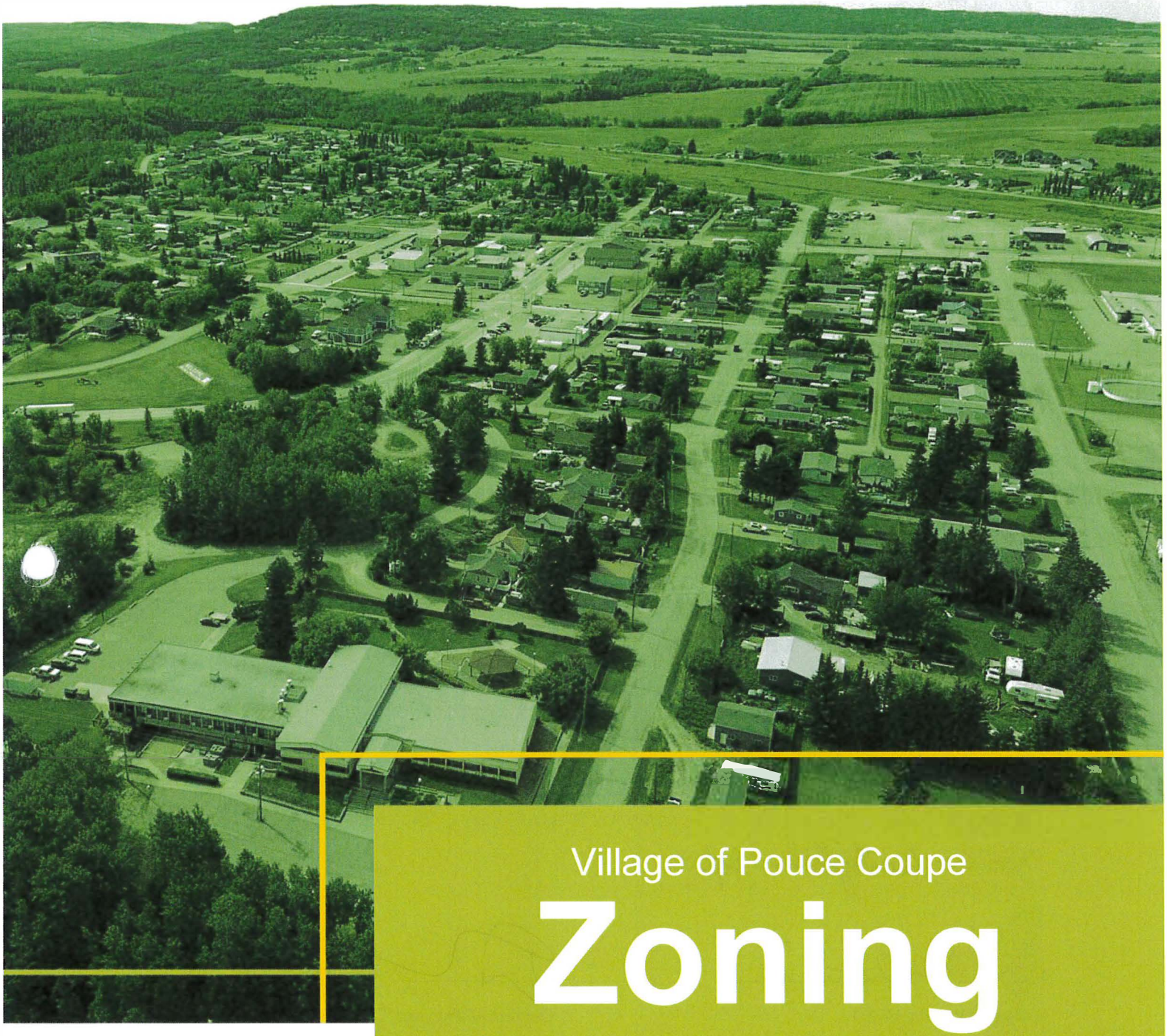

Village of Pouce Coupe

# Zoning Bylaw

Bylaw No. 1093, 2026

Pouce Coupe
BRITISH COLUMBIA, CANADA
Established 1932

Village of Pouce Coupe
Zoning Bylaw No. 1093, 2026

A Bylaw of the Village of Pouce Coupe (hereinafter called 'the Village') to manage development within the Village of Pouce Coupe.

