

**VILLAGE OF POUCE COUPE**

**Zoning Bylaw No. \_\_\_\_\_, 2017**

Current as of \_\_\_\_\_, 20xx

**DRAFT**

Village of Pouce Coupe  
Zoning Bylaw No.\_\_\_\_, 2017

WHEREAS Council wishes to repeal Bylaw #931, 2010, "Village of Pouce Coupe Zoning Bylaw No. 931, 2010", as amended, and wishes to adopt a new zoning bylaw for the health, safety and protection of persons and property, pursuant to Section 479 of the *Local Government Act*.

AND WHEREAS the *Local Government Act* and all amendments thereto provide regulations whereby a local government may, by bylaw, do one or more of the following:

- (a) the whole or part of the municipality into zones, name each zone and establish the boundaries of the zones;
- (b) limit the vertical extent of a zone and provide other zones above or below it;
- (c) regulate within a zone:
  - (i) the use of land, buildings and other structures,
  - (ii) the density of the use of land, buildings and other structures,
  - (iii) the siting, size and dimensions of:
    - A. buildings and other structures, and
    - B. uses that are permitted on the land, and
  - (iv) the location of uses on the land and within buildings and other structures;
- (d) regulate the shape, dimensions and area, including the establishment of minimum and maximum sizes, of all parcels of land that may be created by subdivision, in which case:
  - (i) the regulations may be different for different areas, and
  - (ii) the boundaries of those areas need not be the same as the boundaries of zones created under paragraph (a);
- (e) the regulations under subsections (a) to (d) may be different for one or more of the following, as specified in the bylaw:
  - (i) different zones,
  - (ii) different uses within a zone,
  - (iii) different locations within a zone,
  - (iv) different standards of works and services provided,
  - (v) different siting circumstances divide;
- (f) the power to regulate under subsections (a) to (d) includes the power to prohibit any use or uses in a zone.

AND WHEREAS Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act*.

NOW THEREFORE Council of the Village of Pouce Coupe, in open meeting, hereby enacts as follows:

1. This Bylaw may be cited as "Village of Pouce Coupe Zoning Bylaw No.\_\_\_\_, 2017".
2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the zoning bylaw for the Village of Pouce Coupe:
  - a) Schedule A (Zoning Bylaw Text)
  - b) Schedule B (District Wide Zoning Bylaw Map)
3. If any section, subsection, sentence, clause, phrase or map in this bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

4. Bylaw No. 931, 2010, cited as the "Village of Pouce Coupe Zoning Bylaw #931, 2010" and amendments thereto as it applies to the Village of Pouce Coupe is hereby repealed.

Read for a first time the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read for a second time the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Public Hearing held on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Minister of Transportation and Infrastructure Approval received this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Read for a third time the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor Lorraine Michetti

\_\_\_\_\_  
Chief Administrative Officer Chris Leggett



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## **SECTION 1      Basic Provisions**

### **1.1      Purpose**

1.      The purpose of this Bylaw is to provide a clear and efficient system of land use regulation within the Village of Pouce Coupe to ensure orderly, economic, equitable and environmentally sensitive use, development and redevelopment of the Village of Pouce Coupe with regard to the provisions and contents of the Village of Pouce Coupe’s Official Community Plan Bylaw No. 989, 2016.

### **1.2      Application**

1.      This Bylaw applies to all land, buildings and structures including the surface of water within the legal boundaries of the Village of Pouce Coupe as shown on Schedule “B” (Zoning Bylaw Map)

### **1.3      Conformity**

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

### **1.4      Severability**

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

### **1.5      Measurements**

1.      All dimensions and other measurements in this Bylaw are expressed in the standard International Units (Metric) System.

### **1.6      Applicable Regulations**

1.      Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

### **1.7      Compliance with Other Legislation**

1.      In addition to this Bylaw, a person is responsible for ascertaining and complying with requirements of all other applicable municipal bylaws, or provincial or federal statutes and regulations.

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## **SECTION 2 Administration**

### **2.1 Inspection**

1. The persons designated as bylaw enforcement officers, the building inspector, or other officers of the Village of Pouce Coupe, who may be appointed by Council, are hereby authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being adhered to.

### **2.2 Violation**

1. Every person who:
  - i. Violates any provision of this bylaw.
  - ii. Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw.
  - iii. Neglects or omits to do anything required under this bylaw.
  - iv. 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.
  - v. Fails to comply with an order, direction or notice given under this bylaw.
  - vi. Prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 2.1 will be deemed to be guilty, upon summary conviction, of an offence under this Bylawshall be deemed to be guilty, upon summary conviction, of an offence under this Bylaw.

### **2.3 Offences and Penalties**

1. This bylaw may be enforced by means of a ticket issued under the Municipal Ticket Information Bylaw.
2. Every person who violates any provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw, or who refuses, omits, or neglects to fulfil, observe, carry out, or perform any duty or obligation imposed by this bylaw is liable upon summary conviction, to a fine and penalty of a minimum of \$1,000 and not exceeding \$10,000 and the costs of prosecution.
3. Each day during which an offence against this bylaw is continued, it will be deemed to constitute a new and separate offence.
4. The penalties imposed will be in addition to and not in substitution for any other penalty or remedy imposed by this bylaw.

### **2.4 Prohibition**

1. Uses not listed in respect of a particular zone are prohibited.

### **2.5 Non-compliance with Siting, Size, and Shape Requirements**

1. A building existing at the time of adoption of this bylaw that fails to comply with the requirements relating to siting, size and shape must not be altered or extended unless such alterations or extensions are in accordance with the requirements of this bylaw.



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## SECTION 3 Definitions

**ABUT or ABUTTING** means immediately contiguous to, or physically touching, and when used with respect to parcels, means two parcels that share a common property line.

**ACCESSORY BUILDING** means a building or structure means incidental to, secondary to, or exclusively devoted to a principal use, building or structure expressly permitted by this bylaw on the same parcel or, if the accessory use, building or structure is located on the common property in a bare land strata plan, on a strata parcel in that strata plan and specifically excluding heat pumps and other mechanical equipment, gas meters and propane tanks that are permanently affixed to a building or structure by way of plumbing or other duct work.

**ACCESSORY DWELLING UNIT** means a self-contained dwelling unit located within a principal building or in an accessory building on the same parcel as a principal commercial, industrial or institutional building or use. It is used to provide accommodation for persons employed on the property or for a caretaker or operator of a commercial, industrial or institutional use on the property. An accessory dwelling unit does not include a secondary suite.

**ACCESSORY USE** means a use which is normally ancillary to, incidental to, subordinate to, dedicated exclusively to and located on the same parcel as the permitted use. Parking may be an accessory use when it serves the permitted use. Accessory uses include recreational amenities in residential developments that are devoted to the exclusive use of residents living on the same site.

**AGRICULTURE** means the primary production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, vegetables, greenhouses, plant nurseries, orchards, vineyards or other field crops, and any other activity designated as farm use by the *Agricultural Land Commission Act*, and its regulations, and farm operations as defined in the *Farm Practices Protection (Right to Farm) Act*. This use may include the processing and marketing of on-farm products and those off-farm products permitted by the Agricultural Land Commission.

**AMENITY SPACE** means an outdoor or indoor space provided in a development and specifically designed for tenant's use of cultural, social and recreational activities and, except as specifically permitted in the zone, not used for commercial purposes. Such spaces may include, but are not limited to, communal meeting spaces, plazas, sports and fitness facilities, cultural facilities, rooftop gardens, tennis courts, outdoor swimming pool, garden patches, and children's play structures.

**APARTMENT** means a single building consisting of three or more dwelling units on a parcel, where each dwelling unit has its principal access from a shared common entrance or hallway.

**ASSEMBLY HALL** means a building or part of a building used for the gathering together of groups or persons for a specific function that may include meetings for civic, educational, political or social purposes.

**AUTO WRECKING** means an area outside of an enclosed building where motor vehicles are disassembled, dismantled, where vehicles are not in operable condition and used parts of motor vehicles are stored and sold.

**BACKYARD HEN ENCLOSURE** means the use of land for the keeping of domestic fowl bred hens for egg laying purposes.

**BED AND BREAKFAST** means an accessory use within a single family dwelling that provides temporary lodging for tourists and visitors where guest rooms are rented for periods of less than thirty (30) days.

**BEE KEEPING** means the use of land for the keeping of honey bees for the purpose of honey production.

**BREWERY AND DISTILLERY OPERATION** means the Use of land, buildings or structures, for the processing, warehousing and distribution of alcoholic beverage products. Sales of alcoholic beverage products produced on-site may be sold within a building on the same parcel they are being produced.

**BUILDING** means a structure located on the ground and supported by columns or walls which is designed, erected or intended for the support, enclosure or protection of persons, animals, or property.

**BUILDING – PRINCIPAL** means a building which contains the principal use on a parcel and includes attached garages and carports, but does not include accessory buildings.

**BUILDING AREA** means the area of a parcel covered by a building measured from the extreme outer limits of the building, including enclosed porches, verandas, balconies and garages.

**BUILDING WIDTH** means the lesser of the two horizontal dimensions of a building or structure. In the case of a mobile home, this means the width of the mobile home exclusive of any structural additions attached thereto which were not a section or intended to be a section of the mobile home at the time of its Manufacture.

**BUILDING SUPPLY ESTABLISHMENT** means the supply and storage of materials that are incorporated into the structure of a building, including hardware, lumber, wall-paneling, and carpet, but excluding furniture and appliances that are normally removed by the owner upon the sale of a building, and also excluding concrete mix plants and other manufacturing and processing plants.

**BULK FUELLING STATION** means any building or land used or intended to be used for the sale of fuels or lubricants to commercial vehicles and industrial equipment, either through the use of keys, cards or service attendants, but does not include a service station.

**CAMPGROUND** means an area of land, managed as a unit, providing for the seasonal short term accommodation of tents, tent trailers, travel trailers, recreational vehicles and campers. Campgrounds are not used as year round storage or accommodation for residential use. Structures or additions (such as skirting) to trailers, recreational vehicles and campers is prohibited.

**CAR AND TRUCK WASH** means a facility used for washing or cleaning cars or trucks on an automated or semi-automated basis.

**CEMETERY** means and includes any parcel or tract of land set aside, used, maintained or operated as a place for the interment of the remains of dead persons.

**CIVIC USE** means land, buildings or facilities by a government agency, or non-profit organization for public parks and recreation, education, health, welfare, administration, safety, communications or public works.

**CLUB or LODGE** means a building or establishment used by an association or organization for fraternal, social, or recreational purposes which may include limited private sleeping accommodation with cooking facilities and which will be operated for the use of club members and their guests only.

