



CITY OF DAWSON CREEK

ZONING BYLAW NUMBER 4115, 2011

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SECTION 1 ADMINISTRATION

ZONING BYLAW NO. 4115

A Bylaw of the Corporation of the City of Dawson Creek (hereinafter called "the City") to regulate the use of lands within the City of Dawson Creek.

WHEREAS, the Council, may, under the authority of the Local Government Act, create different zones and regulate uses, density, and siting within each zone;

NOW THEREFORE, the Council of the City of Dawson Creek enacts as follows:

1.1 Citation

This bylaw may be cited as "**THE CITY OF DAWSON CREEK ZONING BYLAW NO. 4115, 2011**" and takes effect as of the date of adoption.

1.2 Schedules

The following Schedules attached hereto are hereby made part of this bylaw:

- Schedule A – Zoning Bylaw Text
- Schedule B – Official Zoning Map
- Schedule C – Flood Boundary Map

1.3 Purpose

The purpose of this bylaw is to provide a clear and efficient framework for land use regulation and implementation of the Official Community Plan, which aims to:

1. Create a compact, complete community;
2. Develop an environmentally friendly, community-oriented transportation system;
3. Increase energy-efficiency and the use of renewable energy;
4. Use water responsibly and efficiently to ensure a clean and sustainable supply;
5. Re-use resources and decrease waste;
6. Enhance green space to support both community and ecological uses;
7. Encourage vibrant arts and culture;
8. Foster social well-being through health, housing, and education;
9. Ensure participation in an open and accountable government; and
10. Foster economic development that supports the community's goals.

1.4 Application

This bylaw applies to all of the land, surface of water, buildings and structures within the boundaries of the City of Dawson Creek.

1.5 Uses and Regulations

- 1.5.1 Uses, buildings and structures in each zone shall be in accordance with the uses listed in the zone and all appropriate bylaw regulations and other applicable requirements, except for the regulations and applicable requirements of development approved by and specific to a legal non-conforming use, development permit, development variance permit, or an order of the Board of Variance.

1.5.2 No land, building or structure shall be developed, used, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed or maintained except in compliance with this bylaw.

1.6 Compliance with Other Legislation

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

1.6.2 The requirements of the Development Permit Areas included within the Official Community Plan apply in addition to the regulations in this Bylaw.

1.7 Non-Conformity

1.7.1 Lawful non-conforming uses and buildings are subject to provisions of the *Local Government Act*.

1.8 Inspection

1.8.1 The Administrator, being an officer, and the Building Inspector, being hereby appointed to act in the place of the Administrator for the purposes of this section, are authorized by the *Community Charter* or another Act to enter on any property that is subject to regulation under this bylaw to ascertain whether the regulations or directions under this bylaw are being observed. Except in the case of an emergency, the Administrator or Building Inspector may exercise the authority, at reasonable times and in a reasonable manner, and must take reasonable steps to advise the owner or occupier before entering the property.

1.9 Violation

1.9.1 Every person who:

- a) violates any of the provisions of this bylaw;
- b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
- c) neglects or omits to do anything required under this bylaw;
- d) 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;
- e) fails to comply with an order, direction or notice given under this bylaw; or
- f) prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.7;

shall be deemed to be guilty upon summary conviction of an offence under this bylaw.

1.10 Offence

Each day’s continuance of an offence under Section 2.8 constitutes a new and separate offence.

1.11 Penalty

Every person who commits an offence under this bylaw is liable on summary conviction to a fine of not less than \$100 and not more than \$2,000 and the costs of prosecution.

1.12 Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason found invalid by decision of any court of competent jurisdiction, such provision will be deemed to be severed from this bylaw, and the severance shall not affect the validity of any other provision of this bylaw.

1.13 Previous Bylaws, Contracts and Agreements

Dawson Creek Zoning Bylaw No. 3362 and all amendments thereto are hereby repealed.

READ a first time this 29th day of August, 2011.

READ a second time this 29th day of August, 2011.

ADVERTISED this 7th and 8th day of September, 2011.

PUBLIC HEARING was held this 12th day of September, 2011.

RECEIVED THE APPROVAL of the Ministry of Transportation this 28th day of September, 2011.

READ a third time as amended this 3rd day of October, 2011.

RE-ADVERTISED this 26th and 27th day of September, 2011.

PUBLIC HEARING was held this 3rd day of October, 2011.

ADOPTED this 3rd day of October, 2011.

<p>CERTIFIED A TRUE AND CORRECT COPY of Bylaw No. 4115 cited as "ZONING BYLAW NO. 4115, 2011."</p> <p>_____ Brenda Ginter Director of Corporate Administration</p>
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The Corporate Seal of **THE CORPORATION OF THE CITY OF DAWSON CREEK** was affixed in the presence of:

Mike Bernier – Mayor

Brenda Ginter – Director of Corporate Administration

Schedule A – Text
Schedule B – Zoning Map
Schedule C – Flood Boundary Map

SECTION 2 DEFINITIONS

ACCESSORY BUILDING means a building, the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing; or a building which is directly related to the site's principal use.

ACCESSORY USE means a use which is ancillary to the principal building, or use of the principal building, situated on the same site; or a use which is directly related to the site's principal use.

AGRICULTURE means a use providing for the growing, rearing, cultivating, producing, and harvesting of agricultural products and livestock, including the storage and sale on an individual farm of the products harvested, reared or produced on that farm, and the storage of farm machinery, implements and supplies, and repair to farm machinery and implements, used on that farm. It specifically excludes all manufacturing, processing, storage and repairs not specifically included in this definition.

AERIAL APPLICATION USE means a building, structure or land used for the storage of chemicals, fertilizers, seed and other products designed to be applied by the use of aircraft.

AIRPORT USE means any area of land designed or set aside for the landing and take-off of aircraft, including all necessary facilities for the housing or maintenance of aircraft and fuel, as well as related office and terminal uses.

ARCADE means the use of commercial enterprise in a premises for four or more machines on which games are played for amusement or entertainment and for which a coin or token must be inserted or a fee is charged for use.

ARTIST STUDIO means that, unless specified, refers to both an Artist Studio - Class A and an Artist Studio - Class B.

ARTIST STUDIO - CLASS A means the use of premises for the production of dance, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography, none of which involves amplified sound or one or more of the materials or processes specified under Artist Studio - Class B.

ARTIST STUDIO - CLASS B means the use of premises for the production of (a) dance or live music involving electronically amplified sound; (b) moving or still photography (excluding video) involving on-site film processing, (c) paintings, drawings, pottery or sculpture involving the use of fiberglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, woodworking, spray painting, silk screening or fired ceramics.

BARE LAND STRATA means a bare land strata as defined in the *Strata Property Act*.

BASEMENT means that portion of a building between two floor levels which is partly underground but which has at least one half of its height from finished floor to finished ceiling above the grade.

BED AND BREAKFAST means temporary tourist accommodation, which is incidental and accessory to a dwelling and may include the service of breakfast to guests utilizing the accommodation.

BUILDING means a structure wholly or partly enclosed by a roof supported by walls, columns or air pressure, and used for the shelter or accommodation of persons, animals or property, but excludes tents and recreation vehicles. When a building is divided into parts by party walls located upon parcel lines, then each part so divided may, for the purposes of this Bylaw, be deemed a separate building for ownership purposes.

BUILDING HEIGHT means the distance measured in a vertical straight line between the highest point of the building and any point that is at grade directly below that highest point, and is determined as follows:

- For buildings with flat or dome roofs, the highest point is the highest point of the building;
- For buildings with pitched roofs, the highest point is the highest ridge of the building and;
- For buildings with gambrel roofs, the highest point is the highest ridge of the building.

CAR WASH means a commercial enterprise providing facilities for the washing or cleaning of vehicles.

CASINO means the use of premises for the purpose of playing or operating games of chance or mixed chance and skill, including bingo, on which money may be wagered or won, for which a licence has been issued by the Ministry of Public Safety and Solicitor General and includes a bingo hall.

CELLAR means that portion of a building between two floor levels which is partly or wholly underground and which has more than half of its height from finished floor to finished ceiling below the grade.

CIVIC USE means a use providing for public functions; includes federal, provincial, regional and municipal offices and related facilities, colleges, public hospitals, community centres, arenas, swimming pools, fairgrounds, museums, park uses, remand centres, detention facilities, prisons, courts of law, freeways and commercial uses accessory thereto.

CLASS 1 BICYCLE PARKING SPACE means a bicycle rack space for the permanent parking of one bicycle.

CLASS 2 BICYCLE PARKING SPACE means a bicycle rack space for the daily parking of one bicycle.

CLUB means the use of premises by a non-profit society, association or corporation organized solely for the promotion of some common charitable, social or philanthropic object and which is operated for club members and their guests only, but does not include Place of Worship, Hospital, Social Service Centre, Community Care Facility and Group Residence or premises used for residential or administrative purposes.

COMMERCIAL DAYCARE FACILITY means any type of facility licensed under the *Community Care Facility Act* that provides group daycare programs for nine (9) or more children.

COMMERCIAL PARKING FACILITY means premises which provide, on a rental basis, space for the parking of motor vehicles.

COMMUNITY CARE USE means use providing for the care of persons in premises licensed under the *Community Care and Assisted Living Act*. It includes Community Care Facility – Class A and Community Care Facility – Class B.

COMMUNITY CARE FACILITY – CLASS A means the use of premises operated as a community care facility by a licensee under the *Community Care and Assisted Living Act* of British Columbia to provide residential care to six or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.

COMMUNITY CARE FACILITY – CLASS B means the use of premises operated as a community care facility by a licensee under the *Community Care and Assisted Living Act* of British Columbia to provide residential care to seven or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.

COUNCIL means the Council of the Corporation of the City of Dawson Creek.

COVERAGE means the percentage of the parcel area covered by the area of all buildings.

DENSITY means the number of dwellings per unit of area of land.

DETOXIFICATION CENTRE means the use of premises for drug or alcohol detoxification or rehabilitation.

DWELLING means a self-contained set of habitable rooms located in a building containing not more than one set of cooking facilities. Dwelling Uses means and includes all of the following uses:

- **COACH HOUSE** means a detached single-family dwelling constructed in the rear yard of a site on which a single-family dwelling or single-family dwelling combined with a secondary suite, is located.
- **IN-LAW SUITE** means an accessory dwelling unit located above an attached garage.
- **MULTIPLE CONVERSION DWELLING** means a building converted to contain two or more dwellings, but does not include a community care facility and group residence or a single-family dwelling with secondary suite.
- **MULTIPLE-FAMILY DWELLING** means a building containing three or more dwelling units, but does not include a multiple conversion dwelling or a community care facility and group residence.
- **SINGLE-FAMILY DWELLING** means a building containing only one dwelling unit or one dwelling unit plus one secondary suite.
- **ROOMING HOUSE** means a building in which rooms are rented to more than 4 but not more than 15 roomers, and does not include a group residence or community care facility within the meaning of the *Community Care Facilities Licensing Act*.
- **SECONDARY SUITE** means an accessory dwelling unit located within a single family dwelling or two-family dwelling.
- **SENIORS SUPPORTIVE OR ASSISTED HOUSING** means the use of a building for residential units designed to accommodate people aged 65 and older as they age including the provision of

meals, housekeeping and personal care but does not include a community care facility and group residence.

- **TWO-FAMILY DWELLING** or **DUPLEX** means a building containing only two dwellings, but does not include a multiple conversion dwelling or a single-family dwelling with secondary suite.
- **THREE-FAMILY DWELLING** or **TRIPLEX** means a building containing only three dwellings, but does not include a multiple conversion dwelling or a two-family dwelling with secondary suite.

ENTERTAINMENT AND RECREATION USE means bowling alleys, dance halls, skating and curling rinks, recreation clubs, theatres, auditoriums, concert halls and art galleries.

ESCORT SERVICE means the business of providing human companionship on a temporary basis for remuneration.

EXTERIOR SIDE PARCEL LINE means a side parcel line which is common to a public thoroughfare other than a lane or walkway.