WHEREAS, the *Local Government Act* enacts that a municipality may regulate how land, buildings and other structures may be used;

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. 1093 2026".

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
    b. Schedule B - 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. 1058, 2024, cited as the "Village of Pouce Coupe Zoning Bylaw No. 1058, 2024" and all amendments thereto as they apply to the Village of Pouce Coupe are hereby repealed.

Read for a first time the fifteenth day of July, 2026.

Read for a second time the twenty-sixth day of August, 2026.

Public Notice provided this twenty-eighth day of August, 2026

Public Hearing held this ninth day of September, 2026

Read for a third time the ninth day of September, 2026.

Ministry of Transportation and Transit's Approval this twenty-first day of September, 2026

Adopted the Twenty Third day of Sept 2026.

Mayor Danielle Veach

Duncan Malkinson, Chief Administrative Officer

| List of Amendments to Village of Pouce Coupe Zoning Bylaw No. 1093, 2026 | | |
|---|---|---|
| **Bylaw No.** | **Date of Adoption** | **Purpose of Amendment** |
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# SCHEDULE A – ZONING BYLAW

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# SECTION 1 Basic Provisions

## 1.1 Purpose

1. The purpose of this Zoning 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.

## 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.

2. A parcel on the official records on file in the Land Registry before the adoption date of this Bylaw that does not adhere to the parcel size and frontage requirements will be considered a legal non-conforming parcel and will be granted the permitted uses as identified in this Bylaw.

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

## 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 International System of Units (metric) format.

## 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.

2. Nothing in this Bylaw relieves an owner, applicant or developer from the requirement to obtain any approval, permit, authorization or consent required under the *Transportation Act*, its regulations, or any other applicable enactment.

3. Where a proposed development includes access to a provincial highway, the access is subject to the prior approval of the Ministry of Transportation and Transit.

4. Despite any other provision of this Bylaw, every building and structure must be located not less than 4.5 m from the boundary of a provincial highway right-of-way. This requirement applies in addition to all other applicable setbacks.

# SECTION 2 Administration

## 2.1 Inspection

1. Following the property entry provisions of the *Community Charter,* individuals 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 any property that is subject to regulation 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; or

   vi. Prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto a property;

   shall 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 Village of Pouce Coupe bylaws.

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 a particular zone are prohibited.

## 2.5 Non-Compliance with Siting, Size, and Dimension 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 dimensions must not be maintained, altered or extended unless such maintenance, alterations or extensions are in accordance with the requirements of this Bylaw and the *Local Government Act*.

# 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 that is incidental to, secondary to, or exclusively devoted to a principal use, building or structure on the same parcel as permitted by this Bylaw. An accessory use, building or structure in a bare land strata plan may be located on the common property or on a strata parcel in that strata plan. Accessory buildings specifically exclude 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 dwelling unit that is secondary to the use of the principal building on the same parcel. An accessory dwelling unit:

a. is a self-contained residential accommodation unit;
b. has cooking, sleeping and bathroom facilities;
c. is secondary to a principal building located on the same property; and
d. is on the same parcel within residential, commercial, industrial, and institutional zones

**ACCESSORY USE** means a use which is normally accessory to, incidental to, subordinate to, dedicated exclusively to and located on the same parcel as a principal use permitted by this Bylaw. Accessory uses include recreational amenities in residential developments that are devoted to the exclusive use of residents living on the same parcel.

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

**AMENITY SPACE** means an outdoor or indoor space provided in a residential or mixed-use development and specifically designed for tenants' 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, parks and playgrounds, sports and fitness facilities, cultural facilities, rooftop gardens, outdoor recreation courts, swimming pool, and community gardens.