**COMMERCIAL GREENHOUSE** means a commercial use for the display and retail sale of plants grown either on or off of the premises, and the sale of garden and landscaping materials and supplies, and garden furniture; and includes the sale of incidental refreshments while the greenhouse is open to the public, and the sale of seasonal fresh fruit and produce.

**COMMERCIAL STORAGE** means a self-contained building or group of buildings containing lockers or individual units available for rent for the storage of personal goods or a facility used exclusively to store bulk goods with the exception of any combustible goods or products.

**COMMUNITY CARE FACILITY** means the use of premises operated as a community care facility by a licensee under provincial legislation to provide residential care to 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 GARDEN** means a small piece of land gardened by an individual or non-profit group for the purpose of providing a garden experience, education and food production. A community garden may be developed to support food security for an individual and their family or non-profit group for community based food security initiatives.

**CONVENIENCE STORE** means the retail sale of goods required by area residents or employees on a day to day basis, from business premises which does not exceed 250 m<sup>2</sup> in gross floor area. Typical uses include but are not limited to small food stores selling confectionery, tobacco, groceries, personal care items, printed matter, or the rental of videos. This use does not include the sale of alcoholic beverages.

**CULTURAL FACILITY** means the use of land, building or portion thereof for an art gallery or museum, or the use of a building or portion thereof for the performing arts or the showing of dramatic, musical or other live performances and includes cinemas.

**DAYCARE** means a facility that provides care, supervision, or social or educational training to no more than eight children, which may or may not be licensed pursuant to *the Community Care and Assisted Living Act*, and specifically does not include a pre-school or school.

**DAYCARE CENTRE** means a facility that provides care, supervision, or social or educational training to more than eight children, which is licensed pursuant to the *Community Care and Assisted Living Act*, and specifically does not include a pre-school or school.

**DENSITY** means a measure of the intensity of development to the area of the parcel, including the number of units on a parcel. Density is typically measured in units/hectare. Density in this Bylaw is measured as "gross density", and is calculated by the total residential units divided by total development area, which includes all roads, utility right of ways and greenspaces within the development area.

**DWELLING** means a building of residence exclusively occupied by no more than one household, but does not include hotels, motels or community care facilities.

**DWELLING, SINGLE DETACHED** means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. This use includes manufactured homes that conform to CSA A277 or CSA Z240 standards.

**DWELLING, SEMI-ATTACHED** means a building used or designed for use as two self-contained dwelling units, each having direct access to the outside at grade level, and where neither unit is wholly or partly above the other. The individual units within a semi-detached building may be side by side, with the main entrances to each dwelling unit facing the front property line. Semi-detached units may also be front-to-back, with the main entrance of one dwelling unit facing the front property line and the main entrance of the other dwelling unit facing the rear property line.

**DWELLING UNIT** means one or more habitable rooms when such room or rooms together contain only one set of cooking facilities, to be used for living and sleeping purposes for a household as a functioning set of living quarters, and which has a private entrance either from outside or from a common hall inside a building. A dwelling unit does not include accommodations for the travelling public other than bed and breakfasts.

**EMERGENCY PROTECTIVE SERVICES** means and includes, but is not limited to, police stations, fire halls, ambulance stations, and search and rescue facilities.

**ENTERTAINMENT SERVICES** means means any building or land used for the provision of entertainment on a user-pay basis. Facilities may include, but are not limited to, amusement arcade, billiard and pool hall, bowling alleys and mini-golf.

**FARM GARDEN STAND** means an accessory building or structure used for retailing agricultural products produced on a farm.

**FEED and SEED STORAGE** means the storage of livestock feed and crop seeds in large bulk quantities for the purpose of distribution and sales.

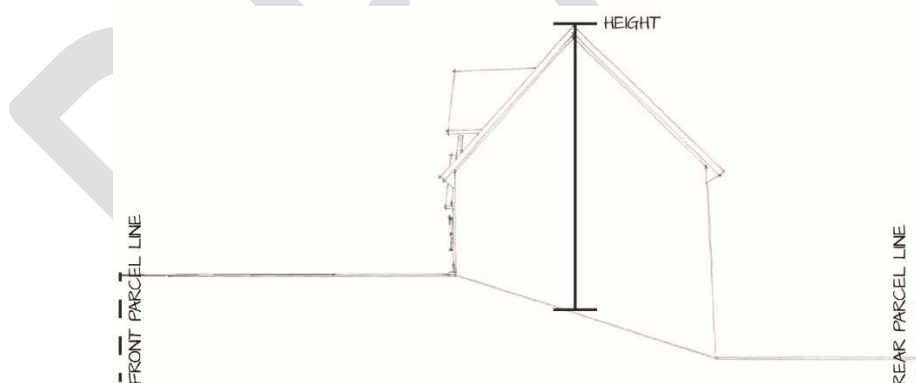
**FINANCIAL INSTITUTION** means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors or related businesses.

**FLOOR AREA** means the sum of the horizontal areas for each storey of the building measured to the exterior walls and contained within the exterior and basement walls. The floor area measurement does not include basement areas used exclusively for storage or service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, corridors, and terraces. In the case of multiple dwelling housing, public corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

**FOOD PROCESSING** means the commercial use of a building or structure where food is processed or otherwise prepared for human consumption but is not directly retailed from, or consumed on the premises or lot.

**FUNERAL HOME** means an establishment with facilities for the preparation of the dead for burial or cremation, for the viewing of bodies, and for funerals

**GRADE** means the average elevation of all finished or unfinished ground measured at the exterior perimeter of the building or structure, as shown in Figure 1.



*Figure 1 - Grade of a Residential Building*

**GUEST ROOM** means not more than one habitable room that is used for temporary accommodation of paying guests, which may include a bathroom.

**HEALTH SERVICES ESTABLISHMENT** means and includes, but is not limited to: extended and intermediate care facilities, public health facilities, chiropractic facilities, therapeutic massage, counselling services etc.

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**HEIGHT** means the maximum vertical distance between grade and the highest point of the building or structure. Fence height is an exception and is not measured from grade.

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

**HOME INDUSTRY** means a small scale industry carried out entirely within the principal dwelling or an accessory building or structure only by a resident of the principal dwelling. A home industry must be clearly incidental and accessory to the use of the dwelling for residential purposes.

**HOME OCCUPATION** means a small-scale occupation, profession or craft carried out entirely within the principal dwelling or an accessory building or structure only by a resident of the principal dwelling. A home occupation must be clearly incidental and accessory to the use of the dwelling for residential purposes.

**HOSPITAL** means the use of land and buildings as a hospital, as defined by the *Hospital Act*.

**HOTEL** means providing rooms or suites for temporary sleeping accommodation where the rooms have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include an office for hotel administration.

**HOUSEHOLD** means a person, two or more persons related by blood, marriage, adoption or associated through foster care, or a group of five or less unrelated persons living together as a single domestic unit sharing one dwelling.

**KENNEL** means any building, structure, compound, group of pens or cages or property, where three or more animals or reptiles are, or are intended to be cared for, bred, boarded or kept for any purposes whatsoever, excluding animal hospitals.

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

**LAUNDROMAT and DRY CLEANER** means a coin operated laundry, drying, and dry cleaning facility.

**LIQUOR STORE** means a retail business through which a person may sell liquor and liquor products to the general public.

**MACHINE and EQUIPMENT SALES** means the sale, repair and servicing of light and heavy equipment machines and vehicles including forklifts, excavators, loaders, bulldozers, lawnmowers, and similar items used for construction, industrial or agricultural activities.

**MANUFACTURING** means the manufacturing of goods, product and materials carried on inside or outside of a premise, which may create noise, smoke, dust or other emissions and may include on-site storage of raw materials for its production.

**MANUFACTURED HOME** means a dwelling built under CSA standards Z240 or A277 designed to provide residential accommodation, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and includes mobile homes and modular homes but does not include travel trailers, recreational vehicles, or campers.

**MOTEL** means providing rooms for temporary sleeping accommodation where each room has direct access to the parking lot and may be equipped with individual kitchen facilities. A motel may include an office for hotel administration.

**NEIGHBOURHOOD PUB** means a business licensed as “liquor primary” under the provincial regulations to the *Liquor Control and Licensing Act*, which includes the serving of and consumption of alcoholic and other beverages, and the associated serving of food in a neighbourhood-oriented facility.

**NURSERY** means a commercial use for the growing of trees, bedding plants and other seedlings and includes the sale of plants grown on the premises.

**OFFICE – PROFESSIONAL** means a building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or where not conducted on the site thereof, the administration of an industry, and includes, but is not limited to, medical, dental, chiropractic, psychiatric, legal, accounting, optometrist, real estate, newspaper, and government offices.

**OFFICE – TRADE CONTRACTOR** means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation and air conditioning. Trade Contractor offices located in the Village Centre are not permitted to have on-site storage for trades.

**OILFIELD SUPPLIES and SERVICING** means the servicing, sales and administering of equipment, materials and tools used in industrial activities relating to oil and gas extraction and processing, with the storage of materials, equipment and tools being permitted as a secondary use to servicing, sales and administering.

**OUTDOOR RECREATION** means outdoor recreation facilities that are not enclosed and include baseball diamonds, soccer fields, outdoor hockey rinks, outdoor auditoriums, play structures and other similar type uses.

**PARCEL** means any lot, block or other area in which land is held, or into which it 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, CORNER** means the parcel at the intersection or junction of two or more highways other than a lane.

**PARCEL COVERAGE** means the sum of the areas of the building footprints of every building or structure on the parcel, as shown in Figure 2. Parcel coverage is expressed as a percentage of the parcel area, and in the case of a building or structure with no walls the building footprint shall be the horizontal area within the drip line of the roof.

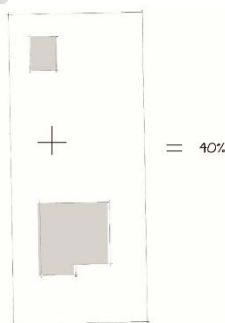


Figure 2 - Parcel Coverage of a Parcel

**PARCEL FRONTAGE** means the length of that parcel boundary which abuts a highway, or access route in a bare land strata, and for this purpose “highway” does not include a walkway or emergency services route.