FAMILY means two or more persons related by blood, marriage, adoption, or foster parenthood sharing one dwelling; or five or less unrelated persons living together as a single domestic unit sharing one dwelling.

FARMER'S MARKET means an open air or fully or partly covered market, for the sale directly by the producers, or their representatives who are involved in the production, of regional fresh, dried or frozen fruit and vegetables, regional dried or frozen meat and seafood, regional dairy products, regional plants, local prepared and ready-to-eat foods and regional artisan crafts.

FENCE includes arbour, archway, gate, pergola, screen trellis and wall.

FITNESS CENTRE means the commercial use of premises for the development, on a one-to-one basis or in a group session, of physical fitness including health centres, gymnasias, racket and ball courts, reducing salons, yoga, pilates, weight loss, dance, self-defense, and sports.

1974 FLOOD BOUNDARY means the extrapolated high water line of the July 15 & 16, 1974 flood as shown and delineated on the Flood Boundary Map contained in Schedule C.

1974 FLOOD LEVEL means the known or estimated maximum water elevation that occurred during the July 15 & 16, 1974 flood in the Dawson Creek at any given location.

FLOODWAY means the land area lying between the natural boundary of Dawson Creek and line 1.0 metre below the 1974 Flood Level taken at the nearest point of the 1974 Flood Boundary.

FLOOR AREA means the total area of all floors in a building located above grade, measured to the outside surface of exterior walls or the outside surface of exterior walls and the centreline of fire walls, excluding stairwells and elevator shafts.

FRONT BUILDING LINE means a line drawn across the parcel perpendicular to the furthest projection of a principal building to the front parcel line.

FRONT PARCEL LINE means a parcel boundary contiguous to a public thoroughfare other than a lane or walkway, provided that in respect of a corner parcel, the front parcel line is the shortest parcel boundary contiguous to a public thoroughfare other than a lane or walkway.

FRONTAGE means the length of the front parcel line.

GAS BAR means premises used for the retail sale of motor fuels and lubricating oils but does not include facilities for the servicing or repair of motor vehicles or the sale of motor vehicle parts and accessories.

GASOLINE 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 the accessory retail sale of other automobile-related products, but shall not include motor vehicle sales, automobile structural or body repairs, or painting.

GRADE means an elevation calculated as the average of the elevations of natural grade or finished grade level, whichever is lower, at any and all points at which any part of a building comes into contact with the surface of the parcel, excluding any artificial mounds of earth or rocks placed at or near the wall of the building, and excluding the minimum window well width and depth as required by the *British Columbia Building Code*.

HABITABLE ROOM means a room designed for recreation, sleeping, eating or food preparation including, but not limited to, a living room, dining room, bedroom or kitchen.

HOME OCCUPATION means any single occupation or profession where such occupation or profession is accessory to the use of the dwelling for residential purposes.

HOTEL means a building which contains dwellings intended primarily for the accommodation of the traveling public and may contain accessory assembly, commerce, entertainment, indoor recreation, or restaurant uses and premises licensed for onsite consumption of alcoholic beverages.

IMPERMEABLE SURFACE means any surface material, or substrate to a surface material, such as roofing, asphalt, concrete, stone, brick, solid wood or plastic, which would impede the movement of stormwater directly to the soil below, but does not include gravel, permeable pavers, bark mulch, wood chips, or wood or plastic decking with openings between spaced boards, where these materials are not constructed with an impermeable substrate.

INTERIOR SIDE PARCEL LINE means a side parcel line which is not common to a public thoroughfare other than a lane or walkway.

LANDSCAPE SCREEN means a barrier which may be either a compact, evergreen hedge broken only for access drives or walks; or a fence or brick, stone or concrete wall incorporating plant material, terracing or grassed areas, broken only for access drives or walks.

LANE means a public thoroughfare that provides only a secondary means of access to a parcel, at the side or rear of the parcel.

LIVE-WORK USE means the use of premises as a dwelling together with any one use in (i) or (ii):

- (i) a General Office, Health Care Office, Barber Shop or Beauty Salon, Photofinishing or Photography; or
- (ii) a Studio, or Artist Studio – Class A

but does not include: any dating service, entertainment service, exotic dancer business, social escort business, or other similar business, as determined by the City of Dawson Creek; or any tattooing, piercing, branding, or other similar service, as determined by the City of Dawson Creek in consultation with the Health Authority.

LOT means parcel.

LOT COVERAGE means the percentage of parcel area covered by impermeable surfaces on the parcel such as principal and accessory buildings and structures, including roof overhangs and covered entries, porches and decks, and other features such as swimming pools, open decks, walkways, driveways, parking, loading and storage spaces, where such features are constructed or paved with impermeable surfaces or substrates.

MANUFACTURED HOME means a single family dwelling that is constructed to Canadian Standard Association Z240 or A277 Standards that is built in an enclosed factory environment, and is only permitted in RS-3 and RMH zones.

MANUFACTURED HOME PARK means a parcel or parcels on which are installed or intended to be installed two or more manufactured homes which are occupied or intended to be occupied for residential purposes and may include common recreation facilities and common laundry facilities, but does not include retail stores.

MANUFACTURING means the fabrication, processing, assembly, treating, preparing, inspecting, altering, adapting, or finishing of materials or things in order to produce finished goods or components thereof.

METAL STORAGE CONTAINER means a shipping or cargo container being a prefabricated metal container or box specifically constructed for the transportation of goods by rail, ship or truck.

MURAL means a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or formed as an element of the design of an exterior wall, roof, or fence, but does not include a sign.

NATURAL BOUNDARY means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary areas as to mark upon the soil or 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.

OFFICE USE means the use of a building or part thereof for the conduct and administration of a business, practice of a profession or conduct of public administration; includes financial institutions and other business offices; professional offices; and government offices including post offices, police stations, libraries and health administration offices.

OFFICIAL COMMUNITY PLAN means the *City of Dawson Creek Official Community Plan Bylaw*, as amended from time to time.

OUTDOOR STORAGE includes but is not limited to:

- (i) the storage or accumulation of all or part of any automobile wreck or all or part of any motor vehicle which is not:
 - a. validly registered and licensed in accordance with the Motor Vehicle Act; or
 - b. capable of movement under its own power;
- (ii) the storage or accumulation of any furniture, household goods, machinery, machinery parts, artifacts, or chattels of any nature or kind whatsoever;
- (iii) the storage or accumulation of discarded materials or rubbish of any kind, including but not limited to ashes, paper, cardboard, tin cans, leaves, wood, bedding, crockery, glass, bags and appliances;
- (iv) the storage or accumulation of building material on any property when the owner or occupier of the property is not in possession of a valid City building permit in respect of the property; and
- (v) the storage or accumulation of any goods or merchandise other than motor vehicles as defined in the Motor Vehicle Act, which is offered or may be offered for sale.

PARCEL means any lot, block or other area in which land is held, or into which land is subdivided, including a strata lot within a bare land strata plan as defined by the *Strata Property Act*, but does not include a public thoroughfare or access route.

PARCEL AREA means the total extent of the parcel.

PARCEL DEPTH means the distance between the front parcel line and the rear parcel line or deemed rear parcel line of a parcel; where the front and rear parcel lines are not parallel, parcel depth shall be the distance between the midpoint of the front parcel line and rear parcel line or deemed rear parcel line.

PARCEL WIDTH means the length of the front parcel line; where the front and rear parcel lines are not parallel, parcel width shall be the length of the line parallel to the front parcel line at the parcel depth midpoint.

PARENT PARCEL means the parcel from which individual bare land strata parcels are created pursuant to the *Strata Property Act*.

PARKING USES means and includes all of the following uses:

- (i) **PARKING AREA** means an open area of land other than a street or lane, used or intended to be used to provide space for the parking or storage of motor vehicles, and includes parking spaces, loading spaces, maneuvering aisles and other areas providing access to parking or loading spaces, but does not mean an area providing no more than four spaces accessory to a residential use.
- (ii) **PARKING GARAGE** means a structure or a portion of a structure which is principally used or intended to be used for the parking or storage of motor vehicles, but does not mean a structure providing no more than four spaces accessory to a residential use.

PATIO OR TERRACE means a level space without a roof, and with or without a foundation to support it, and attached to or abutting one or more walls of a building or constructed separate from a building, with or without direct access to the ground.

PAWN SHOP means a shop used for the purchase, sale or taking of chattels by way of security for money advanced on them.

PLACE OF WORSHIP means the use of premises for religious worship, including, but not limited to a church, mosque, synagogue, temple, chapel or religious meeting room.

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

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

PUBLIC PARKING FACILITY means a commercial parking area used solely for the parking of motor vehicles under 4,000 kg gross vehicle weight.

REAR PARCEL LINE means the boundary of a parcel which lies the most opposite to, and does not intersect the front parcel line.

RESIDENCE means occupancy or use of a building or part thereof as a dwelling and includes the dwelling occupied or used.

RESTAURANT means, unless specified, both a Restaurant - Class 1 and a Restaurant - Class 2.

RESTAURANT - CLASS 1 means the use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables, but excluding patron participation such as karaoke, dancing and open microphone performing.

RESTAURANT - CLASS 2 means the use of premises for the primary purpose of selling and serving prepared food to the public during all hours of operation, where the premises include at least 17 indoor or outdoor seats for customers consuming food purchased on the premises, and where live entertainment, including the use of non-amplified or amplified musical instruments and disc jockey mixing turntables and patron participation such as karaoke, dancing and open microphone performing may be available.

RESTAURANT - DRIVE-IN means the use of premises for the sale of prepared food to the public where parking is provided and customers are encouraged to eat in their motor vehicles on the site, but does not include drive-through service.

RETAIL means to offer to sell or rent, or to sell or rent, merchandise to a consumer who buys or rents the merchandise for personal consumption or use and not for further sale or rent.

ROOMING AND BOARDING HOUSE means a dwelling which is the owner's residence, in which the owner rents sleeping units for not more than eight (8) boarders.

SCREENING means a continuous fence, wall, evergreen hedge or combination thereof that will effectively screen the parcel it encloses from adjacent parcels and public thoroughfares and is broken only by access driveways, lanes and walkways.

SERVICE USES means the use of land or buildings for the sale or rental of personal, household or business services to the public and includes: barber, beauty, sun tanning and massage salons; fitness centres; repair of household appliances, electronic goods, furniture, bicycles and locks; commercial schools or studios for instruction in trades, business, languages, martial arts, dance, music or driving; laundromats and dry-cleaning services; animal clinics for the care of birds, horses, tailoring and repair of apparel or shoes; printing and copying services; restaurants including cafes and coffee shops; studios and administrative offices of cable, radio and television broadcasters, and telephone services; excludes services stations, car washes and industrial repair services.

SETBACK means the minimum distance required between a building, structure or use and each of the respective parcel lines.

SIDE PARCEL LINE means a parcel line other than a rear or front parcel line.

SITE AREA means the minimum parcel area required for a specific use.

SOCIAL SERVICE CENTRE means the use of premises by a non-profit society:

- (i) providing information, referral, counseling, advocacy or health care services; or
- (ii) dispensing aid in the nature of food or clothing; or
- (iii) providing drop-in or activity space; but
- (iv) does not include premises used for residential purposes or Detoxification Centre;

STORAGE YARD means:

- (i) the storage or accumulation of any furniture, household goods, machinery, machinery parts, artifacts, or chattels of any nature or kind whatsoever;
- (ii) the storage or accumulation of discarded materials or rubbish of any kind, including but not limited to ashes, paper, cardboard, tin cans, leaves, wood, bedding, crockery, glass, bags and appliances;
- (iii) the storage or accumulation of building material on any property when the owner or occupier of the property is not in possession of a valid City building permit in respect of the property; or
- (iv) the storage or accumulation of any goods or merchandise, other than motor vehicles as defined in the Motor Vehicle Act, which is offered or may be offered for sale.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, but does not include a basement or cellar.

STREET means a road or highway which provides the primary means of access to an abutting parcel or parcels.