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

**APPROVING OFFICER** means the person appointed by the Council of the Village of Pouce Coupe to be the Approving Officer as defined in the *Land Title Act.*

**ASSEMBLY HALL** means a building, or part of a building, used for the gathering of an association, organization, or club for meetings, ceremonies, social events, or similar group activities, and may include accessory food services and amenity space.

**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 potentially sold.

**BED AND BREAKFAST** means an accessory use within a single-detached dwelling that provides temporary lodging for tourists and visitors, including the service of providing breakfast to guests.

**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 on which they are being produced.

**BUILDING** means a structure wholly or partly enclosed by a roof supported by walls, columns or air pressure, and used for the shelter or accommodation of persons, animals or property, but does not include tents and recreational vehicles.

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

**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.

**BULK FUELLING STATION** means any building or land used or intended to be used for the sale of fuels or lubricants to personal and commercial vehicles and industrial equipment, either through the use of keys, cards or service attendants, but does not include a service station. A bulk fueling station may include accessory retail sales of other motor vehicle related products, a convenience store, and a restaurant.

**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. This area may accommodate for accessory facilities which support this use such as laundry or communal bathroom facilities or administration offices.

**CANNABIS RETAIL** means uses licensed under the *Cannabis Control and Licensing Act* for the retail sale of cannabis.

**CAR AND TRUCK WASH** means a facility used for washing or cleaning cars, trucks and commercial vehicles 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 deceased persons. This could include memorial parks, burial grounds, or crematoria.

**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 OR NURSERY** 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, shipping containers 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 CENTRE** means a building or part of a building used for the gathering of groups or persons for civic, educational, recreational, political and social purposes.

**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.

**CONVENIENCE STORE** means the retail sale of goods required on a day to day basis, from business premises which do not exceed 250 m² 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, buildings or a 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.

**DAYCARE** means a child care service, often located in residential zones as a home-based business, 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, located in commercial zones, 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.

**DUPLEX** means a building divided horizontally or vertically into two separate dwelling units either on one parcel for the two units or one parcel for each unit, as shown in Figure 1. Each dwelling unit has an independent entrance either directly from the outside or through another common entrance.

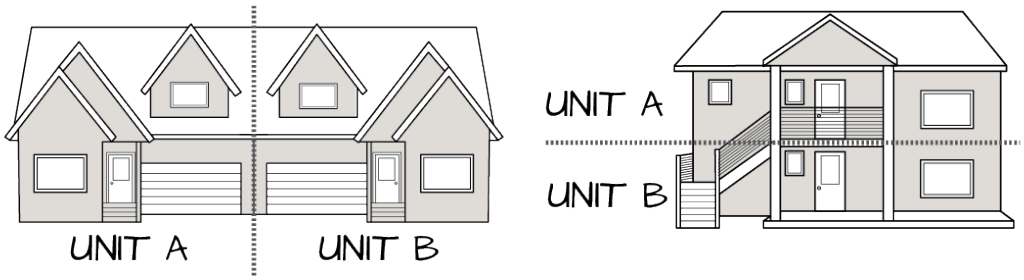

*Figure 1 – Duplex Foundation*

**DWELLING UNIT** means a self-contained building or unit which contains a set of cooking, bathing and sleeping 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.

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

**ENTERTAINMENT SERVICES** 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 arcades, pool halls, bowling alleys, mini-golf and cinemas.

**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 residential buildings with multiple dwelling units, the related public corridors, common amenity spaces, and building mechanical systems are also 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.