**PARCEL – INTERIOR** means a parcel other than a corner parcel.

**PARCEL LINE** means the boundary of a parcel as shown in Figure 3.

- **FRONT PARCEL LINE** means any parcel line common to a parcel and a highway other than a lane or walkway. Where the parcel line is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane or walkway.
- **REAR PARCEL LINE** means the parcel line of a parcel which lies the most opposite to, and does not intersect, the front parcel line.
- **EXTERIOR SIDE PARCEL LINE** means a parcel line that is common to the parcel and an abutting highway or access route in a bare land strata plan but not a front or rear parcel line.
- **INTERIOR SIDE PARCEL LINE** means a parcel boundary between two (2) or more parcels that is not a front, rear or exterior side parcel line.

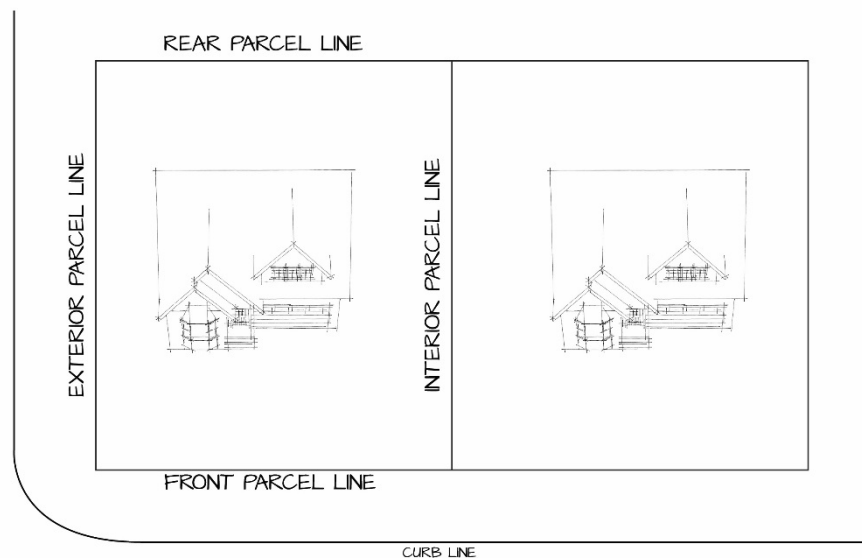


Figure 3 - Parcel lines

**PARCEL PANHANDLE** means any parcel gaining access to the road through the use of a relatively narrow strip of land which is an integral part of the parcel.

**PARCEL SIZE** means the total area of land comprising the parcel, but excluding any panhandle area.

**PARK** means land for public uses or intended for outdoor recreational purposes, and includes archaeological, historical and natural sites.

**PARKING LOT** means a parcel or part of a parcel or a building available to be used for the temporary parking of more than one vehicle.

**PARKING SPACE** means an off-street space of the size and dimensions to park one vehicle in conformance with the off-street parking requirements of this bylaw, exclusive of driveways, aisles, ramps or obstructions.

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**PARTY WALL** means a vertical wall within a building which divides the building into separate units for tenancy or ownership.

**PAWN SHOP** means an establishment that engages in the business of loaning money on the security of pledges of personal property, or deposits or conditional sales of personal property, or the purchase or sale of personal property.

**PERSONAL SERVICE ESTABLISHMENT** means a use that provides personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include, but are not limited to, barber shops, hair dressers, manicurists, tailors, dress makers and shoe repair shops, but does not include health services.

**PLACE OF WORSHIP** means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities which are maintained and controlled for public worship. Typical uses include, but are not limited to; churches, chapels, synagogues, monasteries, temples, and convents.

**PUBLIC UTILITIES FACILITY** means a system, work, building, plant or works equipment, works yard or resource owned by a public or private utility company or government agency for the provision of water, sewer, drainage, gas, electricity, transportation or communication services.

**RECREATION FACILITY** means facilities within an enclosed building for sports, active recreation and performing and cultural arts. Typical uses include athletic clubs, health and fitness clubs, swimming pools, bowling alleys, karate clubs, dance studios and racquet clubs.

**RESTAURANT** means an establishment where food and beverages are sold to the public, and includes dine-in, take-out and drive-through restaurants.

**RETAIL STORE** means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store.

**ROW HOUSE** means a freehold dwelling unit, in a row of at least three side by side freehold dwelling units, which shares a party wall with an adjoining dwelling unit, and is located on its own lot. Each row house dwelling unit has a separate sewer and water hookup.

**SCHOOL** means a development that involves public assembly for education, training or instruction which is publicly supported and includes the administration offices required for the provision of such services on the same site. Typical uses include but are not limited to public and private schools, community colleges, universities, and technical and vocational schools, and their administrative offices.

**SCREENING** means a continuous fence, wall, or other device that will effectively screen the parcel it encloses from adjacent parcels and public thoroughfares, and is only broken by access driveways, lanes and walkways. Screening is often used to provide a visual barrier sufficient to conceal parking areas, garbage collection areas and storage areas.

**SERVICE STATION** means a premise used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles. A service station may include accessory retail sales of other automobile related products, but shall not include motor vehicle sales, automobile structural or body repairs, or painting.

**SETBACK** means the minimum permitted distance between a building, structure or use specified in this bylaw, and a parcel line or other feature specified in this bylaw as seen in Figure 4.



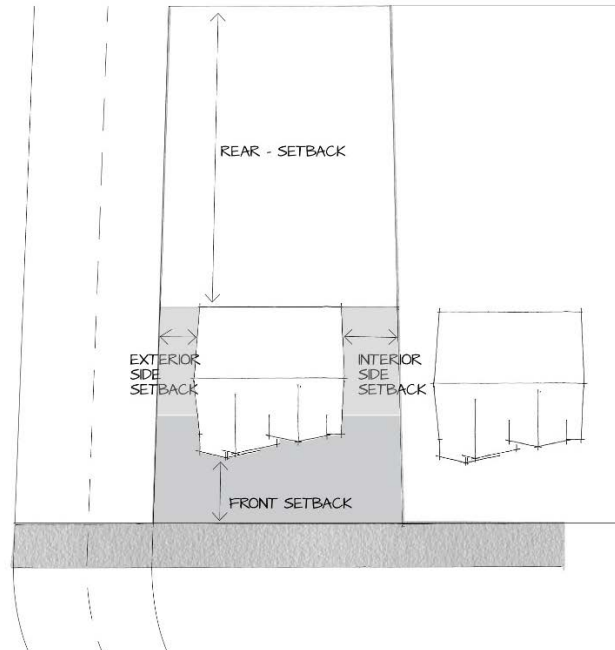


Figure 4 - Setbacks of a parcel

**SHIPPING CONTAINER** means a prefabricated container normally designed, constructed and used for the transportation of goods by rail, ship, or truck but does not include a motor vehicle.

Shipping containers include metal storage containers and may also be known as cargo containers, roll off containers, sea cans, intermodal containers, freight containers, and tractor trailers but do not include dumpsters and recycling receptacles intended for neighbourhood collection.

**SIGN** means any device or medium including its supporting structure visible from any highway or parcel other than the one on which it is located and which is used to attract attention for advertising, information or identification purposes. Advertising must pertain to the parcel it is situated on.

**STORAGE YARD** means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold, or distributed. A storage yard will not be construed to include an automobile wrecking yard, a display yard, or a junkyard.

**STOREY** means, as defined by the *BC Building Code*, 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.

**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.

**SUITE-ATTACHED** means a self-contained, accessory dwelling unit located within a single detached dwelling, which has one or more habitable rooms used or intended for use as a residence by one or more persons living as a household. An attached suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling in which the attached suite is located. Attached suites must contain a separate private entrance, which is enclosed from the rest of the principal single detached dwelling. Attached suites are most commonly in the form of a "basement suite".

**SUITE-DETACHED** means an accessory dwelling unit located in a building completely separate from the principal single detached dwelling, which has one or more habitable rooms used or intended for use as a

residence by one or more persons living as a household. A detached suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling located on the same parcel and may be contained within a separate building or as part of a detached garage.

**THEATER** means a building or part of a building used as a venue for the screening of films, live theater, performance arts, live music and other similar type uses.

**TOWNHOUSE** means a building divided into three or more dwelling units under one roof with private exits or entrances to each dwelling, with each dwelling sharing at least one party wall. A townhouse building is strata housing with one water and sewer hook-up to service all of the individual dwelling units within a townhouse building.

**TRIPLEX** means a building having three dwelling units located above or below each other or three side by side units facing the front property line that each share a party wall with each other. A triplex may have a common entrance foyer or individual entrances. Each dwelling unit within a triplex has a separate sewer and water hookup.

**VEHICLE SALES and SERVICING** means a business engaged in car, truck and recreational vehicle sales and rental. Vehicle repair, painting, part sales and body or glass services may be also be included, provided that these services are fully contained within in the principal building. Vehicle sales and vehicle servicing may exist separately as a use on a parcel or be combined.

**VETERINARY HOSPITAL** means a building where domestic animals (household pets), birds and livestock are kept for examination and/or treatment, including surgery, and where veterinary drugs and other related products, including pet food, may be sold.

**VILLAGE CENTRE** refers to the section of Highway 2 between 50<sup>th</sup> Street and 52<sup>nd</sup> Street and the section of 49<sup>th</sup> Avenue from 50<sup>th</sup> Street to 51<sup>st</sup> Street and all of the parcels, buildings and uses the abut those sections of highway as displayed.

**WAREHOUSING** means the use of enclosed buildings and structures primarily for the shipping, receiving and storage or large quantities of goods.