STRUCTURE means any construction fixed to, supported by or sunk into land or water but does not include concrete or asphalt paving, or similar surfacing of a parcel.

UPPER FLOOR DWELLING UNIT means a dwelling unit which is located above the ground storey, where the ground storey contains a non-residential use, and where the dwelling unit has a separate entrance that is exterior or off an interior hallway.

USE means the purpose for which any parcel, building or structure is designed, arranged, constructed, or intended, or for which it is occupied, used, or maintained.

UTILITY means a system, work, building, plant, equipment or resource owned by a municipality, public or private utility company or government agency for the provision of water, sewer, drainage, gas, electricity, transportation or communication.

WHOLESALE means to offer to sell or rent, or to sell or rent, merchandise other than at retail;

WAREHOUSING means the receipt, storage, distribution, and delivery of goods and merchandise; may include sales at wholesale.

YARD, EXTERIOR SIDE means that portion of a corner site extending from the front yard to the rear yard and lying between the side parcel line adjacent to the flanking street and the closest side of the principal building.

YARD, FRONT means that part of the site lying between the front parcel line and the front of the principal building and extending across the full width of the site.

YARD, REAR means that part of the site lying between the rear parcel line and the rear of the principal building and extending across the full width of the site.

YARD, SIDE means that part of the site extending from the front yard to the rear yard and lying between the side parcel line and the closest side of the principal building.

SECTION 3 ESTABLISHMENT OF ZONES

3.1 Designation of Zones

- 3.1.1 All lands within the boundaries of the City of Dawson Creek are divided into zones identified in Column I and described in Column II of Table 3.1. The correct name of each zone created by this Bylaw is set out in Column I while the amplification found in Column II of Table 3.1 is for convenience only.

TABLE 3.1
Designation of Zones

Column I Zones	Column II Title Elaboration
<u>R Zones</u>	<u>Residential Zones</u>
RS-1	Residential - Single Family Zone
RS-1A	Residential - Bare Land Strata Zone
RS-2	Residential - Single and Duplex Zone
RS-3	Residential - Single Family Manufactured Home Zone
RM-1	Residential - Low Density Multiple Family Zone
RM-2	Residential - Medium Density Multiple Family Zone
RM-3	Residential - High Density Multiple Family Zone
RMH-1	Residential - Manufactured Home Park I Zone
RMH-2	Residential - Manufactured Home Park II Zone
<u>C Zones</u>	<u>Commercial Zones</u>
C-1	Commercial - Local Zone
C-1A	Commercial - Limited Local Zone
C-2	Commercial - General Zone
C-2A	Commercial - Mixed Use Zone
C-3	Commercial - Highway Zone
C-3A	Commercial - Highway Limited Zone
C-4	Commercial - Service Zone
C-5	Commercial - Neighbourhood Pub Zone
C-6	Commercial - Fuel Sales Zone
C-7	Commercial - Pawn Shop Zone
<u>P Zones</u>	<u>Public Zones</u>
P-1	Institutional Public Zone
P-2	Parks and Recreation Zone
P-3	Exhibition Grounds Zone
P-4	Civic Use Zone
<u>M Zones</u>	<u>Industrial Zones</u>
M-1	Industrial Service Zone
M-2	Industrial Light Zone
M-3	Industrial Heavy Zone
<u>A Zones</u>	<u>Agricultural & Airport Aviation Use Zones</u>
A	Agricultural Zone
AV-1	Airport Aviation Use Zone
<u>CD Zones</u>	<u>Comprehensive Development Zone</u>
CD-1	Comprehensive Development One

3.2 Location of Zones

3.2.1 The location of each zone is delineated, marked, and identified on Schedule B of this Bylaw.

3.3 Delineation of Zones

3.3.1 Where a zone boundary does not follow a legally defined parcel boundary, watercourse, or highway and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.

3.3.2 Where a zone boundary is shown on Schedule B as following a highway, rail right of way, or watercourse, the centreline of the highway, rail right of way or watercourse shall be the zone boundary.

SECTION 4 GENERAL REGULATIONS

4.1 Application

4.1.1 Except as otherwise specified in this Bylaw, Section 4 applies to all zones established under this Bylaw.

4.2 Uses Permitted in Required Setback Areas

4.2.1 No building, structure or portion thereof shall be located within a setback areas required in this Bylaw except the following:

- .1 sign;
- .2 fence;
- .3 swimming pool and tennis court without a roof provided that such pool or tennis court shall not be located between the front building line and the front parcel line;
- .4 eave, gutter, cornice, sill, belt course, bay window, chimney, or other similar feature provided that such projections do not exceed 1 m;
- .5 open porch, balcony, canopy, sunlight control projection or patio, deck or terrace without a roof provided that such projection does not exceed 50 % of the width of a required setback;
- .6 arbour, trellis, fish pond, ornament, and flag pole;
- .7 display yard and parking spaces provided that the display yard or parking spaces are not located within 1 m of any parcel line;
- .8 steps;
- .9 storage yard and loading spaces provided that the storage yard or loading spaces are not located between the front building line and the front parcel line;
- .10 public art;
- .11 community information board; and
- .12 street furniture or garbage receptacle.

4.3 General Location and Siting of Buildings or Structures

4.3.1 No principal or accessory buildings or structures shall be sited or located closer to the parcel line than the setbacks specified in this Bylaw.

4.3.2 A building shall not be sited straddling a parcel line, except for multiple-family dwellings where the party wall separating the two dwelling units is located on and parallel to an interior side parcel line.

4.4 Setback Exceptions

- 4.4.1 Where a parcel with a width less than the required minimum existed on the date of adoption of this Bylaw, exceptions to the applicable setback requirements of this Bylaw may be made in the following cases:
- a) On a parcel in an R Zone, the required setback from the side parcel line may be reduced to a minimum of 10% of the parcel width, provided that the minimum setback on any one side shall be not less than 1 m unless otherwise specified in the R-zone regulations of this Bylaw.
 - b) On a corner parcel in an R Zone, the required setback from the exterior side parcel line may be reduced to a minimum width of 2 m provided that for every 1 m or part thereof reduction in required setback from the side parcel line, the required setback from the front parcel line shall be increased by 1 m or part thereof, unless otherwise specified in the R-zone regulations of this Bylaw.
- 4.4.2 Where the front parcel line of the site is not perpendicular to the side parcel lines of the site, the setback from the front parcel line may be computed by siting the building so that the mid-point of the building is 7.5 m from the front parcel line but in no case shall the setback from the front parcel line be less than 4 m.

4.5 Fences and Landscape Screens

- 4.5.1 Screening having a height of not less than 1.5 m shall be provided by the owner of a parcel which is located in a C Zone or an M Zone along all parcel boundaries that abut parcels designated in this bylaw as an R Zone. Screening materials can be any combination of evergreen plantings, wood or masonry material.
- 4.5.2 Screening required by this bylaw shall be provided by the owner of the parcel at the time of development of a use, building or structure on the parcel, and shall be constructed, erected, installed or planted prior to the issuance of an occupancy permit by the City.
- 4.5.3 Unless located in a lane, dumpsters shall be screened in the manner prescribed below:
- .1 Screening shall be a minimum height of 1.8 metres;
 - .2 All four (4) sides of the dumpster shall be screened;
 - .3 The screen should incorporate access to the dumpster by using a wood fence or other opaque device to serve as a gate; and
 - .4 Screening materials can be any combination of wood or masonry material.
- 4.5.4 The screening height shall be determined by measurement from the ground level at the average grade level within 1 m of both sides of the fence.
- 4.5.5 On any parcel used for residential purposes
- .1 a fence located in the setback between the front building line and the front parcel line shall not exceed 1.2 m in height; and
 - .2 a fence located in the setback between the front building line and the rear parcel line shall not exceed 2 m in height.

4.6 Height Exceptions

4.6.1 Any of the following structures may exceed the maximum height regulations of this bylaw:

- .1 dome or cupola;
- .2 monument;
- .3 chimney;
- .4 spire;
- .5 communications tower;
- .6 water tower;
- .7 storage silo;
- .8 mechanical appurtenance screened from view from the highway constituting not more than 10 percent of the total roof area of a building;
- .9 trellis, arbour, archway, and pergola;
- .10 solar panels; and
- .11 turbine used for the production of wind energy.

4.7 Utilities

4.7.1 Utilities other than office buildings and works yards are permitted in all zones.

4.8 Temporary Commercial and Industrial Use Permits

4.8.1 All areas within the boundaries of the City of Dawson Creek, except for areas designated residential, are designated as an area for the issuance of temporary use permits.

4.9 Accessory Buildings

4.9.1 Accessory buildings shall comply with all of the following regulations:

- .1 on any parcel located in an R Zone, the total combined gross floor area of accessory buildings and accessory structures shall not exceed 70 m² per dwelling.
2. no accessory building or structure shall be located within 1.5 m of any structure located on the same parcel.

4.10 Coach Houses and In-Law Suites

4.10.1 In this Bylaw, regulations applicable to “coach house” also apply to “in-law suites” unless specified otherwise.

4.10.2 In this section 4.10, “footprint” means the projected area of the extreme outer limits of a coach house including carports and enclosed or covered accessory building areas but excluding steps, eaves, and such other projections this Bylaw may allow.

4.10.3 The footprint of the coach house must not exceed 15% of the parcel area.

4.10.4 A coach house is only permitted if it is located within 90 m of a fire hydrant and is situated on a parcel that has at least 2 m unobstructed front access from the street at the front of the parcel or from an immediately flanking street.

4.10.5 The width of a site on which a coach house is situated must be at least 10 m.

4.10.6 The maximum height of a coach house, including a garage if one is situated on the parcel, may be no higher than 7.5 m.

4.10.7 The location of a coach house must be:

- .1 within 7.9 m of the rear parcel line;
- .2 at least 4.9 m from the single-family dwelling or single-family dwelling with secondary suite on the parcel;
- .3 at least 0.6 m from the rear parcel line; and
- .4 a distance from each side parcel line equal to the required side yards for the parcel.

4.10.8 The floor area of a coach house must be at least 26 m².

4.11 Attached Garage or Carport Part of Principal Building

4.11.1 A garage or a carport structurally integrated or securely nailed to a principal building is deemed to be a portion of the principal building.

4.12 Home Occupations

4.12.1 Home occupations shall comply with all of the following regulations:

- .1 no person shall be employed in a home occupation who is not a resident of the dwelling unit in which the home occupation is taking place;
- .2 the home occupation shall be conducted entirely within a dwelling unit or within an accessory building permitted by this bylaw provided that not more than 25% of the total floor area of the dwelling unit is occupied by the home occupation;
- .3 no sales other than the sale of goods produced on the premises shall be permitted;
- .4 the home occupation shall not be a delivery service, including but not limited to passenger delivery, parcel delivery or food delivery;
- .5 no outdoor storage of materials, containers or finished products shall be permitted;
- .6 there shall be no external display or advertisement other than an unlit sign not exceeding 0.25 m² in area, bearing only the name and occupation of the owner; and
- .7 off street parking shall be provided in accordance with Table 5.1.

4.13 Artist Studios and Residential Units Associated with Artist Studios

4.13.1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals permanently residing in the residential unit associated with, and forming an integral part of, the artist studio.

4.13.2 The maximum size for an Artist Studio combined with a residential unit shall be 500 m².

4.14 Bed and Breakfasts

4.14.1 Where expressly permitted in a zone, bed and breakfasts shall comply with the following regulations:

- .1 the bed and breakfast shall be located within the single family dwelling or duplex;
- .2 the operator of the bed and breakfast shall permanently reside in the same building as the bed and breakfast guests;
- .3 the maximum number of let bedrooms is 3, serving no more than 6 bed and breakfast guests at any one time;
- .4 there shall be no external display or advertisement other than an unlit sign not exceeding 0.25 m² in area;
- .5 one off-street parking space for each let room shall be provided;
- .6 off street-parking shall be provided in accordance with Table 5.1; and
- .7 anyone wishing to operate a bed and breakfast must obtain a business license.