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

**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 2.

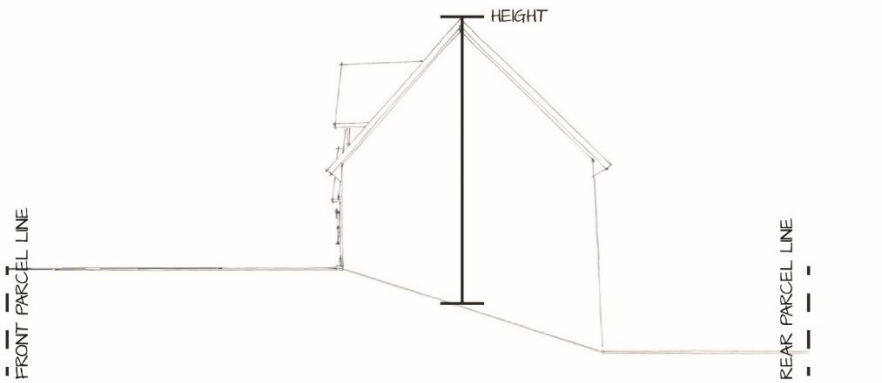


*Figure 2 – Grade of a Residential Building*

**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, or other services which provide care for physical or mental health.

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

**HOME-BASED BUSINESS** means a small scale home occupation or home industry carried out within the principal building or an accessory building or structure.

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

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

**HOSPITAL** means an institution whose primary purpose is for the short and long-term care and treatment of persons suffering from illness, injury or disability. Additional supporting uses within the hospital such as a cafeteria, laundry, or maintenance facilities are permitted.

**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 laundry, maintenance, or entertainment uses or an office for hotel administration.

**INDOOR RECREATION FACILITY** means facilities within an enclosed building primarily used for sports and active recreation. Secondary uses may include performing and cultural arts. Typical uses include athletic clubs, field houses, health and fitness clubs, swimming pools, karate clubs, dance studios and racquet clubs.

**KENNEL** means any building, structure, compound, group of pens or cages or property, open to accommodating for three or more dogs and/or cats 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 for vehicular or pedestrian traffic at the side or rear.

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

**LIQUOR STORE** means a retail business licensed under the *Liquor Control and Licensing Act* through which a person may sell liquor and liquor products to the general public.

**LIQUOR PRIMARY ESTABLISHMENT** means premises licensed under the *Liquor Control and Licensing Act* where the primary purpose is the service of liquor rather than food, such as pubs, bars, lounges, and night clubs.

**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.

**MANUFACTURED HOME** means a building constructed 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.

**MANUFACTURING** means the manufacturing of goods, products 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.

**MINI STORAGE** means a building or group of buildings containing lockers available for rent for the storage of household or commercial goods.

**MIXED-USE** means a building or structure that combines two or more land uses, often commercial and residential, on one parcel, use common entrances, and are functionally compatible.

**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 or an eating and drinking establishment. A motel may include an office for hotel administration.

**MULTIPLE DWELLING UNIT RESIDENTIAL** means a building on a parcel, containing three or more dwelling units each of which is occupied or intended to be occupied as the permanent home or residence of one household.

**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 conducting of public administration, or financial services, or where not conducted on the site thereof, the administration of an industry. Typical uses include, but are not limited to, offices of lawyers, accountants, architects, travel agents, real estate or insurance firms or technology firms.

**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 outdoor 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 accessory 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, outdoor gyms, 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.

- **CORNER PARCEL** means the parcel at the intersection or junction of two or more highways other than a lane.
- **INTERIOR PARCEL** means a parcel other than a corner parcel.
- **PANHANDLE PARCEL** 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 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. Parcel coverage means the sum of the areas of the building footprints of every building or structure on the parcel, as shown in Figure 3.

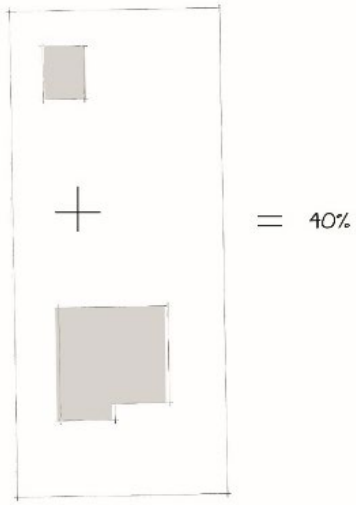


*Figure 3 – Parcel Coverage of a Parcel*

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

- **PARCEL LINE** means the boundary of a parcel as shown in Figure 4.