**YARD** means an area created by a setback, as illustrated in Figure 5.

- **FRONT YARD** means the part of a parcel lying between the front parcel line and the front of the principal building, and extending across the full width of the parcel
- **EXTERIOR SIDE YARD** means a side yard immediately adjoining a highway
- **INTERIOR SIDE YARD** means a side yard other than an exterior side yard
- **REAR YARD** means the part of a parcel lying between the rear parcel line and the rear of the principal building, and extending across the full width of the parcel
- **SIDE YARD** means the part of a parcel extending from the front yard to the rear and lying between the side parcel line and closest side of the principal building

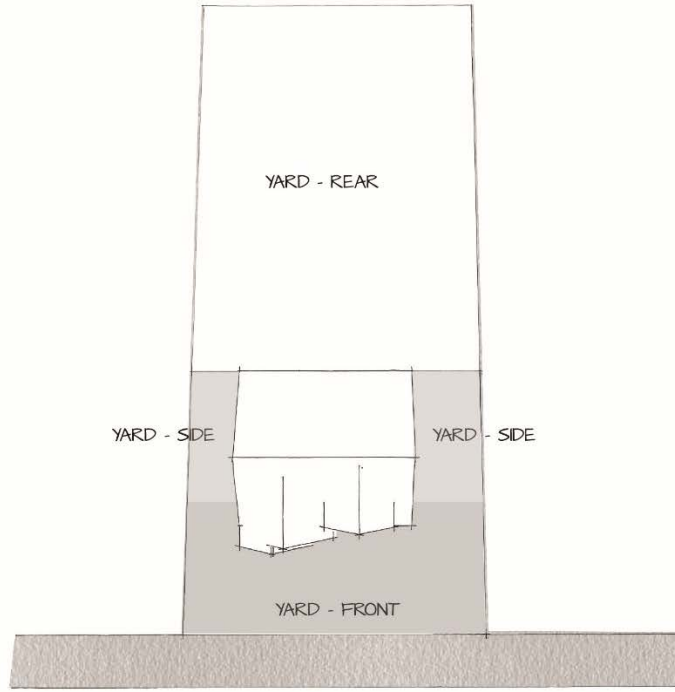


Figure 5 - Parcel Yards

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## SECTION 4      General Regulations

### 4.1      Applicability of General Regulations

1.      Except as otherwise specified in this Bylaw, this section applies to all zones established under this Bylaw.

### 4.2      Nonconforming Parcels

1.      A parcel on the official records on file at the Land Title Office in BC before the adoption date of this Bylaw that does not adhere to the parcel area and width requirements will be considered a legal non-conforming parcel and will be granted the permitted uses as identified in this Bylaw.
2.      Lawful non-conforming uses and buildings are subject to the provisions of the *Local Government Act*.

### 4.3      Public Utilities

1.      Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all zones and individual parcels, as the facilities are exempt from minimum parcel size requirements.

### 4.4      Location and Siting of Buildings

1.      No principal building will be located in any required front, side or rear yard.
2.      No accessory building will be located in any required front, side or rear yard, except as provided in the "Setback Exceptions" of this Bylaw.

### 4.5      Agricultural Land Reserve

1.      All lands designated as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act* is subject to the provisions of the *Agricultural Land Commission Act*, and all conditions, orders and regulations thereto.

### 4.6      Setback Exceptions

1.      The front, side and rear yard setback regulations of this Bylaw do not apply to the following:
  - i.      Fences
  - ii.     Steps, eaves and gutters
  - iii.    Cornices, sills, belt courses, bay windows, pop outs, chimneys or other similar features provided that such projects do not project more than:
    - a.      1.0 m into a side yard where the minimum side yard setback is 3.0 m
    - b.      0.5 m into a side yard where the minimum side yard is 1.5m
    - c.      1.0 m into a front yard or rear yard

Provided that:

- a. The foundations or supports do not project into the required side yard, front yard or rear yard
  - b. The projection does not comprise more than 20% of the area of the exterior wall in which it is located
  - c. The projection does not result in more than 3.0 m<sup>2</sup> of building floor area extending into the required side yard, front yard or rear yard
- iv. An uncovered patio, sundeck or terrace in any yard, subject to the fence height limitations as specific in this Bylaw and are not closer than 1.5m to the parcel line. The provision of an awning or similar temporary covering for such terrace will be permitted.
  - v. Arbors trellises, fish ponds, ornaments, flag poles or similar landscape features.
  - vi. Uncovered swimming pools, provided they are:
    - a. Not constructed, sites or placed within the required front yard
    - b. At least 3.0m from any side or rear parcel line
    - c. At least 3.0m from any principal building
    - d. Located within a fenced yard or surrounded by a fence
    - e. Constructed so that the roof or ridge or such covered swimming pool will not be in excess of 4.0m above average grade level
    - f. Any other provisions of this bylaw are met
  - vii. Public art
  - viii. Community information boards owned and operated by a government

#### 4.7 Height Exceptions

- 1. The maximum height regulations of this Bylaw do not apply to the following, provided that no such structure covers more than 20% of the parcel, or if located on a building, not more than 10% of the roof area of the principal building:
  - i. Chimney stacks
  - ii. Church spires
  - iii. Cranes
  - iv. Domes or cupolas
  - v. Elevator housings
  - vi. Flagpoles
  - vii. Floodlights
  - viii. Grain elevators
  - ix. Hose and fire alarm towers
  - x. HVAC units
  - xi. Masts and aerals
  - xii. Roof stairway entrances
  - xiii. Skylights
  - xiv. Stadiums (including bleachers)
  - xv. Telecommunications towers
  - xvi. Transmission towers
  - xvii. Utility poles
  - xviii. Warning devices
  - xix. Water towers
  - xx. Wind turbines

2. In all R-zones, the roofline of the attached carport may not exceed the maximum height of the rest of the principal building.

#### **4.8 Permitted Uses**

1. The listed “permitted uses” are intended to provide examples of the types of uses permitted in a zone. Any use proposed that is not listed as a permitted use within this bylaw will be reviewed based on compatibility and similarity with the intent and uses listed within the zones established in this bylaw.

#### **4.9 Uses Permitted in Any Zone**

1. Except where specifically excluded, the following uses, buildings and structures are permitted in every zone:
  - i. Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel
  - ii. Underground telecommunication lines and cables and telephone exchange buildings
  - iii. Pipelines, telecommunication towers and wires, traffic control devices, clock towers and underground or submarine utility systems
  - iv. Parks, open space, playgrounds and playing fields, hiking and bicycling paths and ecological reserves
  - v. Public uses
  - vi. Public works yard
  - vii. Transportation right-of-way established by a government or Crown corporation
  - viii. Utilities

#### **4.10 Parcel Area and Width**

1. Except as otherwise permitted in this Bylaw, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any of the provisions and regulations of this Bylaw are not complied with.
2. Minimum parcel size regulations do not apply where parcel lines are relocated to facilitate an existing development, provided that
  - i. No additional parcels are created
  - ii. All parcels are contiguous
  - iii. No parcel shall be enlarged to a size permitting further subdivision
3. The minimum parcel size required by this bylaw may be reduced by a maximum of 10% if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.
4. The minimum parcel size required by this bylaw may be reduced by a maximum of 10% under the following conditions:

- i. The minimum parcel width set out in this bylaw, or set by the Approving Officer, is attained
- ii. The minimum parcel area needs to be reduced in order to allow the length of the parcel to be reduced
- iii. The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets, avenues and lanes within the Village of Pouce Coupe.

#### 4.11 Irregular Shaped Parcels

1. Notwithstanding other provisions of this Bylaw, irregular or asymmetrical parcels shall have a parcel frontage of not less than 8.0 m in width, provided that the average parcel width complies with the required minimum parcel width.

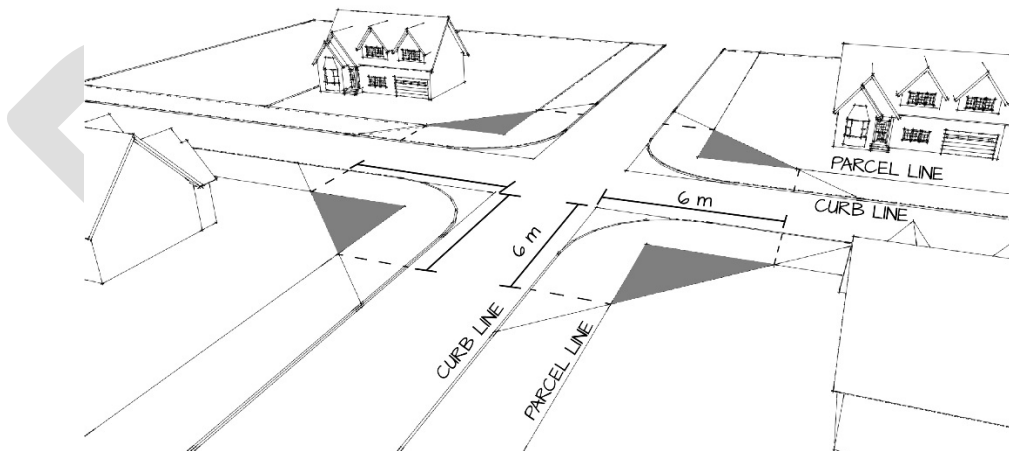
#### 4.12 Subdivision Parcel Requirements

1. Applications for subdivision must satisfy the following parcel requirements:
  - i. All parcels created under any proposed plan of subdivision shall be adequate in area and logical in shape and dimensions for the intended use
  - ii. Triangular or otherwise irregularly shaped parcels shall be avoided wherever possible\

#### 4.13 Vision Clearance at Intersections

1. As illustrated in Figure 6, on a corner parcel within the shaded space formed by the curb lines 6.0 m from the point of intersection of the curb lines, joining perpendicular to the parcel lines and joining the parcel lines, no landscaping screening, building or structure will be planted or erected to a height greater than 1 m above the established grade of the street.

Figure 6 - Vision Clearance at Intersections



#### 4.14 Landscaping and Screening

1. The minimum width for landscape and screening areas is 1 m.
2. The minimum screening between an industrial use and a residential use shall be 2 m in height on the industrial parcel.

3. Wherever possible, landscape and screening areas will retain existing trees and natural vegetation and add planting that enhances the natural environment.
4. Landscape and screening areas must not be located on septic fields, and a septic field must not be located in a landscape and screening area, unless approved in writing by the provincial government.
5. Existing healthy woody plants (trees, shrubs) shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate the proposed development, or if the vegetation poses a safety hazard.
6. Vegetative buffers shall be required in the C-zones, P1 zone and M1 zone where these uses are adjacent to R-zones. Developments may be exempt from providing a vegetative buffer if the setback is required for a fire lane access.
7. Fence and wall materials shall be consistent with the character of the zone in which they are to be located. The height of a fence or wall shall be measured from grade. Where the fence or wall is adjacent to the property line, the height shall be measured with reference to the grade of the abutting property. Where a fence is located on top of a retaining wall, berm or similar structure, the height of the fence shall include the height of the supporting structure.
8. All storage of goods and materials in a C-zone, P1 zone, M1 zone, R-3 zone shall be screened from view from any street, and from adjacent sites in an R-zone by fences, berms, landscape materials or a combination of these to the satisfaction of the Village of Pouce Coupe.
9. All refuse, recycling and compost bins in a C-zone, P1 zone, M1 zone or R-3 zone shall be screened from view from any street, and from adjacent sites in an R-zone by fences, berms, landscape materials or a combination of these to the satisfaction of the Village of Pouce Coupe. Containers must be sealed to contain odours and to prevent disturbance by animals.
10. The proposed site grading shall respect the natural contour of the land to the extent possible, minimize the necessity to use retaining walls, and ensure drainage away from buildings and abutting properties. Erosion control measures shall be used during construction to prevent the pollution, degradation or siltation of natural areas, watercourses and roads.
11. Winter design principals shall be incorporated into the landscape plan in C-zones, P1 zone and R-3 zone, and are to be encouraged in other R-zones. Means may include but are not limited to the use of coniferous trees to provide shelter from prevailing winter winds, the use of additional exterior lighting, the use of overhangs and screens to provide shelter and drifting control, adequate sizing of vehicular areas to accommodate accumulated snow, minimizing required outdoor travel distances and consideration of sun angles and southern exposures in the design of outdoor amenity spaces.
12. Strategies to promote safe places shall be incorporated into the landscape plan in C-zones, I-zones, P1 zone and R3 zone, and are to be encouraged in other R-zones. Means may include but are not limited to the provision of adequate outdoor lighting for entrances, building perimeters and walkways, clear directional and safety signage, the use of vandalism resistant materials, adequate provisions for waste collection, maintaining good sightlines and restricting vehicular access where appropriate.