4.15 Secondary Suites

4.15.1 Where expressly permitted in a zone, secondary suites shall comply with the following regulations:

- .1 a secondary suite shall occupy no more than 40% of the total gross floor area of the single family dwelling unit, to a maximum of 90 m²;
- .2 a secondary suite shall be rented for periods not shorter than one month;
- .3 no more than one secondary suite shall exist in a single principal dwelling;
- .4 a secondary suite shall not be strata titled; and
- .5 a secondary suite shall not be permitted where one or more of the following uses exist in the principal dwelling: rooming and boarding house; community care use; group residence; commercial daycare facility; bed and breakfast; rest home; and home occupation.

4.16 Flood Control Requirements

4.17.1 Notwithstanding any other regulations of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, nor shall any manufactured home or unit, modular home or structure be located:

- .1 within the greater of 15 m of the natural boundary of Dawson Creek or within the floodway of Dawson Creek;
- .2 with the underside of the floor system or the top of any pad supporting any space or room, including a manufactured home, that is used for dwelling purposes, business or the storage of goods damageable by floodwater lower than:
 - (i) 1 m above the 1974 flood level; or
 - (ii) 1.5 m above the natural boundary of Dawson Creek; whichever is higher.

4.17.2 Where landfill is used to achieve the required elevation set out in Section 4.17.2 above, no portion of the landfill slope shall be within the setback distance required in Section 4.17.1 above and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

4.17.3 Where due to the size, shape or location of a parcel of land, no usable site exists on the parcel for the construction of a building or structure that would otherwise be permitted, the building or structure may be built or located on the parcel with such reduced siting provisions from adjacent watercourses as may be specified by a development variance permit. A development variance permit may be issued, on application of the owner of the land, following consultation with the Ministry of Environment, Lands and Parks as to recommended requirements for protection from flooding and erosion.

4.18 Metal Storage Containers

Metal storage containers are only permitted in Commercial or Industrial Zones under the following conditions:

- .1 Metal storage containers may not be placed prior to the issuance of a building permit.
- .2 Metal storage containers may not be stacked.
- .3 Metal storage containers shall be sited according to the siting regulations in the Commercial and Industrial Zones and shall not be located between the principal building and any street frontage, except a lane.
- .4 Metal storage containers shall not be located on a required parking space, on driveways or within fire lanes.
- .5 The maximum number of metal storage containers located on a parcel shall not exceed 1 for the first 0.4 ha or less of parcel area and 1 container per each full 0.4 ha of additional parcel area to a maximum of 10 per parcel.
- .6 Metal storage containers shall only be used to store materials or products that are incidental to the operation of the business or facility located on the parcel.
- .7 Notwithstanding the above, a metal storage container may be used as temporary storage during construction provided that a valid building permit has been issued authorizing the construction. The metal storage container must be removed upon completion of the construction.
- .8 No human habitation is permitted.

SECTION 5 PARKING AND LOADING REGULATIONS

5.1 Parking or Storage of Commercial Vehicles, Trucks, Trailers, Boats or Equipment in Residential Zones

- 5.1.1 No person shall park or store a commercial vehicle, a truck, a dismantled or wrecked automobile, truck or vehicle, a boat, a trailer or construction equipment outside of a building in an R Zone except:
- .1 one operating and licensed truck or commercial vehicle not exceeding 4,000 kg gross vehicle weight;
 - .2 trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises;
 - .3 any dismantled or wrecked vehicle for a period of not more than 15 successive days;
 - .4 one boat or vessel not exceeding a centreline length of 11 m; and
 - .5 one recreational vehicle not exceeding a body length of 14 m.

5.2 Parking and Loading Spaces

- 5.2.1 Space for the off-street parking and loading of motor vehicles in respect of a class of building permitted under this bylaw shall be provided and maintained in accordance with the regulations of Section 5 of this Bylaw.

5.3 Exemption of Downtown Area and C-2 Zones from Parking and Loading Requirements

- 5.3.1 Parcels within the area delineated in Figure 5.1 “Downtown Parking and Loading Exemption Area” are exempted from providing parking and loading spaces contained in this section.
- 5.3.2 Commercial uses within the C-2 and C-2A Zones may be exempted from providing off-street parking spaces contained in this section provided that the required parking as per Table 5.1 is fewer than five.
- 5.3.3 Required off-street parking spaces as per Table 5.1 may be reduced by four within C-2 and C-2A Zones.

5.4 Exemption of Existing Buildings from Parking and Loading Requirements

- 5.4.1 The regulations contained in this section do not apply to buildings, structures and uses existing as of the date of adoption of this Bylaw provided that off-street parking and loading spaces existing at the time of adoption of this Bylaw shall be maintained in accordance with this section for any addition to an existing building and structure or change or addition to the existing use after adoption of this Bylaw.

5.5 Number of Parking and Loading Spaces

- 5.5.1 The minimum number of required off-street parking, handicapped off-street parking, loading spaces, and bicycle parking spaces shall be calculated as follows:

- .1 the minimum number of off-street parking spaces permitted for a class of building is calculated according to Table 5.1 and Table 5.3 of this Bylaw.
- .2 the minimum required number of off-street loading spaces for motor vehicles required for a class of building is calculated according to Table 5.2 of this Bylaw.
- .3 in respect to a class of building permitted under this bylaw which is not specifically referred to in Column I of Table 5.1, the number of off-street parking and loading spaces is calculated on the basis of the requirements for the most similar class of building that is listed in Table 5.1.
- .4 excluding required handicapped parking spaces, where the calculation of the required off-street parking space results in a fraction, one parking space may not be provided in respect of the fraction, excluding required handicapped parking.
- .5 where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation each one half metre of width of such seating shall be deemed to be one seat.
- .6 the required number of bicycle parking spaces are referred to in Table 5.3.

5.6 Location

5.6.1 The location of required off-street parking shall be as follows:

- .1 off-street parking and loading spaces for residential uses in an R Zone must be located on the same parcel or, only in the case of multi-family buildings and excluding disability parking, located on another parcel within 40 m of the building served, provided the owner of the parcel on which the off-site parking is located grants an easement, registrable under the *Land Title Act*, to the City restricting the use of the parcel, in whole or in part, to public off street parking.
- .2 off-street parking space for classes of buildings other than residential buildings may be located on parcels other than the parcel containing the building it serves provided the off-street parking space is located within 120 m of the building it serves and the owner of the parcel on which the off-site parking is located grants an easement, registrable under the *Land Title Act*, to the City restricting the use of the parcel, in whole or in part, to off street parking. Parking may be shared with other uses.
- .3 notwithstanding the provisions of Section 5.6.1.2 above, off-street parking space for a building sited on a parcel designated C-2 and C-2A may be shared with other uses and at the option of the owner or occupier, be:
 - .1 provided on the same parcel as the building it services;
 - .2 located on parcels other than the parcel containing the building it services provided the off-street parking space is located within 250 m of the building it services provided that the owner of the parcel on which the parking is to be provided grants an easement, registrable under the *Land Title Act*, to the City restricting the use of the parcel, in whole or in part, to public off street parking; and

- .3 provided through a cash-in-lieu payment in the amount of \$5,500 per parking space for that class of building, payable to the city for the provision of new and maintenance of existing public off-street parking facilities.

5.7 Loading Space

- 5.7.1 Required off-street loading spaces must be located on the same parcel as the building it serves.

STANDARDS

5.8 Dimensions of Parking Spaces

- 5.8.1 Each off-street parking space required by this bylaw shall not be less than 2.7 m wide and 5.5 m long and must not have a vertical clearance less than 2.2 m.

5.9 Access to Parking Spaces

- 5.9.1 Adequate provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles, having widths not less than:
 - .1 7 m where parking space lengths are situated at an angle between 61° and 90° to the manoeuvring aisle;
 - .2 5.0 m where parking space lengths are stipulated at an angle between 46° and 60° to the manoeuvring aisle; or
 - .3 3.5 m where the parking space lengths are situated at an angle 45° or less to the manoeuvring aisle.

5.10 Dimensions of Loading Spaces

- 5.10.1 Each off-street loading space required by this bylaw shall not be less than 9 m long, 3.7 m wide or have a vertical clearance of less than 3.7 m.

5.11 Surfacing and Grading of Off-Street parking and Loading Spaces

- 5.11.1 .1 All off-street parking and loading spaces and access aisles shall be surfaced with permeable paving if feasible or an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all water in accordance with the standards of the City. In no case shall drainage be allowed to cross sidewalks or public rights-of-way including streets and lanes and be connected to municipal storm drainage system if adjacent to the subject site. All parking spaces that abut a landscaped area shall be bordered by a curb or wheel stop.
- .2 Notwithstanding Section 5.11.1.1, in all commercial zones and the M-1 zone, a parking area with four or more parking spaces shall be surfaced with permeable paving if feasible or asphalt, concrete, or brick pavers.

5.12 Handicapped Parking Spaces

5.12.1 A portion of the required parking spaces shall be provided for the physically handicapped in accordance with the following table:

Total Minimum Required Spaces (as per Table 5.1)	Required Spaces for Handicapped Parking
20 – 75	2
76 – 125	4
126 – 200	6
Over 200	4 spaces plus one for any 100 required spaces or fraction thereof in excess of 200

5.13 Lighting

5.13.1 Every parking area must have a minimum maintained lighting of at least zero point five (0.5) foot candles throughout.

5.14 Lighting Direction

5.14.1 All lighting used to illuminate parking areas shall be certified “Dark Sky Friendly” so arranged as to prevent direct rays of light from shining onto adjacent parcel or street.

5.15 Layout

5.15.1 Where parking spaces are provided, whether covered or uncovered, they must be so designed that vehicles are not required to back onto a street.

FIGURE 5.1
DOWNTOWN PARKING AND
LOADING EXEMPTION AREA



TABLE 5.1
MINIMUM REQUIRED OFFSTREET PARKING SPACES

Column I Use of a Building or Parcel	Column II Minimum Required Number of Spaces
<u>RESIDENTIAL</u>	
Single Family Dwelling	1 per dwelling unit
Duplex, Triplex	1 per dwelling unit
Multiple Family Dwelling Units	1 per dwelling unit and additional visitor spaces representing 15% of total spaces to be clearly marked as visitor parking
Rest Home, Senior Citizen Housing	1 per 3 dwelling units
Bed and Breakfast	1 per guest room
<u>COMMERCIAL</u>	
Airport Uses	1 per 40 m ² of gross floor area
Auction Market	1 per 10 m ² of gross floor area
Bowling Alley	2 per alley
Building Material Supply	1 per 175 m ² covered floor area and storage
Campground	1 per campsite
Casino	Minimum of 10 stalls per 100 m ² gross floor area of assembly area
Commercial Daycare Facility, Preschool	1 per 40 m ² of gross floor area
Drive-In Theatre	6 exclusive of theatre space
Funeral Parlour	1 per 4 seats
Gasoline Service Station	2 per service bay
Hotel, Motel	1 per guest room
Laundromat	1 per 2 washing machines
Liquor Store	1 per 30 m ² of gross floor area
Medical, Dental Clinic	4 stalls per doctor's or dentist's office

<p style="text-align: center;">Column I Use of a Building or Parcel</p>	<p style="text-align: center;">Column II Minimum Required Number of Spaces</p>
Miniature Golf	5 per 9 holes
Neighbourhood Pub, Night Club, Lounge	1 per 5 seats
Nursery or Greenhouse	1 per 40 m ² of retail floor area
Office	1 per 30 m ² of gross floor area
Personal Service Establishment	1 per 30 m ² of gross floor area
Restaurant	1 per 5 seats
Rental Shop	1 per 40 m ² of gross floor area
Retail Store	1 per 40 m ² of gross floor area
Sale, Rental, Service and Repair of Motor Vehicles, Recreation Vehicles, Manufactured Homes, Boats, Machinery, Farm Implements and Machinery	1 per 75 m ² of gross floor area plus 1 per service bay
Shopping Centre	1 per 20 m ² of gross leasable floor area
Supermarket	1 per 20 m ² of gross floor area
Taxi Terminal	1 per vehicle customarily operating from terminal
Theatre	1 per 5 seats
Veterinary Clinic	1 per 30 m ² of gross floor area
Video Store	1 per 30 m ² of gross floor area
<u>INDUSTRIAL</u>	
Machine and Welding Shop, Manufacturing, Fabricating, Processing Industry	1 per 100 m ² of gross floor area
Storage, Warehousing, Cartage, Express Freight Facilities, Wrecking Yard	1 per 200 m ² of gross floor area, 1 per 400 m ² of gross area up to 400 m ² and 1 per 1000 m ² of gross area thereafter

