

Please contact Planning at [planning@lytton.ca](mailto:planning@lytton.ca) for the most up-to-date zoning map.