#### **4.15 Fences**

1. The height of a fence shall be measured as the vertical distance from the average finished ground level at the base of the fence to the highest point of the fence.



2. Fences may be constructed within any required setback, with the exception of the required setback to a watercourse and with exception to that portion of a parcel that is within the sight triangle.
3. Barbed wire may only be used on the top of fences located on parcels in the M-1 or A-1 zones.
4. Fences along interior and rear parcel lines (where not adjacent to a highway) in R-zones shall not exceed a height of 1.8 m.
5. Fences in a front yard in all zones shall not exceed a height of 1.0 m.
6. Fences on the exterior parcel line of a residential parcel may not exceed 2.0 m.
7. Fences adjacent to a highway shall be constructed with a permeable style.
8. A fence located in an I-zone, M-zone or C-zone shall have a maximum height of 2.4 m on any side or rear yard.
9. Open mesh and chain link fences erected in an I-zone or for a cemetery, public works or utility, public playground, park or school must not exceed a height of 3 m.

#### **4.16 Conversion of Building Use**

1. Buildings may be converted, altered, or remodeled for another use, provided that the converted building conforms to all the provisions and regulations prescribed for the zone in which it is located, as well as any applicable provisions and regulations of the *BC Building Code* and Village of Pouce Coupe bylaws.

#### **4.17 Accessory Buildings, Structures and Uses**

1. Accessory buildings and structures are permitted in all zones provided that they comply with the following regulations:
  - i. Accessory buildings, structures or uses are not permitted on any parcel unless the principal building, to which the building, structure or use is an accessory use, has been erected or will be erected simultaneously with the accessory building, structure or use.
  - ii. An accessory building must not be used as a dwelling or sleeping unit, unless permitted as a detached suite or accessory dwelling unit.
  - iii. Where an accessory building or structure is attached to the principal building it will be considered part of the principal building and must comply in all respects with the requirements of the bylaw applicable to principal buildings.
  - iv. An accessory building, unless otherwise indicated in a zone, must have a minimum setback of:
    - a. 1.5 m from the interior or 2.0 m from exterior side parcel lines
    - b. 1.5 m from the rear parcel line
    - c. 1.5 m from any portion of an existing accessory building on the same parcel
  - v. An accessory building must not have any portion of the accessory building located in the front yard of a parcel.
  - vi. An accessory building may not exceed the size of the principal building to which it is accessory to.

- vii. In any R-zone, the total floor area of an accessory building or buildings must not exceed 10% of the area of the parcel or 75 m<sup>2</sup>, whichever is less. The floor area of a detached suite on the second floor of an accessory building is excluded from the permitted total floor area of accessory buildings.
- viii. On a corner parcel in all zones, an accessory building must meet the same exterior side parcel line setbacks as the principal building on the parcel.
- ix. Accessory buildings must be constructed of similar exterior materials and colours as the principal building.

#### 4.18 Shipping Containers

1. Where permitted within a zone, shipping containers must comply with the following regulations:
  - i. The temporary use of shipping containers and other temporary storage containers are permitted in the all zones provided they are in accordance with any applicable provisions of this bylaw.
  - ii. One shipping container may be permitted on a temporary basis on the driveway of a parcel in a residential zone during active construction for which a valid building permit has been obtained, provided the shipping container is removed within two weeks of the completion of construction or the expiration of the building permit
  - iii. One shipping container may be permitted on a temporary basis on the driveway of a parcel in a residential zone for renovation purposes provided it is removed within a month from the date it was first located on the parcel.
  - iv. Two shipping containers may be permitted on a temporary basis on the driveway or rear yard of a parcel in a commercial, industrial, institutional or park zone during active construction for which a valid building permit has been obtained, provided the shipping containers are removed within two weeks of the completion of construction or the expiration of the building permit
  - v. Shipping containers must not be used for human habitation.
  - vi. Shipping containers are only permitted as accessory buildings in the following zones:
    - a. A-1 (Agricultural)
    - b. RR-1 (Rural Residential)
    - c. R-1 (Low-Density Residential)
    - d. C3 (Commercial 3)
    - e. M1 (Industrial)
    - f. P1 (Institutional)
  - vii. Shipping containers are not permitted to be used as buildings or components of buildings, except in commercial and industrial zones, subject to:
    - a. Submission of designs certified by a Professional Engineer
    - b. Obtaining a valid Building Permit

- viii. Shipping containers shall be sited in accordance with individual zone regulations for height, siting, parcel coverage, and setbacks of buildings and structures
- ix. For shipping containers sited in development permit areas, development permit guidelines apply.
- x. Shipping containers are not permitted to be used as fencing or screening or for advertising
- xi. Shipping containers must not be stacked on top of one another
- xii. Shipping containers used as accessory buildings must be painted a uniform colour that matches the principal building
- xiii. Shipping containers shall only be used to store materials or products that are accessory to the operation of a business or facility located on the parcel on which the containers are located
- xiv. Shipping containers must not occupy any required off-street parking space
- xv. shipping containers must not occupy any areas that are required for open space or landscaping
- xvi. Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and pedestrian movement
- xvii. A shipping container must be screened from adjacent properties and rights-of-way with solid fencing, landscaping or by being placed behind, between or within buildings

#### **4.19 Bed and Breakfasts**

1. Where permitted within a zone, a bed and breakfast operation must comply with the following regulations:
  - i. All operators of bed and breakfast accommodations must hold a valid Business Licence from the Village of Pouce Coupe.
  - ii. A bed and breakfast must be conducted wholly within a single detached dwelling.
  - iii. A bed and breakfast must be clearly incidental and secondary to the use of the dwelling for residential purposes.
  - iv. The principal single detached dwelling on the parcel containing the bed and breakfast must be occupied by the owner of the principle single detached dwelling.
  - v. The maximum number of guest rooms permitted in a bed and breakfast will be three, accommodating up to a maximum of six adult guests combined.
  - vi. One additional off-street parking space must be provided for each bedroom used for bed and breakfast accommodation, in addition to the off-street parking requirements for the single detached dwelling.
  - vii. No rental of equipment or material is permitted except to registered guests.
  - viii. Breakfast will be the only meal permitted to be served to guests.
  - ix. The maximum length of stay for any guest will not exceed thirty consecutive days.

- x. A bed and breakfast must not alter the external appearance of the property.
- xi. All signage must comply with the Village of Pouce Coupe Sign Regulation Bylaw.

#### **4.20 Home Based Businesses**

1. Where permitted within a zone, a home-based business must comply with the following regulations:
  - i. All home-based businesses must hold a valid Business Licence from the Village of Pouce Coupe.
  - ii. No more than one person residing in the principle residence where the home based business is being operated shall be permitted to work on the parcel which the home based business is located.
  - iii. A home-based business within residential zones will not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference.
  - iv. A home-based business will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products.
  - v. A home-based business will not result in any exterior alterations that are not consistent with the residential character of the buildings and property.
  - vi. A home-based business is not permitted to use materials or processes that produce flammable explosive vapours or gases.
  - vii. A home-based business that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted.
  - viii. No home-based business activities will be conducted between the hours of 10:00 pm and 8:00 am.
  - ix. Business visitors or customers will not exceed that normally occurring for a residence including not more than 10 visitors or customers a day.
  - x. Home-based businesses are differentiated into either home occupations or home industries.
  - xi. A paved parking space is required in addition to those required for the single family dwelling.
  - xii. All signage must comply with the Village's Sign Regulation Bylaw.

##### **Home Occupations**

2. The following home occupations and no others are permitted:
  - i. Small scale home sales (i.e. Avon, Tupperware, Cosmetics, etc.)
  - ii. Artist studio for the production of arts, crafts, videography and photography arts, but not including an audio recording studio
  - iii. Teacher or tutor, including a music, dance or academics teacher
  - iv. Business and professional offices other than a medical, dental or chiropractic office or veterinary practitioner
  - v. Dressmaker, tailor or seamstress
  - vi. Computer and handheld device repair
  - vii. Barber, beautician, dietician, massage therapist or reflexologist
  - viii. Pet grooming
  - ix. Day care or pre-school for not more than 8 children

3. A home occupation will not generate the need for more than one additional on-site parking space.
4. A home occupation that is located wholly within a dwelling unit will not exceed an area of more than 10% of the dwelling floor area.

#### **Home Industries**

5. The following home industries and no others are permitted:
  - i. Welding shop
  - ii. Carpentry shop
  - iii. Repair of small scale appliances, mechanical equipment and electronic instruments
  - iv. Metal working shop
  - v. Small scale automotive repair
6. A home industry located wholly within a dwelling unit or in an accessory building will not exceed an area of more than 25% of the principal dwelling unit's floor area.
7. A home industry will not generate the need for more than two additional on-site parking spaces.

#### **4.21 Suites**

1. All suites must be must be registered with the Village Office and receive an annual Business Licence.
2. Suites shall be considered an accessory use to a single-detached dwelling and are only permitted on parcels containing a single-detached dwelling.
3. Suites are not permitted on a parcel containing a manufactured home.
4. Only one suite per parcel is permitted in zones that permit suites as an accessory use.
5. The day-to-day or week-to-week occupancy of suites is prohibited. Suites may only be rented for periods longer than a month in duration.
6. One additional off-street parking space must be provided on-site for a parcel that contains a suite.
7. All suites must meet the BC Building Code requirements.
8. Suites are not permitted on parcels that contain the following accessory uses:
  - i. Bed and Breakfast
  - ii. Day Care
  - iii. Home based business
  - iv. Backyard hens or bees
  - v. Shipping container
9. Suites shall not be subdivided or strata titled.
10. Suites may only be constructed in principal dwellings that are occupied by the owner of the principal dwelling.