Column I Use of a Building or Parcel	Column II Minimum Required Number of Spaces
<u>PUBLIC AND INSTITUTIONAL</u>	
Clubs, Lodge, Meeting Halls	1 per 30 m ² of gross floor area
Place of Worship	1 per 8 seating places
College	10 per classroom
Commercial Daycare Facility, Preschool	1 per 40 m ² of gross floor area

**TABLE 5.2
MINIMUM REQUIRED OFF-STREET LOADING SPACES**

Column I Use of a Building or Parcel	Column II Minimum Required Number of Spaces
Hospital	1 per 2 beds for employee parking and 1 per 4 beds for visitor parking
Police Station, Fire Station	1 per 40 m ² of gross floor area
Post Office	1 per 25 m ² of gross floor area
Apartment with floor area 465 m ² or more	1
Office Building, Hospital, Hotel, Club or Lodge, Arena, Gymnasium, Auditorium, Utility, School:	1
less than 2800 m ² in total floor area	2
2800 m ² to 5600 m ² in total floor area	
each additional 5600 m ² or fraction thereof	1 additional
Retail Store, Airport and Industrial Use including Warehouse except in a C-2 Zone:	
less than 475 m ² in total floor area	1
475 m ² to 2300 m ² in total floor area	2
2301 m ² to 4600 m ² in total floor area	3
each additional 4600 m ² or fraction thereof	1 additional

**TABLE 5.3
REQUIRED BICYCLE PARKING SPACES**

Column I Use of a Building or Parcel	Column II Required Number of Class 1 Spaces	Column III Required Number of Class 2 Spaces
Multi-family dwelling	1.25/unit	0.2/per unit
Retail, Restaurant, Office	0.15/100 m ² gross leasable floor area greater than 100 m ²	0.2/100 m ² gross leasable floor area greater than 100 m ²
Elementary School	1 space/3 staff members	2 spaces/ 10 students
Secondary School	1 space/3 staff members	3 spaces/10 students
Post Secondary School	1 space/4 staff members; plus 1 space/10 students	1 space/10 students
Other Uses	0.15/100 m ² gross leasable floor area greater than 100 m ²	0.15/100 m ² gross leasable floor area greater than 100 m ²

SECTION 6 RS-1 RESIDENTIAL - SINGLE FAMILY ZONE

6.1 Permitted Uses

6.1.1 The following uses and no others are permitted in the RS-1 Zone:

- .1 single family dwelling;
- .2 home occupation;
- .3 bed and breakfast;
- .4 accessory building, accessory structure;
- .5 public park and public playground;
- .6 secondary suite;
- .7 community care facility – class A;
- .8 community garden;
- .9 coach house;
- .10 in-law suite;
- .11 multiple conversion dwelling;
- .12 seniors supportive or assisted housing;
- .13 community care facility – class B;
- .14 live-work;
- .15 commercial day care facility.

6.2 Regulations

6.2.1 On a parcel located in the RS-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	300 m ²
.2 Minimum Frontage for New Subdivisions	10 m
.3 Minimum Setback of Principal Buildings: <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior parcel line • from rear parcel line 	5.5 m 1.2 m 3 m 7.5 m
.4 Minimum Setback of Accessory Buildings: <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.2 m 3 m 0.6 m
.5 Maximum Height of Principal Buildings and Structures	10.5 m
.6 Maximum Height of Accessory Buildings and Structures (excluding coach houses)	5 m
.7 Maximum Coverage	50%
.8 Maximum Number of Single Family Dwellings per Parcel	1
.9 Minimum Width of Single Family Dwelling	7.5 m

6.3 Off-Street Parking and Loading

- 6.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

6.4 Minimum Setback from Front Parcel Line Exception

- 6.4.1 The minimum setback of principal buildings and accessory buildings does not apply where the subject parcel is abutting parcels in the same zone with existing lesser building setbacks. In these instances, minimum setbacks of principal buildings and accessory buildings on the subject parcel must be the greater of either 5 m or be consistent with existing buildings on the abutting parcel or parcels.

SECTION 7

RS-1A RESIDENTIAL - BARE LAND STRATA ZONE

7.1 Permitted Uses

7.1.1 The following uses and no others are permitted in the RS-1A Zone:

- .1 single family dwelling;
- .2 home occupation;
- .3 accessory building, accessory structure;
- .4 public park and public playground;
- .5 secondary suite;
- .6 community care facility – class A;
- .7 community garden;
- .8 coach house;
- .9 in-law suite;
- .10 multiple conversion dwelling;
- .11 seniors supportive or assisted housing;
- .12 community care facility – class B;
- .13 live-work;
- .14 commercial day care facility.

7.2 Regulations

7.2.1 On a parcel located in the RS-1A Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area of Parent Parcel	8,000 m ²
.2 Minimum Parcel Area for Individual Bare Land Strata Parcels	300 m ²
.3 Minimum Frontage for each Strata Parcel	10 m
.4 Minimum Setback of Principal Buildings <ul style="list-style-type: none"> • from front parcel line • from rear parcel line • from side parcel line 	3 m 3 m 1.2 m
.5 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front and side parcel lines • from rear parcel line 	1.2 m 0.6 m
.6 Maximum Height of Single Family Dwelling	10.5 m
.7 Maximum Height of Accessory Buildings and Structures (excluding coach houses)	5 m
.8 Maximum Coverage	50%
.9 Maximum Density	20 dwellings/ha
.10 Maximum Number of Single Family Dwellings per Parcel	1

7.3 Off-Street Parking and Loading

7.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 8 RS-2 RESIDENTIAL - SINGLE AND DUPLEX ZONE

8.1 Permitted Uses

8.1.1 The following uses and no others are permitted in the RS-2 Zone:

- .1 single-family dwelling;
- .2 duplex;
- .3 home occupation;
- .4 bed and breakfast;
- .5 accessory building, accessory structure;
- .6 public park and public playground;
- .7 secondary suite;
- .8 community care facility – class A;
- .9 community garden;
- .10 coach house;
- .11 in-law suite;
- .12 multiple conversion dwelling;
- .13 seniors supportive or assisted housing;
- .14 community care facility – class B;
- .15 live-work;
- .16 commercial day care facility.

8.2 Regulations

8.2.1 On a parcel located in the RS-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	300 m ²
.2 Minimum Site Area per Parcel <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided horizontally into two parcels 	300 m ² 525 m ² 300 m ²
.3 Minimum Frontage for New Subdivisions per Parcel <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided vertically into two parcels 	10 m 15 m 9 m
.4 Minimum Setback of Principal Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.2m 3 m 7.5m
.5 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.2 m 3 m 0.6 m

Column I Matter to be Regulated	Column II Regulations
.6 Maximum Height of Buildings and Structures: <ul style="list-style-type: none"> • Principal Buildings • Accessory Buildings and Structures (excluding coach houses) 	10.5 m 5 m
.7 Maximum Coverage <ul style="list-style-type: none"> • for single family dwelling • for duplex 	50% 60%
.8 Maximum Number of Single Family Dwellings or Duplexes per Parcel	1
.9 Minimum Width of Single Family Dwelling, Duplex or Secondary Detached Residential Dwelling	7.5 m

8.3 Off-Street Parking and Loading

8.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

8.4 Minimum Setback from Front Parcel Line Exception

8.4.1 The minimum setback of principal buildings and accessory buildings does not apply where the subject parcel is abutting parcels in the same zone with existing lesser building setbacks. In these instances, minimum setbacks of principal buildings and accessory buildings on the subject parcel must be the greater of either 5 m or be consistent with existing buildings on the abutting parcel or parcels.

SECTION 9

RS-3 RESIDENTIAL - SINGLE FAMILY MANUFACTURED HOME ZONE

9.1 Permitted Uses

9.1.1 The following uses and no others are permitted in the RS-3 Zone:

- .1 single family dwelling;
- .2 home occupations;
- .3 bed and breakfast;
- .4 accessory building, accessory structure;
- .5 public park and public playground;
- .6 community care facility – class A;
- .7 community garden;
- .8 coach house;
- .9 in-law suite;
- .10 multiple conversion dwelling;
- .11 seniors supportive or assisted housing;
- .12 community care facility – class B;
- .13 live-work;
- .14 commercial day care facility.

9.2 Regulations

9.2.1 On a parcel located in the RS-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	300 m ²
.2 Minimum Frontage for New Subdivisions	10 m
.3 Minimum Setback of Principal Buildings: <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	4.5 m 1.2 m 3 m 2.1 m
.4 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	4.5 m 0.9 m 3 m 0.6 m
.5 Maximum Height of all Principal Buildings and Structures	10.5 m
.6 Maximum Height of all Accessory Buildings and Structures	5 m
.7 Maximum Coverage	50%
.8 Maximum Number of Single Family Dwellings per Parcel	1
.9 Minimum Width of Single Family Dwelling	3 m

9.3 Off-Street Parking and Loading

9.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 10

RM-1 RESIDENTIAL - LOW DENSITY MULTIPLE FAMILY ZONE

10.1 Permitted Uses

10.1.1 The following uses and no others are permitted in the RM-1 Zone:

- .1 single-family dwelling;
- .2 duplex;
- .3 multiple family dwelling;
- .4 commercial daycare facility;
- .5 accessory building, accessory structure;
- .6 public park and public playground;
- .7 triplex;
- .8 secondary suite;
- .9 community care facility – class A;
- .10 community garden;
- .11 coach house;
- .12 in-law suite;
- .13 multiple conversion dwelling;
- .14 senior’s supportive or assisted housing;
- .15 community care facility – class B;
- .16 live-work;
- .17 commercial day care facility.

10.2 Regulations

10.2.1 On a parcel located in the RM-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	262.5 m ²
.2 Minimum Site Area per Parcel <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided vertically into two parcels • for triplex divided into three parcels • for multiple family dwelling 	300 m ² 525 m ² 315 m ² 262.5 m ² 1115 m ²
.3 Minimum Frontage for New Subdivisions <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided vertically into two parcels • for triplex divided into three parcels • for multiple family dwellings 	10 m 15 m 9 m 7.5 m 7.5 m per ground-oriented dwelling unit, plus 1.5 m on either side of the building

Column I Matter to be Regulated	Column II Regulations
.4 Minimum Setback of Principal Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.2 m 3 m 7.5 m
.5 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.5 m 3 m 0.6 m
.6 Maximum Height of Buildings and Structures <ul style="list-style-type: none"> • principal buildings • accessory buildings and structures (excluding coach houses) 	10.5 m 5 m
.7 Maximum Coverage <ul style="list-style-type: none"> • For single family • For duplex • For triplex • For multi-family 	50% 60% 63% 75%
.8 Minimum Width of Single Family Dwelling, Duplex, Triplex, or Secondary Detached Residential Dwelling	7.5 m

10.3 Off-Street Parking and Loading

10.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

10.4 Minimum Parcel Area Exception

10.4.1 The minimum site area requirement for single-family dwellings does not apply to parcels created by subdivisions that were registered on or before the date of adoption of this Bylaw.

SECTION 11

RM-2 RESIDENTIAL - MEDIUM DENSITY MULTIPLE FAMILY ZONE

11.1 Permitted Uses

11.1.1 The following uses and no others are permitted in the RM-2 Zone:

- .1 single family dwelling;
- .2 duplex;
- .3 triplex;
- .4 fourplex;
- .5 multiple family dwelling;
- .6 rooming and boarding house;
- .7 commercial daycare facility;
- .8 accessory building, accessory structure;
- .9 public park and public playground;
- .10 secondary suite;
- .11 community care facility – class A;
- .12 community garden;
- .13 coach house;
- .14 in-law suite;
- .15 multiple conversion dwelling;
- .16 seniors supportive or assisted housing;
- .17 community care facility – class B;
- .18 live-work;
- .19 commercial day care facility.

11.2 Regulations

11.2.1 On a parcel located in the RM-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	262.5 m ²
.2 Minimum Site Area per Parcel <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided vertically into two parcels • for triplex divided into three parcels • for multiple family dwelling 	300 m ² 525 m ² 315 m ² 262.5 m ² 1115 m ²
.3 Minimum Frontage for New Subdivisions <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided vertically into two parcels • for triplex divided into three parcels • for multiple family dwellings 	10 m 15 m 9 m 7.5 m 7.5 m per ground-oriented dwelling unit, plus 1.5 m on either side of the building

Column I Matter to be Regulated	Column II Regulations
.4 Minimum Setback of Principal Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.5 m 3 m 7.5 m
.5 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.5 m 3 m 0.6 m
.6 Maximum Height of Buildings and Structures <ul style="list-style-type: none"> • principal buildings • accessory buildings and structures (excluding coach houses) 	12 m 5 m
.7 Maximum Coverage <ul style="list-style-type: none"> • For single family • For duplex • For triplex • For multi-family 	50% 60% 63% 75%
.8 Minimum Width of Single Family Dwelling, Duplex, Triplex, Fourplex, or Secondary Detached Residential Dwelling	7.5 m

11.3 Off-Street Parking and Loading

11.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

11.4 Minimum Parcel Area Exception

11.4.1 The minimum site area requirement for single-family dwellings does not apply to parcels created by subdivision that were registered on or before the date of adoption of this Bylaw.

SECTION 12

RM-3 RESIDENTIAL - HIGH DENSITY MULTIPLE FAMILY ZONE

12.1 Permitted Uses

12.1.1 The following and no other uses are permitted in the RM-3 Zone:

- .1 single family dwelling;
- .2 duplex;
- .3 triplex;
- .4 fourplex;
- .5 multiple family dwelling;
- .6 commercial daycare facility;
- .7 accessory building, accessory structure;
- .8 public park and public playground.
- .9 secondary suite;
- .10 community care facility – class A;
- .11 community garden;
- .12 coach house;
- .13 in-law suite;
- .14 multiple conversion dwelling;
- .15 seniors supportive or assisted housing;
- .16 community care facility – class B;
- .17 live-work.

12.2 Regulations

12.2.1 On a parcel located in the RM-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	262.5 m ²
.2 Minimum Site Area per Parcel <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided vertically into two parcels • for triplex divided into three parcels • for multiple family dwelling 	300 m ² 525 m ² 315 m ² 262.5 m ² 1115 m ²
.3 Minimum Frontage for New Subdivisions <ul style="list-style-type: none"> • for single family dwelling • for duplex on one parcel • for duplex divided vertically into two parcels • for triplex divided into three parcels • for multiple family dwellings 	10 m 15 m 9 m 7.5 m 7.5 m per ground-oriented dwelling unit, plus 1.5 m on either side of the building

Column I Matter to be Regulated	Column II Regulations
.4 Minimum Setback of Principal Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.5 m 3 m 7.5 m
.5 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	5.5 m 1.5 m 3 m 0.6 m
.6 Maximum Height of Buildings and Structures <ul style="list-style-type: none"> • principal buildings • accessory buildings and structures (excluding coach houses) 	55 m 5 m
.7 Maximum Coverage <ul style="list-style-type: none"> • For single family • For duplex • For triplex • For multi-family 	50% 60% 63% 75%
.8 Minimum Width for Single Family Dwelling, Duplex, Triplex, Fourplex, or Secondary Detached Residential Dwelling	7.5 m

12.3 Off-Street Parking and Loading

12.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

12.4 Minimum Parcel Area Exception

12.4.1 The minimum site area requirement for single-family dwellings does not apply to parcels created by subdivision that were registered on or before the date of adoption of this Bylaw.

SECTION 13

RMH-1 RESIDENTIAL - MANUFACTURED HOME PARK I ZONE

13.1 Permitted Uses

13.1.1 The following uses and no others are permitted in the RMH-1 Zone:

- .1 manufactured home park;
- .2 manufactured home;
- .3 commercial day care facility;
- .4 accessory single family dwelling for caretaker, limited to one per parcel;
- .5 public park and public playground;
- .6 home occupation;
- .7 bed and breakfast;
- .8 community garden;
- .9 live-work.

13.2 Regulations

13.2.1 On a parcel located in the RMH-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Other regulations with standards relevant to the RMH-1 Zone are contained in the *City of Dawson Creek Residential Manufactured Home Parks Bylaw* and *City of Dawson Creek Subdivision Servicing Bylaw*.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for Manufactured Home Park	2 ha
.2 Minimum Frontage for Manufactured Home Park	50 m
.3 Minimum Setback of Principal Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	7.5 m 7.5 m 4.5 m 4.5 m
.4 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	7.5 m 7.5 m 4.5 m 4.5 m
.5 Maximum Height of all Buildings and Structures	7.5 m

13.3 Off-Street Parking and Loading

13.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

13.4 Minimum Parcel Area Exception

13.4.1 The minimum site area requirement for manufactured homes does not apply to parcels created by subdivision that were registered on or before the date of adoption of this Bylaw.

SECTION 14

RMH-2 RESIDENTIAL – MANUFACTURED HOME PARK II ZONE

14.1 Permitted Uses

- 14.1 The following uses and no others are permitted in the RMH-1 Zone:
- .1 manufactured home park;
 - .2 manufactured home;
 - .3 commercial day care facility;
 - .4 accessory single family dwelling for caretaker, limited to one per parcel;
 - .5 public park and public playground;
 - .6 home occupation;
 - .7 bed and breakfast;
 - .8 community garden;
 - .9 live-work.

14.2 Regulations

- 14.2.1 On a parcel located in the RMH-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Other regulations with standards relevant to the RMH-2 Zone are contained in the *City of Dawson Creek Residential Manufactured Home Parks Bylaw* and *City of Dawson Creek Subdivision Servicing Bylaw*.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for Manufactured Home Park	1 ha
.2 Maximum Parcel Area for Manufactured Home Park	2.5 ha
.3 Minimum Frontage for Manufactured Home Park	50 m
.4 Minimum Area of Manufactured Home Space	280 m ²
.5 Minimum Frontage for Manufactured Home Space	10.5 m
.6 Maximum Height of all Buildings and Structures	7.5 m

14.3 Siting

- 14.3.1 On a parcel located in the RMH-2 Zone, except as otherwise specifically stated in this Bylaw, no building or structure shall be located within:
- .1 1.5 m of a side or rear parcel line of a manufactured home space; and
 - .2 4 m to centre line of access road from the front parcel line of a parcel on which a manufactured home is situated.

14.4 Off-Street Parking and Loading

- 14.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

14.5 Minimum Parcel Area Exception

- 14.5.1 The minimum site area requirement for manufactured homes does not apply to parcels created by subdivision that were registered on or before the date of adoption of this Bylaw.

SECTION 15

C-1 COMMERCIAL - LOCAL ZONE

15.1 Permitted Uses

15.1.1 The following uses and no others are permitted in the C-1 Zone:

- .1 bank;
- .2 café, restaurant, excluding drive-in restaurants;
- .3 barbershop;
- .4 beauty salon;
- .5 dry cleaning establishment;
- .6 launderette;
- .7 florist shop;
- .8 optical repair shop;
- .9 watch repair shop;
- .10 photographic studio;
- .11 shoe repair shop;
- .12 tailor, dressmaking shop;
- .13 electrical appliance repair shop;
- .14 retail food store including gas bar;
- .15 commercial daycare facility;
- .16 pharmacy;
- .17 tattoo parlour;
- .18 farmer's market;
- .19 shopping centre containing uses specified in Section 15.1.1 to 15.1.17 above;
- .20 accessory dwelling;
- .21 accessory building, accessory structure;
- .22 artist studio;
- .23 place of worship;
- .24 civic use;
- .25 club;
- .26 entertainment and recreation use;
- .27 fitness centre;
- .28 hotel;
- .29 public assembly.

15.2 Regulations

15.2.1 On a parcel located in the C-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	280 m ²
.2 Minimum Frontage for New Subdivisions	10 m
.3 Minimum Setback of All Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from side parcel line • from rear parcel line 	7.5 m 3 m 6 m
.4 Maximum Height of all Buildings and Structures	10.5 m
.5 Maximum Coverage	75%
.6 Maximum Number of Accessory Buildings per Parcel	1
.7 Maximum Parcel Area	1000 m ²

15.3 Maximum Height of Accessory Buildings and Structures

15.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

15.4 Off-Street Parking and Loading

15.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 16

C-1A COMMERCIAL - LIMITED LOCAL ZONE

16.1 Permitted Uses

16.1.1 The following uses and no others are permitted in the C-1A Zone:

- .1 bank;
- .2 café, restaurant excluding drive-in restaurant;
- .3 barbershop;
- .4 beauty salon;
- .5 dry cleaning establishment;
- .6 launderette;
- .7 florist shop;
- .8 optical repair shop;
- .9 watch repair shop;
- .10 photographic studio;
- .11 shoe repair shop;
- .12 tailor, dressmaking shop;
- .13 electrical appliance repair shop;
- .14 retail food store including gas bar;
- .15 pharmacy;
- .16 tattoo parlour;
- .17 shopping centre containing uses specified in Section 16.1.1 to 16.1.15 above;
- .18 plumbing appliance retail sales and related repair shop;
- .19 related repair shop;
- .20 automotive repair shops except auto body shop;
- .21 farmer's market;
- .22 accessory dwelling;
- .23 accessory building, accessory structure;
- .24 artist studio;
- .25 place of worship;
- .26 civic use;
- .27 club;
- .28 community care use;
- .29 entertainment and recreation use;
- .30 fitness centre;
- .31 hotel;
- .32 public assembly.

16.2 Regulations

16.2.1 On a parcel located in the C-1A Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	280 m ²
.2 Minimum Frontage for New Subdivisions	10 m
3 Minimum Setback of All Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from side parcel line • from rear parcel line 	7.5 m 3 m 6 m
.4 Maximum Height of all Buildings and Structures	10.5m
.5 Maximum Coverage	75%
.6 Maximum Parcel Area	1000 m ²

16.3 Maximum Height of Accessory Buildings and Structures

16.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

16.4 Off-Street Parking and Loading

16.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 17

C-2 COMMERCIAL - GENERAL ZONE

17.1 Permitted Uses

17.1.1 The following uses and no others are permitted in the C-2 Zone:

- .1 retail store;
- .2 bank;
- .3 hotel;
- .4 café, restaurant excluding drive-in restaurant;
- .5 casino
- .6 catering establishment;
- .7 bakery in conjunction with a retail store;
- .8 business, government and professional office;
- .9 commercial school;
- .10 public transportation depot;
- .11 club, lodge;
- .12 auditorium, meeting hall;
- .13 barber shop;
- .14 beauty salon;
- .15 dry cleaning establishment;
- .16 commercial parking facility;
- .17 launderette;
- .18 florist shop;
- .19 optical repair shop;
- .20 post office;
- .21 watch repair shop;
- .22 photographic studio;
- .23 shoe repair shop;
- .24 tailor, dressmaking shop;
- .25 electrical appliance repair shop;
- .26 health spa, fitness centre;
- .27 newspaper office and plant;
- .28 automobile and boat showroom including the retail of new automobile parts;
- .29 accessories and related repair and servicing shop;
- .30 place of worship, place of worship manse;
- .31 theatre excluding drive-in theatre;
- .32 amusement arcade, billiard and pool hall, bowling alley;
- .33 radio, television, and recording studio;
- .34 art gallery;
- .35 taxi dispatch and consultant;
- .36 travel agency and consultant;
- .37 lithography and printing shop in conjunction with a retail store;
- .38 artist studio;
- .39 second hand store;
- .40 garden shop;
- .41 public parking facility;

- .42 farmer's market;
- .43 telephone exchange;
- .44 funeral parlour, undertaking establishment;
- .45 taxidermy establishment;
- .46 commercial day care facility;
- .47 community care use;
- .48 civic use;
- .49 public assembly;
- .50 upper floor dwelling units;
- .51 accessory building, accessory structure; and
- .52 accessory dwelling units in conjunction with business.