**Attached Suites**

11. All attached suites must adhere to the following regulations:
  - i. Be a minimum of 40 m<sup>2</sup> in size and not exceed 90m<sup>2</sup> or 40% of the gross floor area of the principal dwelling.
  - ii. Contain a separated private entrance from the primary entrance(s) of the principal dwelling.

**Detached Suites**

12. All detached suites must adhere to the following regulations:
  - i. Be located on a parcel that has rear lane access.
  - ii. Be connected to the water and sanitary sewer service of the principal dwelling.
  - iii. Shall not exceed a gross floor area of 60 m<sup>2</sup>.
  - iv. Shall not exceed a height of 6.6 m when the detached suite is located in the second storey of an accessory building or 5.0 m when the detached suite is located in a single storey accessory building.
  - v. Shall be located in the rear yard.
  - vi. Shall be set back a minimum of 6 m from rear of the principal dwelling.
  - vii. Adhere to the setback requirements for accessory buildings.
  - viii. Basements are prohibited in detached suites.
  - ix. Service cables including electrical, telephone and television will be buried underground if underground servicing is the normal practice in the neighborhood where the detached suite is located.

**4.22 Bee Keeping**

1. Where permitted within a zone, every person keeping bees and the owner of any parcel of land on which bees are kept must comply with the following regulations:
  - i. The hive must be located in the rear yard of a parcel.
  - ii. Provide adequate water to prevent the bees from seeking water from other sources, such as neighbourhood swimming pools, birdbaths, ponds or other bodies of water.
  - iii. Take all reasonable measures to prevent swarming and aggressive behaviour by the bees.
  - iv. If the bees swarm or show signs of aggressive behaviour, ensure that the bees are re-queened.
  - v. No more than two colonies of bees are permitted on a parcel having an area less than 1,100 m<sup>2</sup>.
  - vi. No more than one colony of bees are permitted on a parcel having an area of less than 550 m<sup>2</sup>.
  - vii. A beehive is not permitted within 6.5 m of any parcel line except when:

- a. The hive is situated 2.5 m or more above the adjacent ground level
  - b. The hive is situated less than 2 m above adjacent ground level and behind a solid fence or hedge 2 m or more in height running parallel to any parcel line and extending at least 6 m beyond the hive in both directions
2. A valid permit must be obtained through the Village of Pouce Coupe to operate a bee keeping operation.
  3. Beekeeping is for personal use only and products produced from beekeeping shall not be sold in any commercial manner.

#### **4.23 Backyard Hen Enclosures**

1. Where permitted within a zone, a backyard hen enclosure must comply with the following regulations:
  - i. A backyard hen enclosure must be located in the rear yard of a parcel
  - ii. Backyard hen enclosures must be clearly incidental and secondary to the use of the dwelling for residential purposes, and must be conducted by a resident of the parcel
  - iii. A maximum of three hens may be kept for personal egg consumption
  - iv. Backyard hen enclosures must be located in a backyard and the dwelling unit must be between the backyard hen enclosure and the front parcel line
  - v. A backyard hen enclosure must only use a pen and a coop as defined by this bylaw
  - vi. The maximum size of a coop is 8 m<sup>2</sup> in floor area and 3 m in height
  - vii. The coop and the pen must be placed at least 2.5 m from the exterior side parcel line, the interior side parcel line and the rear parcel line
2. A valid permit must be obtained through the Village of Pouce Coupe in order to operate a backyard hen enclosure.
3. Backyard hen enclosures are for personal use only and products produced from backyard hen enclosures shall not be sold in any commercial manner.

#### **4.24 Manufactured Homes**

1. Manufactured homes must conform to the following regulations:
  - i. Every manufactured home within the Village of Pouce Coupe must be placed on a permanent foundation.
  - ii. Manufactured homes must meet CSA A277 or Z240 ratings.
  - iii. A manufactured home must be no older than fifteen years from the date it is placed on a parcel and have a BC Registration Number

- iv. All newly placed manufactured homes must be at least 6.0 m in width.
- v. Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation.
- vi. The towing hitch must be removed within thirty days from the date that the manufactured home is placed on the foundation.

## 4.25 Campgrounds

1. Where permitted within a zone, campgrounds must comply with the following regulations:
  - i. Have a minimum parcel size of 4,000 metres<sup>2</sup> (0.4 hectares) and each campsite must be a minimum of 160 metres<sup>2</sup>
  - ii. Have a maximum parcel coverage of 45%, with campsite areas being included in the parcel coverage
  - iii. Provide services for the disposal of all wastewater and human waste generated at the campground in compliance with the *Public Health Act*
  - iv. Provide one service building for every 20 campsites that is equipped with at least one toilet, one washbasin, one sink, one shower and hot and cold water connections
2. Campgrounds may include the following accessory uses:
  - i. Playgrounds, sport fields, outdoor amphitheaters and other similar outdoor recreational and gathering structures
  - ii. One single detached dwelling for the occupancy of the caretaker of the campground that has a floor area no greater than 100 metres<sup>2</sup>
  - iii. One administrative office for use related only to the operation of the campground that has a floor area no greater than 140 metres<sup>2</sup>

## 4.26 Service Stations

1. Where permitted within a zone, a service station operation must comply with the following regulations:
  - i. The height of any building or structure will not exceed 10 m
  - ii. Building setbacks will be at least 7 m from any highway and at least 3 m from any other parcel line
  - iii. Service pumps or pump islands must be located not closer than 4.5 m to any property line
  - iv. All servicing and servicing equipment, other than that normally carried out on a pump island, must be entirely enclosed within a building
  - v. The entire service area must be paved with a permanent surface of asphalt or concrete and any unpaved areas of the parcel must be landscaped and maintained, and separated from the paved area by a curb or other barrier



- vi. All exterior lighting will deflect away from adjacent parcels
- vii. All tires, automobile accessories and related goods must be located on pump islands or contained within a booth, rack or stand. A maximum of two outdoor merchandise display booths, racks or stands will be permitted on each service station parcel and must be located not less than 4.5 m from any street line
- viii. All surface water must be contained within the boundaries of the parcel
- ix. Outdoor storage of machinery, equipment or vehicles in a state of disrepair shall not be permitted
- x. On all parcel lines separating the parcel from a residential parcel, screening will be required to be at least 1.8 m in height, consisting of a masonry or uniformly coloured tight board fence of preservative treated materials
- xi. All above-ground tanks shall be screened from view.

#### **4.27 Temporary Use Permits**

1. In accordance with Section 492 of the *Local Government Act*, the following zones are designated areas for consideration of a temporary use permit:
  - i. A-1 zone
  - ii. C-1 and C-2 zones
  - iii. RR-1 zone
  - iv. M-1 zone
2. Where a development permit for a temporary use is granted for three years or less, the permit maybe renewed by the Village of Pouce Coupe's Council for another period not exceeding three years.
3. Upon the expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed. Upon expiration, only uses as permitted in accordance with this bylaw will be permitted.
4. Temporary use permits proposed for lands within the Agricultural Land Reserve require the submission of an Agricultural Land Commission application for non-farm uses, which is approved (or denied) at the discretion of the Agricultural Land Commission.
5. The following temporary uses will not be considered for a Temporary Use Permit:
  - i. Storage of industrial or oil and gas equipment
  - ii. Any temporary use that requires the construction of a permanent building or structure

## SECTION 5 Off-Street Parking and Loading Regulations

### 5.1 Parking and Storage in Residential Areas

1. Parking and storage of vehicles outside of a building in the R1 and R2 zones shall be permitted as follows:
  - i. Up to two operating or licensed trucks or commercial vehicles not exceeding 5,000 kg in weight as indicated on a present or past vehicle registration.
  - ii. Any dismantled or wrecked automobile, truck, recreational vehicle, trailer or construction equipment for a period of not more than fifteen consecutive days.
  - iii. Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises.
  - iv. No parcel shall be used for the wrecking or storage of derelict vehicles or as a junkyard, unless the vehicle(s) are housed within a carport or garage.
  - v. Storing boats, recreational vehicles and trailers are permitted on a parcel as follows:
    - a. One boat or vessel not exceeding a centre line length of 11 m
    - b. One recreational vehicle not exceeding a body length of 14 m
    - c. One trailer not exceeding a body length of 8 m
  - vi. No vehicle shall be stored in any setback area other than in a rear parcel line setback.

### 5.2 Vehicle Storage

1. Except where specifically permitted as a provision of this bylaw, no parcel may be used for:
  - i. The keeping of more than one motor vehicle, other than a farm vehicle or recreational vehicle, which is not completely enclosed in a building or structure and which does not have attached or affixed in the manner prescribed by the *Motor Vehicle Act* regulations:
    - a. Motor vehicle plates for the current license year issued in respect of that vehicle
    - b. An interim vehicle license issued in respect of that vehicle pursuant to the *Motor Vehicle Act* regulations
  - ii. The keeping of motor vehicle parts, unless contained entirely within a completely enclosed building
  - iii. The wrecking, storage or scrapping of derelict vehicles
  - iv. The use of a vacant lot for storing unlicensed vehicles or vehicle parts
  - v. The storage of any recreational vehicle on a property for the purpose of using it as a habitable dwelling unit.

### 5.3 Parking Location

1. Off-street parking spaces for residential uses 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 a covenant, registerable under the Land Title Act, to the Village of Pouce Coupe restricting the use of the parcel, in whole or in part, to off street parking.

2. Off-street parking spaces for classes of buildings other than residential dwellings or dwelling units may be located on the same parcel or on another parcel within 120 m of the building it serves, provided the owner on which the off-site parking is located grants a covenant, registerable under the Land Title Act, to the Village of Pouce Coupe restricting the use of that parcel, in whole or in part, to off-street parking.

## 5.4 Development and Maintenance Standards

1. Regular and heavy truck, meaning for vehicles over a gross weight 9,100 kg, parking lot designs must be certified by a professional engineer to meet the standards and regulations set out by the Village of Pouce Coupe and by provincial and federal legislation.
2. Off-street parking spaces shall be designed to minimize the backing out of vehicles onto a highway, other than for residentially zoned buildings and uses.
3. Adequate provision shall be made for individual access and egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles. Maneuvering aisles of not less than the following widths, as set out in Table 1, shall be provided.

Table 1 - Parking Lot Maneuvering Aisle Widths

Parking Angle in Degrees	Minimum Width of Aisle
61° to 90°	7 m
46° to 60°	5 m
45° or less	4 m

4. Each off-street parking space shall contain a rectangle measuring a minimum length of 5.5 m by a minimum width of 2.7 m, and for parallel parking the space shall be 7.5 m in length by a minimum width of 2.5 m.
5. All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
6. All required parking areas in C-zones shall be surfaced with asphalt, concrete or a compacted fine crushed granular material, so as to provide a trafficable surface which is durable and serviceable within 12 months following the occupation of a new structure. Alternative design standards are encouraged to allow for pervious materials to be used. A dirt or loose gravel surface is not acceptable.
7. All parking areas shall have individual parking spaces, maneuvering aisles, entrances and exits clearly marked.
8. Of the required number of parking spaces provided on a given site, a maximum of 20% may be designed to accommodate small car parking.

9. Lighting in parking facilities (covered or open) requiring twenty or more spaces will conform to the standards in Table 2.

Table 2 - Lighting Design Requirements

Lux (Minimum on Pavement)	Foot candles (Minimum on Pavement)	Uniformity Ratio (Average Minimum)
6	0.6	4:1

10. Lighting used to illuminate parking facilities shall be arranged so that direct rays of light are not directed or reflected upon adjacent properties.
11. Lighting design of parking facilities of twenty or more spaces must be certified by a professional engineer to meet the standards set out in Table 2. Lighting standards of access roads should match the adjacent highway lighting.

### 5.5 Accessible Parking Spaces

1. In an instance where building or use on a parcel requires twenty parking stalls or more, every off-street parking lot or parkade must provide 1% of the required stalls, with a minimum of one stall for the use of persons with physical limitations. Each stall must be:
  - i. At least 4 m in width and at least 7.5 m in length
  - ii. Located as close as possible to a main accessible building entrance
  - iii. Clearly identified for the exclusive use of physically challenged persons
  - iv. Must be connected to a main accessible building entrance by a paved and smooth path

### 5.6 Off-Street Parking Requirements

1. The number of off-street parking spaces for motor vehicles required for any use is calculated according to the Table 3 in which Column 1 lists the types of uses and Column 2 indicates the number of required off-street parking spaces that are to be provided for each use listed in Column 1.
2. In respect of a use permitted under this bylaw which is not specifically referred to in Column 1 of Table 3, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in the table.
3. When calculating the number of off-street parking spaces to be provided, any fraction as a result of calculating the required amount of spaces must be rounded up to the nearest whole number.
4. Where more than one use is located on a parcel the total number of off-street parking spaces to be required shall be the sum total of the requirements for each use.
5. Where more than one use is located in a building the total number of off-street parking spaces required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use.

6. Parking requirements for uses in the C2 – Downtown Commercial zone may receive up to a 50% reduction in the off-street parking requirements with the exception of any residential uses, which receive no reduction in off-street parking requirements.

*Table 3 - Schedule of Off-Street Parking Requirements*

Column 1	Column 2
Use of a Building or Parcel	Minimum Required Number of Spaces
<b>Residential</b>	
Accessory dwelling unit	1 space per dwelling unit
Apartment	2 spaces per dwelling unit
Attached or detached suite	1 space per dwelling unit in addition to principal dwelling unit requirements
Bed and Breakfast	1 space per each bedroom used for accommodations in addition to principal dwelling unit requirements
Community Care Facility	1 space per employee plus 1 space per 5 beds
Daycare	1 space per every 4 children in addition to principal dwelling unit requirements
Duplex (Semi-Attached)	2 spaces per dwelling unit
Homed Based Business	1 space in addition to principal dwelling unit requirements
Home Industry	1 space in addition to principal dwelling unit requirements
Rowhouse	2 spaces per dwelling unit
Single-detached dwelling	2 spaces per dwelling unit
<b>Commercial</b>	
Bakery	1 space per 15m <sup>2</sup> of floor area or 4, whichever is greater
Building supply	1 space per 90m <sup>2</sup> of floor area
Clubs, lodges, meeting halls	1 space per 20m <sup>2</sup> of floor area
Convenience store	1 space per 30m <sup>2</sup> of floor area

Daycare centre	1 space per every 4 children plus 1 per 2 employees
Gallery, studio	1 space per 25m <sup>2</sup> of floor area
Financial institution	1 space per 20m <sup>2</sup> of floor area
Greenhouse, nursery	1 space per 50m <sup>2</sup> of floor area
Health service establishment	2 spaces per exam room, chair or examination table
Hotel, motel	1 space per guest room
Laundromat, dry cleaner	1 space per 5 washing machines
Liquor store	1 space per 30m <sup>2</sup> of floor area
Office, professional or trade contractor	1 space per 30m <sup>2</sup> of floor area
Restaurant, neighbourhood pub	1 space per 5 seats
Retail store	1 space per 30m <sup>2</sup> of floor area
Service station	4 spaces per service bay or 1 per 50m <sup>2</sup> floor area, whichever is greater
Theater	1 space per 10 seats
Vehicle sales, automotive services and rental	1 space per 70m <sup>2</sup> of floor area plus 1 per 2 employees
Commercial uses not listed	1 space per 30m <sup>2</sup> of floor area
<b>Industrial</b>	
Automobile service	4 spaces per service bay or 1 per 50m <sup>2</sup> , whichever is greater
Oil and gas support services	1 space per 90m <sup>2</sup> of floor area plus 1 per 30m <sup>2</sup> of floor area of accessory retail and office
Machine and equipment sales, rental and repair	1 space per 90m <sup>2</sup> of floor area plus 1 per 30m <sup>2</sup> of floor area of accessory retail and office
Manufacturing use	1 space per 90m <sup>2</sup> of floor area plus 1 per 30m <sup>2</sup> of floor area of accessory retail and office
Warehousing use, wholesale, storage	1 space per 100m <sup>2</sup> of floor area
Welding, machine or blacksmith shop	1 space per 90m <sup>2</sup> of floor area plus 1 per 30m <sup>2</sup> of floor area of accessory retail and office

Industrial facilities not listed	1 space per 90m <sup>2</sup> of floor area plus 1 per 30m <sup>2</sup> of floor area of accessory retail and office
<b>Parks and Recreation/Institutional</b>	
Assembly hall	1 space per 10 seats
Campground	1 space per campsite plus 1 additional space per 4 campsites
Civic uses	1 space per 30m <sup>2</sup> of floor area
Community care facility	1 space per employee plus 1 space per 5 beds
Place of worship	1 space per 10 seats
School	1 space per classroom plus 1 space per 2 employees
Recreational facility	1 space per 30m <sup>2</sup> of floor area
Parks and recreation/institutional uses not listed	1 space per 30m <sup>2</sup> of floor area

**5.7 Dimensions of Loading Spaces**

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.

**5.8 Off-Street Loading Requirements**

1. In the case of mixed uses, the total requirements for off-street loading facilities will be the sum of the requirements for the various uses computed separately.
2. Where a building or structure contains more than one permitted use whose business hours of operation do not overlap, the total requirements for off-street loading facilities shall be the greatest number required for any of the individual uses.
3. On every parcel used as a retail store, office, industry, warehouse or other similar use, the minimum number of spaces will be as outlined in Table 4.
4. On every parcel used as an office building, place of public assembly, hospital, hotel, clubhouse or lodge, auditorium, public utility, school or other similar use, the minimum number of spaces will be as outlined below in Table 4.

Table 4 - Off-Street Loading Requirements

Column 1	Column 2
Use of Building or Parcel	Minimum loading spaces required
<b>All retail stores, businesses, industries, warehouses or similar uses with a floor area:</b>	
<ul style="list-style-type: none"> <li>• less than 500m</li> <li>• 500m<sup>2</sup> to 2,000m<sup>2</sup></li> <li>• 2,000m<sup>2</sup> to 5,000m<sup>2</sup></li> </ul>	<p style="text-align: center;"><b>1</b> <b>2</b> <b>3</b></p>
<b>All office building, place of public assembly, hospital, hotel, clubhouse or lodge, auditorium, public utility, school or other similar use:</b>	
<ul style="list-style-type: none"> <li>• Less than 3,000m<sup>2</sup></li> <li>• 3,000m<sup>2</sup> to 5,000m<sup>2</sup></li> <li>• Each additional 5,000m<sup>2</sup> or portion thereof</li> </ul>	<p style="text-align: center;"><b>1</b> <b>2</b> <b>1 additional</b></p>

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## SECTION 6 Establishment of Zones

### 6.1 Designation of Zones

1. All lands within the municipal boundary of the Village of Pouce Coupe are divided into the zones listed in Table 5. The correct name of each zone is set out in Column 1, with the abbreviated symbol for each zone found in Column 2. Abbreviated symbols for zones are for convenience only.

*Table 5 - Zones Table*

Column 1	Column 2
Name of Zone	Map Symbol
<b>Resource Zones</b>	
Agriculture	A-1
<b>Residential Zones</b>	
Rural Residential 1	RR-1
Residential 1 (Low-Density Residential)	R-1
Residential 2 (Medium-Density Residential)	R-2
Residential 3 (High-Density Residential)	R-3
<b>Commercial Zones</b>	
Commercial 1 (General Commercial)	C-1
Commercial 2 (Downtown Commercial)	C-2
Commercial 3 (Service Commercial)	C-3
<b>Industrial Zones</b>	
Industrial	M-1
<b>Public Use Zones</b>	
Institutional	P-1
Parks and Recreation	P-2

## **6.2 Location of Zones**

1. The location of each zone is established on Schedule B, the Zoning Bylaw Map of this bylaw.

## **6.3 Zone Boundaries**

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 Bylaw Map.
2. Where a zone boundary is shown on Zoning Bylaw Map 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.

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## SECTION 7 Zones

### 7.1 AGRICULTURAL A-1

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

#### Principal Uses

- i. Agriculture
- ii. Dwelling, single detached
- iii. Feed and seed storage
- iv. Kennel

#### Accessory Uses

- i. Accessory buildings
- ii. Bed and breakfast
- iii. Farm garden stand
- iv. Home industry
- v. Home occupation
- vi. Suite, attached
- vii. Suite, detached

#### Regulations

On a parcel located in an area zoned A-1, 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	COLUMN II
.1 Minimum parcel size	40,000.0 m <sup>2</sup>
.2 Minimum parcel width	40.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	10.0 m 10.0 m 10.0 m 10.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	10.0 m 7.5 m 7.5 m 7.5 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m 5.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	92.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	20%

## 7.2 RR-1 RURAL RESIDENTIAL 1

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

### Principal Uses

- i. Dwelling, single detached

### Accessory Uses

- i. Accessory buildings
- ii. Backyard hen enclosure
- iii. Bed and breakfast
- iv. Bee keeping
- v. Farm garden stand
- vi. Hobby farm
- vii. Home industry
- viii. Home occupation
- ix. Kennel
- x. Suite, attached
- xi. Suite, detached

### Regulations

On a parcel located in an area zoned RR-1, 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.