17.2 Regulations

17.2.1 On a parcel located in the C-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	280 m ²
.2 Minimum Frontage for New Subdivisions	7.5 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from side parcel line • from rear parcel line 	0 m 0 m 3 m
.4 Maximum Height of all Buildings and Structures	23 m

17.3 Maximum Height of Accessory Buildings and Structures

17.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

17.4 Off-Street Parking and Loading

17.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 18

C-2A COMMERCIAL - MIXED USE ZONE

18.1 Permitted Uses

18.1.1 The following uses and no others are permitted in the C-2A Zone:

- .1 retail store;
- .2 bank;
- .3 hotel;
- .4 café, restaurant excluding drive-in restaurant;
- .5 casino;
- .6 catering establishment;
- .7 bakery in conjunction with a retail store;
- .8 business, government and professional office;
- .9 commercial school;
- .10 public transportation depot;
- .11 club, lodge;
- .12 auditorium, meeting hall;
- .13 barber shop;
- .14 beauty salon;
- .15 dry cleaning establishment;
- .16 commercial parking facility;
- .17 launderette;
- .18 florist shop;
- .19 optical repair shop;
- .20 post office;
- .21 watch repair shop;
- .22 photographic studio;
- .23 shoe repair shop;
- .24 tailor, dressmaking shop;
- .25 electrical appliance repair shop;
- .26 health spa, fitness centre;
- .27 newspaper office and plant;
- .28 automobile and boat showroom including the retail of new automobile parts;
- .29 accessories and related repair and servicing shop;
- .30 place of worship, place of worship manse;
- .31 theatre excluding drive-in theatre;
- .32 amusement arcade, billiard and pool hall, bowling alley;
- .33 radio, television, and recording studio;
- .34 art gallery;
- .35 taxi dispatch and consultant;
- .36 travel agency and consultant;
- .37 lithography and printing shop in conjunction with a retail store;
- .38 artist studio;
- .39 second hand store;
- .40 garden shop;
- .41 public parking facility;

- .42 farmer's market;
- .43 telephone exchange;
- .44 funeral parlour, undertaking establishment;
- .45 taxidermy establishment;
- .46 commercial day care facility;
- .47 community care use;
- .48 civic use;
- .49 public assembly;
- .50 upper floor dwelling units;
- .51 accessory building, accessory structure; and
- .52 accessory dwelling units in conjunction with business.

18.2 Regulations

18.2.1 On a parcel located in the C-2A Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	280 m ²
.2 Minimum Frontage for New Subdivisions	7.5 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from side parcel line • from rear parcel line 	0 m 0 m 3 m
.4 Maximum Height of all Buildings and Structures	23 m

18.3 Maximum Height of Accessory Buildings and Structures

18.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

18.4 Off-Street Parking and Loading

18.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 19

C-3 COMMERCIAL - HIGHWAY ZONE

19.1 Permitted Uses

19.1.1 The following uses and no others are permitted in the C-3 Zone:

- .1 automobile, boat, trailer and manufactured home sales and rentals including the retail of new parts and accessories and related repair and servicing shop;
- .2 car wash, drive in business;
- .3 delivery, express facility;
- .4 gasoline service station;
- .5 café, restaurant;
- .6 casino;
- .7 catering establishment;
- .8 retail food store;
- .9 hardware store;
- .10 launderette;
- .11 machinery and equipment sales, rentals, repair and servicing;
- .12 building material sales;
- .13 hotel;
- .14 public parking facility;
- .15 public transportation depot;
- .16 commercial parking facility;
- .17 chiropractic office;
- .18 auditorium, gymnasium, meeting hall;
- .19 truck, truck trailer sales and rentals;
- .20 amusement arcade;
- .21 billiard and pool hall;
- .22 bowling alley;
- .23 miniature golf course;
- .24 racquet court;
- .25 roller rink;
- .26 skating rink;
- .27 swimming pool;
- .28 curling rink;
- .29 automotive repair shop except auto body shop;
- .30 tire sales;
- .31 automotive parts supply;
- .32 accessory building, accessory structure;
- .33 accessory dwelling;
- .34 small animal and veterinary clinic and small animal veterinary hospital;
- .35 retail store;
- .36 farmer's market.

19.2 Regulations

19.2.1 On a parcel located in the C-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	280 m ²
.2 Minimum Frontage for New Subdivisions	10 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from exterior side parcel line • from interior side parcel line • from rear parcel line 	6 m 3 m 0 m 3 m
.4 Minimum Setback of Gasoline Service Pump or Pump Island from all Parcel Lines	4.5 m
.5 Maximum Height of all Buildings and Structures	14 m
.6 Maximum Coverage	50%
.7 Maximum Number of Accessory Dwellings per Parcel	1

19.3 Maximum Height of Accessory Buildings and Structures

19.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

19.4 Off-Street Parking and Loading

19.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 20

C-3A COMMERCIAL - HIGHWAY LIMITED ZONE

20.1 Permitted Uses

20.1.1 The following uses and no others are permitted in the C-3A Zone:

- .1 automobile, boat, trailer and manufactured home sales and rentals including the retail of new parts and accessories and related repair and servicing shop;
- .2 car wash, drive in business;
- .3 delivery, express facility;
- .4 gasoline service station;
- .5 truck, truck trailer sales and rentals;
- .6 accessory building, accessory structure;
- .7 accessory dwelling.

20.2 Regulations

20.2.1 On a parcel located in the C-3A Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	930 m ²
.2 Minimum Frontage for New Subdivisions	25 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from exterior side parcel line • from interior side parcel line • from rear parcel line 	6 m 3 m 0 m 3 m
.4 Minimum Setback of Gasoline Service Pump or Pump Island from all Parcel Lines	4.5 m
.5 Maximum Height of all Buildings and Structures	9 m
.6 Maximum Coverage	50%
.7 Maximum Number of Accessory Dwellings per Parcel	1
.8 Minimum Width of Accessory Dwelling	7.5 m

20.3 Maximum Height of Accessory Buildings and Structures

20.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

20.4 Off-Street Parking and Loading

20.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 21

C-4 COMMERCIAL - SERVICE ZONE

21.1 Permitted Uses

21.1.1 The following uses and no others are permitted in the C-4 Zone:

- .1 public auction facility excluding livestock auction;
- .2 automobile, boat, trailer and manufactured home sales and rentals including the retail of new parts and accessories and related repair and servicing shop;
- .3 bakery;
- .4 building material sales and wholesaling including heating, plumbing and electrical shop;
- .5 business and professional office;
- .6 café, restaurant;
- .7 catering establishment;
- .8 car wash, drive-in business;
- .9 public assembly facility;
- .10 automotive repair shop including body repair and painting;
- .11 nursery and greenhouse including related retail outlet;
- .12 drapery, upholstery shop;
- .13 sign painting shop;
- .14 paint shop;
- .15 delivery, express facility;
- .16 frozen food locker, ice plant;
- .17 office, storage building or yard and workshop for trade contractor;
- .18 funeral parlour, undertaking establishment;
- .19 laboratory;
- .20 gasoline service station;
- .21 hostel, rooming house;
- .22 taxidermy establishment;
- .23 barber shop;
- .24 beauty salon;
- .25 dry cleaning establishment;
- .26 launderette;
- .27 florist shop;
- .28 optical repair shop;
- .29 watch repair shop;
- .30 photographic studio;
- .31 shoe repair shop;
- .32 tailor and dressmaking shop;
- .33 electrical appliance repair shop;
- .34 printing, publishing book binding;
- .35 amusement arcade;
- .36 billiard and pool hall;
- .37 bowling alley;
- .38 miniature golf course;
- .39 racquet court;
- .40 curling rink;
- .41 roller rink;
- .42 skating rink;
- .43 swimming pool;

- .44 public transportation depot;
- .45 taxi dispatch office and service centre;
- .46 second hand store;
- .47 radio, television, recording studio;
- .48 artist, craftsman’s studio;
- .49 veterinary clinic and veterinary hospital;
- .50 retail sale and wholesaling of automotive parts;
- .51 meeting hall;
- .52 machinery and equipment sales and rentals, including related repair and servicing shops;
- .53 accessory building, accessory structure;
- .54 accessory dwelling;
- .55 retail store;
- .56 farmer’s market;
- .57 welding shops.

21.2 Regulations

21.2.1 On a parcel located in the C-4 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	555 m ²
.2 Minimum Frontage for New Subdivisions	15 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	6 m 0 m 3 m 3 m
.4 Minimum Setback of Gasoline Service Pump or Pump Island from all Parcel Lines	4.5 m
.5 Maximum Height of all Buildings and Structures	14 m
.6 Maximum Coverage	60%
.7 Maximum Number of Accessory Dwellings per Parcel	1
.8 Minimum Width of Accessory Dwelling	7.5 m

21.3 Maximum Height of Accessory Buildings and Structures

21.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

21.4 Off-Street Parking and Loading

21.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 22

C-5 COMMERCIAL - NEIGHBOURHOOD PUB ZONE

22.1 Permitted Uses

22.1.1 The following uses and no others are permitted in the C-5 Zone:

- .1 neighbourhood pub;
- .2 public house;
- .3 cabaret;
- .4 cocktail lounge.

22.2 Regulations

22.2.1 On a parcel located in the C-5 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	930 m ²
.2 Minimum Frontage for New Subdivisions	25 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from side parcel line • from rear parcel line 	0 m 0 m 3 m
.4 Maximum Height of all Buildings and Structures	10.5 m

22.3 Maximum Height of Accessory Buildings and Structures

22.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

22.4 Off-Street Parking and Loading

22.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 23

C-6 COMMERCIAL - FUEL SALES ZONE

23.1 Permitted Uses

23.1.1 The following uses and no others are permitted in the C-6 Zone:

- .1 fuel sales including key lock fuel installation;
- .2 retail store;
- .3 accessory building, accessory structure.

23.2 Regulations

23.2.1 On a parcel located in the C-6 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	930 m ²
.2 Minimum Frontage for New Subdivisions	25 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from exterior side parcel line • from interior side parcel line • from rear parcel line 	6 m 3 m 4.5 m 3 m
.4 Maximum Height of all Buildings and Structures	9 m
.5 Maximum Coverage	60%

23.3 Maximum Height of Accessory Buildings and Structures

23.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

23.4 Off-Street Parking and Loading

23.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 24

C-7 COMMERCIAL - PAWN SHOP ZONE

24.1 Permitted Uses

24.1.1 The following uses and no others are permitted in the C-7 Zone:

- .1 pawn shop;
- .2 accessory building, accessory structure;
- .3 accessory dwelling.

24.2 Regulations

24.2.1 On a parcel located in the C-7 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	280 m ²
.2 Minimum Frontage for New Subdivisions	7.5 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from side parcel line • from rear parcel line 	0 m 0 m 3 m
.4 Maximum Height of all Buildings and Structures	9 m
.5 Maximum Number of Accessory Dwelling Units per Parcel	1

24.3 Maximum Height of Accessory Buildings and Structures

24.3.1 The maximum height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

24.4 Off-Street Parking and Loading

24.4.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 25

P-1 INSTITUTIONAL - PUBLIC ZONE

25.1 Permitted Uses

25.1.1 The following uses and no others are permitted in the P-1 Zone:

- .1 hospital;
- .2 fire hall;
- .3 government office;
- .4 police station;
- .5 school, college, technical, vocational institute including dormitory facilities;
- .6 place of worship, place of worship manse;
- .7 medical and dental clinic;
- .8 ambulance dispatch office;
- .9 museum;
- .10 rest home and private hospital;
- .11 public art gallery;
- .12 public parking facility;
- .13 public park and public playground;
- .14 library;
- .15 kindergarten, day care center;
- .16 post office;
- .17 cemetery;
- .18 community centre;
- .19 public recreation facility;
- .20 commercial day care facility;
- .21 accessory building, accessory structure;
- .22 accessory dwellings.