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum parcel size	8,000.0 m <sup>2</sup>
.2 Minimum parcel width	20.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	8.0 m 8.0 m 8.0 m 8.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	8.0 m 3.0 m 3.0 m 3.0 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	92.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	20%

### 7.3 R-1 RESIDENTIAL 1 (LOW-DENSITY RESIDENTIAL)

The following uses and no others are permitted in the R-1 zone:

**Principal Use**

- i. Dwelling, single-detached

**Accessory Uses**

- i. Accessory buildings
- ii. Backyard hen enclosure
- iii. Bed and breakfast
- iv. Bee keeping
- v. Daycare
- vi. Home occupation
- vii. Suite, attached
- viii. Suite, detached

**Regulations**

On a parcel located in an area zoned R-1, 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.

<b>Column I Matter to be Regulated</b>	<b>Column II Regulations</b>
.1 Minimum parcel area	550.0 m <sup>2</sup>
.2 Minimum parcel width	13.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 2.0 m 1.5 m 7.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 2.0 m 1.5 m 1.5 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	74.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	33%
.9 Maximum dwelling units per parcel	2

## 7.4 R-2 RESIDENTIAL 2 (MEDIUM-DENSITY RESIDENTIAL)

The following uses and no others are permitted in the R-2 zone:

### Principal Use

- i. Dwelling, single-detached
- ii. Dwelling, semi-detached

### Accessory Uses

- i. Accessory buildings
- ii. Backyard hen enclosure
- iii. Bee keeping
- iv. Daycare
- v. Home occupation
- vi. Suite, attached

### Regulations

On a parcel located in an area zoned R-2, 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	COLUMN II
.1 Minimum parcel size <ul style="list-style-type: none"> <li>• Single-detached dwelling</li> <li>• Single-detached dwelling with suite</li> <li>• Semi-attached dwelling</li> </ul>	440.0 m <sup>2</sup> 550.0 m <sup>2</sup> 550.0 m <sup>2</sup>
.2 Minimum parcel width <ul style="list-style-type: none"> <li>• Single-detached dwelling</li> <li>• Single-detached dwelling with suite</li> <li>• Semi-attached dwelling</li> </ul>	10.5 m 13.0 m 13.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 2.0 m 1.5 m 7.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 2.0 m 1.5 m 1.5 m
.5 Minimum principal building width <ul style="list-style-type: none"> <li>• Single-detached dwelling</li> <li>• Semi-attached dwelling (per dwelling unit)</li> </ul>	5.5 m 5.5 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m 6.0 m

.7 Minimum building area for: • Principal building	74.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	40%
.9 Maximum dwelling units per parcel	2

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## 7.5 R-3 RESIDENTIAL 3 (HIGH-DENSITY RESIDENTIAL)

The following uses and no others are permitted in the R-3 zone:

### Principal Use

- i. Apartment
- ii. Row house
- iii. Townhouse
- iv. Triplex

### Accessory Uses

- i. Accessory buildings
- ii. Home occupation

### Regulations

On a parcel located in an area zoned R-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table #.

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum parcel size <ul style="list-style-type: none"> <li>• Apartment</li> <li>• Row house, townhouse or triplex</li> </ul>	1100 m <sup>2</sup> 550.0 m <sup>2</sup>
.2 Minimum parcel width <ul style="list-style-type: none"> <li>• Apartment</li> <li>• Row house, townhouse or triplex</li> </ul>	26.0 m 13.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	4.0 m 2.0 m 1.5 m 8.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	4.0 m 2.0 m 1.5 m 1.5 m
.5 Minimum principal building width (per dwelling unit) <ul style="list-style-type: none"> <li>• Row house, townhouse &amp; triplex</li> </ul>	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Apartment</li> <li>• Row house, townhouse &amp; triplex</li> <li>• Accessory building</li> </ul>	15.0 m 10.0 m 6.0 m
.7 Maximum parcel coverage (all buildings)	60%
.8 Maximum gross density of dwelling units	55 units per hectare



## 7.6 C-1 COMMERCIAL 1 (GENERAL COMMERCIAL)

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

### Principal Use

- i. Assembly hall
- ii. Building supply establishment
- iii. Car wash
- iv. Clubs, lodges, meeting halls
- v. Community care facility
- vi. Convenience store
- vii. Cultural facility
- viii. Daycare centre
- ix. Entertainment services
- x. Farm garden stand
- xi. Financial institutions
- xii. Funeral home
- xiii. Health service establishment
- xiv. Hotel, motel
- xv. Laundromat and dry cleaner
- xvi. Liquor store
- xvii. Office, professional
- xviii. Pawn shop
- xix. Personal service establishment
- xx. Restaurant
- xxi. Retail store
- xxii. Service station
- xxiii. Vehicle sales and servicing
- xxiv. Veterinary hospital

### Accessory Uses

- i. Accessory buildings
- ii. Accessory dwelling unit

### Regulations

On a parcel located in an area zoned C-1, 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	COLUMN II
.1 Minimum parcel size	550.0 m <sup>2</sup>
.2 Minimum parcel width	15.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	0.0 m 2.0 m 0.0 m 1.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	0.0 m 3.0 m 3.0 m 4.5 m

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.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"><li>• Principal building</li><li>• Accessory building</li></ul>	15.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"><li>• Principal building</li></ul>	100.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	75%

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## 7.7 C-2 COMMERCIAL 2 (DOWNTOWN COMMERCIAL)

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

### Principal Use

- i. Assembly hall
- ii. Civic use
- iii. Convenience store
- iv. Cultural facility
- v. Entertainment services
- vi. Financial institutions
- vii. Health service establishment
- viii. Hotel, motel
- ix. Liquor store
- x. Neighbourhood pub
- xi. Office, professional
- xii. Personal service establishments
- xiii. Restaurant
- xiv. Retail store
- xv. Theater

### Accessory Uses

- i. Accessory buildings
- ii. Accessory dwelling unit
- iii. Dwelling units (in conjunction with a permitted principal commercial use)

### Regulations

On a parcel located in an area zoned C-2, 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.

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum parcel size	550.0 m <sup>2</sup>
.2 Minimum parcel width	15.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	0.0 m 2.0 m 0.0 m 1.5 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	0.0 m 3.0 m 3.0 m 3.0 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building</li> <li>• Accessory building</li> </ul>	15.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	100.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	100%

**Other Regulations:**

1. All accessory buildings in the C-2 zone must be located in the rear yard of a parcel.

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## 7.8 C-3 COMMERCIAL 3 (SERVICE COMMERCIAL)

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

### Principal Use

- i. Building supply establishment
- ii. Bulk fuelling station
- iii. Convenience store
- iv. Daycare centre
- v. Greenhouse and nursery
- vi. Health service establishment
- vii. Laundromats and dry cleaner
- viii. Liquor store
- ix. Oilfield supply and servicing
- x. Office, trade contractor
- xi. Service station
- xii. Vehicle sales and servicing
- xiii. Veterinary hospital

### Accessory Uses

- i. Accessory buildings
- ii. Accessory dwelling units

### Regulations

On a parcel located in an area zoned C-3, 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	COLUMN II
.1 Minimum parcel size	550.0 m <sup>2</sup>
.2 Minimum parcel width	13.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 3.0 m 1.5 m 8.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 3.0 m 3.0 m 3.0 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	12.0 m 10.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	200.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	75%

## 7.9 M-1 – INDUSTRIAL

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

### Principal Use

- i. Auto wrecking
- ii. Brewery and distillery operation
- iii. Building supply establishment
- iv. Bulk fuelling station
- v. Commercial storage
- vi. Feed and seed storage
- vii. Food processing
- viii. Machine and equipment sales
- ix. Manufacturing
- x. Office, trade contractor
- xi. Oilfield supply and servicing
- xii. Storage yard
- xiii. Warehouse
- xiv. Vehicle sales and servicing

### Accessory Uses

- i. Accessory buildings
- ii. Accessory dwelling unit

### Regulations

On a parcel located in an area zoned M-1, 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.

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum parcel size	1100.0 m <sup>2</sup>
.2 Minimum parcel width	26.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	3.0 m 3.0 m 3.0 m 3.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	3.0 m 3.0 m 3.0 m 3.0 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	15.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	100.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	50%

## 7.10 P-1 – INSTITUTIONAL

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

### Principal Use

- i. Assembly hall
- ii. Civic use
- iii. Community care facility
- iv. Cultural facility (museum or art gallery only)
- v. Daycare centre
- vi. Emergency protective services
- vii. Health service establishment
- viii. Hospital
- ix. Place of worship
- x. Public utilities facility
- xi. School

### Accessory Uses

- i. Accessory buildings
- ii. Accessory dwelling unit
- iii. Community garden

### Regulations

On a parcel located in an area zoned P-1, 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.

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum parcel size	550.0 m <sup>2</sup>
.2 Minimum parcel width	13.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 3.0 m 1.5 m 1.5 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 3.0 m 1.5 m 1.5 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	10.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	92.0 m <sup>2</sup>
.8 Maximum parcel coverage (all buildings)	20%

## 7.11 P-2 – PARKS AND RECREATION

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

### Principal Use

- i. Campground
- ii. Civic use
- iii. Cemetery
- iv. Community garden
- v. Outdoor recreation
- vi. Park
- vii. Recreation facility

### Accessory Uses

- i. Accessory buildings

### Regulations

On a parcel located in an area zoned P-2, 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.

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum parcel size	440.0 m <sup>2</sup>
.2 Minimum parcel width	10.5 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 3.0 m 1.5 m 8.0 m
.4 Minimum setback of accessory building from: <ul style="list-style-type: none"> <li>• Front parcel line</li> <li>• Exterior side parcel line</li> <li>• Interior side parcel line</li> <li>• Rear parcel line</li> </ul>	7.0 m 3.0 m 1.5 m 3.0 m
.5 Minimum principal building width	7.0 m
.6 Maximum building and structure height <ul style="list-style-type: none"> <li>• Principal building and structures</li> <li>• Accessory building</li> </ul>	15.0 m 6.0 m
.7 Minimum building area for: <ul style="list-style-type: none"> <li>• Principal building</li> </ul>	92.0 m <sup>2</sup>
.8 Maximum floor area of accessory buildings: <ul style="list-style-type: none"> <li>• All accessory buildings combined</li> </ul>	100.0 m <sup>2</sup>
.9 Maximum parcel coverage (all buildings)	30%