25.2 Regulations

25.2.1 On a parcel located in the P-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	835 m ²
.2 Minimum Frontage for New Subdivisions	25 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	7.5 m 3 m 4.5 m 10.5 m
.4 Maximum Height of all Buildings and Structures	18 m
.5 Maximum Height of Medical or Dental Clinic	lesser of 10 m or 2 storeys
.6 Minimum Width of Accessory Dwelling	7.5 m

25.3 Off-Street Parking and Loading

25.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 26

P-2 PARKS AND RECREATION ZONE

26.1 Permitted Uses

26.1.1 The following uses and no others are permitted in the P-2 Zone:

- .1 community centre;
- .2 arena;
- .3 curling rink;
- .4 court for racquet sports;
- .5 skating rink;
- .6 stadium;
- .7 swimming pool;
- .8 gymnasium;
- .9 golf course;
- .10 lawn bowling green;
- .11 play field, park, playground;
- .12 bandshell;
- .13 auditorium;
- .14 indoor shooting and archery range;
- .15 museum
- .16 public art gallery;
- .17 commercial day care facility;
- .18 community garden;
- .19 skateboard park;
- .20 cycling facilities;
- .21 recreation centre;
- .22 outdoor gym;
- .23 accessory building, accessory structure;
- .24 accessory dwelling.

26.2 Regulations

26.2.1 On a parcel located in the P-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	835 m ²
.2 Minimum Frontage for New Subdivisions	25 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from any side parcel line • from rear parcel line 	7.5 m 7.5 m 10.5 m
.4 Maximum Number of Accessory Dwellings per Parcel	1
.5 Minimum Width of Accessory Dwelling	7.5 m

26.3 Off-Street Parking and Loading

26.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 27

P-3 EXHIBITION GROUNDS ZONE

27.1 Permitted Uses

27.1.1 The following uses and no others are permitted in the P-3 Zone:

- .1 race track;
- .2 fairground;
- .3 paddock and stable;
- .4 museum;
- .5 community centre;
- .6 concession stand;
- .7 farmer's market;
- .8 community garden;
- .9 accessory building, accessory structure;
- .10 accessory dwelling.

27.2 Regulations

27.2.1 On a parcel located in the P-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	835 m ²
.2 Minimum Frontage for New Subdivisions	25 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from any side parcel line • from rear parcel line 	7.5 m 7.5 m 10.5 m
.4 Maximum Height of all Buildings and Structures	18 m
.5 Maximum Number of Accessory Dwellings per Parcel	1

27.3 Off-Street Parking and Loading

27.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 28

P-4 CIVIC USE ZONE

28.1 Permitted Uses

28.1.1 The following uses and no others are permitted in the P-4 Zone:

1. all uses

28.2 Regulations

28.2.1 On a parcel located in the P-4 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	835 m ²
.2 Minimum Frontage for New Subdivisions	25 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none">• from front parcel line• from any side parcel line• from rear parcel line	3 m 1.5 m 3 m
.4 Maximum Height of all Buildings and Structures	18 m

28.3 Off-Street Parking and Loading

28.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 29

M-1 INDUSTRIAL - SERVICE ZONE

29.1 Permitted Uses

29.1.1 The following uses and no others are permitted in the M-1 Zone:

- .1 machinery and equipment sales and rentals including related repair and servicing shops;
- .2 office;
- .3 storage yard excluding auto wrecking and junk yard;
- .4 wholesaling and wholesale distributors including related retail sales;
- .5 taxidermy establishment;
- .6 warehousing and related retail sales;
- .7 artist studio;
- .8 farmer's market;
- .9 accessory building, accessory structure;
- .10 accessory dwelling.

29.2 Regulations

29.2.1 On a parcel located in the M-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	555 m ²
.2 Minimum Frontage for New Subdivisions	15 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from any side parcel line • from rear parcel line 	3 m 3 m 3 m
.4 Maximum Height of all Buildings and Structures	14 m
.5 Maximum Coverage	90%
.6 Maximum Number of Accessory Dwellings per Parcel	1

29.3 Off-Street Parking and Loading

29.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 30

M-2 INDUSTRIAL - LIGHT ZONE

30.1 Permitted Uses

30.1.1 The following uses and no others are permitted in the M-2 Zone:

- .1 automobile repair including body repair and painting;
- .2 laboratory;
- .3 office;
- .4 newspaper office and plant;
- .5 nursery and green house including related retail outlet;
- .6 office, storage building or yard and workshop for trade contractor;
- .7 building material sales including sale of plumbing, electrical and heating fixtures;
- .8 automotive parts supply;
- .9 machinery and equipment sales and rentals including related repair and servicing shop;
- .10 sign shop;
- .11 trade school;
- .12 upholstery shop;
- .13 fuel storage yard;
- .14 manufacturing plant;
- .15 machine shop;
- .16 sheet metal shop;
- .17 printing, publishing and book binding;
- .18 wholesaling and wholesale distributors including related retail sale;
- .19 taxidermy establishment;
- .20 public works yard;
- .21 storage yard excluding auto wrecking and junk yard;
- .22 veterinary clinic and hospital;
- .23 forage crop dehydration plant;
- .24 storage facility including cold storage and ice plant;
- .25 warehousing and related retail sales;
- .26 processing of agricultural products including seed cleaning plant;
- .27 bingo hall;
- .28 escort service;
- .29 pawn shop;
- .30 welding shop;
- .31 accessory building, accessory structure;
- .32 accessory dwelling.

30.2 Regulations

30.2.1 On a parcel located in the M-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	555 m ²
.2 Minimum Frontage for New Subdivisions	15 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line in the case where the rear parcel line is common to a lane 	3 m 0 m 3 m 3 m
.4 Maximum Height of all Buildings and Structures	14 m
.5 Maximum Coverage	90%
.6 Maximum Number of Accessory Buildings	1

30.3 Off-Street Parking and Loading

30.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 31

M-3 INDUSTRIAL - HEAVY ZONE

31.1 Permitted Uses

31.1.1 The following uses and no others are permitted in the M-3 Zone:

- .1 automobile repair including body repair and painting;
- .2 laboratory;
- .3 office;
- .4 newspaper office and plant;
- .5 nursery and green house including related retail outlet;
- .6 office, storage building or yard and workshop for trade contractor;
- .7 building material sales including sale of plumbing, electrical and heating fixtures;
- .8 automotive parts supply;
- .9 machinery and equipment sales and rentals including related repair and servicing shop;
- .10 sign shop;
- .11 trade school;
- .12 public works yard;
- .13 upholstery shop;
- .14 fuel storage yard;
- .15 manufacturing plant;
- .16 machine shop;
- .17 sheet metal shop;
- .18 printing, publishing and book binding;
- .19 wholesaling and wholesale distributors including related retail sale;
- .20 taxidermy establishment;
- .21 storage yard;
- .22 veterinary clinic and hospital;
- .23 forage crop dehydration plant;
- .24 fertilizer plant;
- .25 autowrecking and junk yard;
- .26 auto towing and storage;
- .27 storage facility including cold storage and ice plant;
- .28 slaughter house and meat packing;
- .29 sawmill and wood processing plant;
- .30 warehousing and related retail sales;
- .31 processing of agricultural products including seed cleaning plant;
- .32 stock auction including feed parcels and stockyards;
- .33 kennel;
- .34 airport, aircraft sales, repair, maintenance and air charter service;
- .35 fuel sales including key lock fuel installations;
- .36 accessory building, accessory structure; and
- .37 accessory dwelling.

31.2 Regulations

31.2.1 On a parcel located in the M-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	555 m ²
.2 Minimum Frontage for New Subdivisions	15 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none">• from front parcel line• from interior side parcel line• from exterior side parcel line• from rear parcel line	3 m 0 m 3 m 3 m
.4 Maximum Height of all Buildings and Structures	14 m
.5 Maximum Coverage	90%
.6 Maximum Number of Accessory Dwellings per Parcel	1

31.3 Off-Street Parking and Loading

31.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 32

A - AGRICULTURAL ZONE

32.1 Permitted Uses

32.1.1 The following uses and no others are permitted in the A Zone:

- .1 agriculture;
- .2 single family dwelling;
- .3 home occupation;
- .4 accessory building.

32.2 Regulations

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

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	4 ha
.2 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from any side parcel line • from rear parcel line 	7.5 m 3 m 7.5 m
.3 Maximum setback of an Accessory Building from any property line	30 m
.4 Maximum Height of all Buildings and Structures <ul style="list-style-type: none"> • Single Family Dwellings • Buildings Other than Single Family Dwellings 	10.5 m 15 m
.5 Maximum Number of Accessory Buildings	1

32.3 Off-Street Parking and Loading

32.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 33

AV-1 AVIATION USE ZONE

33.1 Permitted Uses

33.1.1 The following uses and no others are permitted in the AV-1 zone.

- .1 airport use;
- .2 airport hangar use;
- .3 airport office use;
- .4 airport terminal use;
- .5 aerial applicator use;
- .6 water bottling and distribution;
- .7 civic use.

33.2 Regulations

33.2.1 On a parcel located in the AV-1 zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for New Subdivisions	0.435 ha
.2 Minimum frontage for new subdivision	60 m
.3 Minimum Setback of all Buildings and Structures <ul style="list-style-type: none"> • from front parcel line • from any side parcel line • from rear parcel line 	3 m 3 m 3 m
.4 Maximum Height of all Buildings and Structures	lesser of 17 m or 3 storeys
.5 Maximum Height of Fences	2 m

33.3 Off street parking and loading

33.3.1 Off street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

SECTION 34

CD-1 COMPREHENSIVE DEVELOPMENT ONE ZONE

34.1 Permitted Uses

34.1.1 The following uses and no others are permitted in the CD-1 Zone:

- .1 single-family dwelling;
- .2 townhouses;
- .3 multiple family dwelling;
- .4 local commercial;
- .5 golf course;
- .6 accessory structures;
- .7 public park and public playground.

34.2 Regulations

34.2.1 On a parcel located in the CD-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I Matter to be Regulated	Column II Regulations
.1 Minimum Parcel Area for Single Family New Subdivisions Minimum Parcel Area for Townhouse Subdivisions Minimum Parcel Area for Multiple Family Subdivisions Minimum Parcel Area for Local Commercial	555 m ² 1115 m ² 1115 m ² 1.2 ha
.2 Minimum Frontage for New Subdivisions <ul style="list-style-type: none"> • for single family dwelling • for townhouse and multi-family dwellings • for local commercial parcel 	15 m 30 m 50 m
.3 Minimum Setback of all Principal Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	7.5 m 2.5 m 3.5 m 9 m
.4 Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> • from front parcel line • from interior side parcel line • from exterior side parcel line • from rear parcel line 	7.5 m 2.5 m 3.5 m 9 m

.5 Maximum Height of Buildings and Structures <ul style="list-style-type: none"> • principal buildings • accessory buildings and structures 	lesser of 10.5 m or 2 storeys 5 m
.6 Maximum Density for: <ul style="list-style-type: none"> • Townhouses • Multi-family 	25 dwellings per ha 50 dwelling units per ha
.7 Maximum Coverage	35%
.8 Minimum Building Width	6 m

34.3 Off-Street Parking and Loading

34.3.1 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 5 of this Bylaw.

34.4 Landscaping

34.4.1 For townhouse, multi-family and local commercial uses:

- .1 those portions of a parcel not covered by buildings, structures, parking areas or walkways or golf course shall be fully landscaped; and
- .2 one tree or three shrubs shall be planted for every 11 m or portion thereof along 17th Street and along Adams Road.