  - **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.

- **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.

- **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.

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

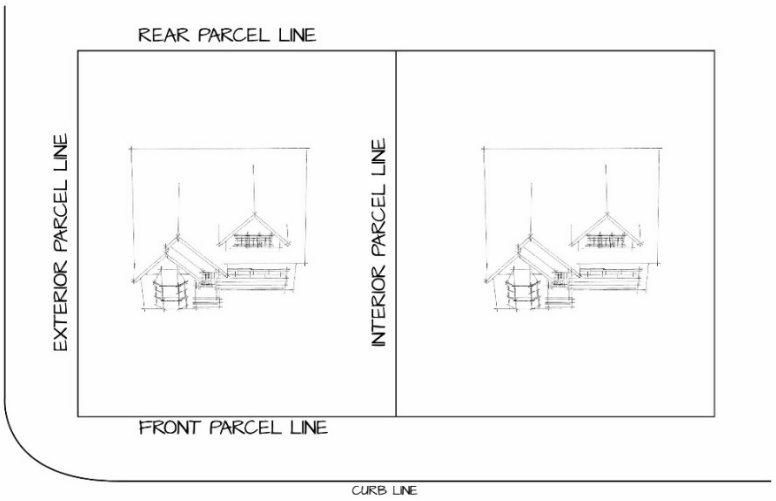


*Figure 4 - Parcel lines*

**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. This does not include stormwater management ponds.

**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 that can be used for employees, customers, and the general public at large.

**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.

**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.

**PERMANENT FOUNDATION** means a foundation system designed and constructed to support a building on a long-term basis and includes concrete foundations and engineered systems such as screw pile foundations designed and installed in accordance with applicable standards.

**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 used for public worship. Typical uses include, but are not limited to churches, chapels, synagogues, monasteries, temples, and convents.

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

**PORTABLE STRUCTURE** means a structure designed for temporary use, including storage, which is not connected to public utilities. Portable structures include fabric shelters and tents, but do not include metal storage containers. Human habitation is not permitted in a portable structure.

**PUBLIC UTILITIES FACILITY** means a system, works, 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.

**RECREATIONAL VEHICLE** means a vehicle intended as temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers.

**RENTAL UNIT** means a dwelling unit used or intended to be used for residential occupancy by a household, whether occupied by an owner or tenant.

**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, substances, merchandise, articles or things sufficient only to service such store.

**ROW HOUSE** means an at least four side-by-side primary dwelling units, with each dwelling unit being separated by a party wall from the adjoining unit and each unit located on a separate lot that is not a strata lot.

**SCHOOL** means a development that involves public assembly for education, training or instruction which is publicly and/or privately 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.

**SECONDARY SUITE** means a self-contained, accessory dwelling unit located within a single-detached dwelling. A secondary suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal building in which the attached suite is located. Secondary suites must contain a separate private entrance, which is enclosed from the rest of the principal single-detached dwelling.

**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 shown in Figure 5.

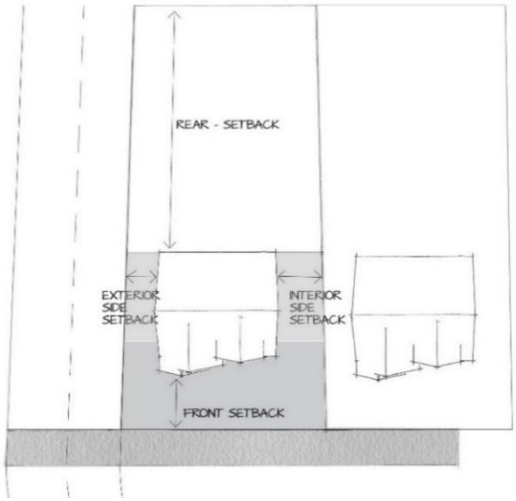


*Figure 5 - Setbacks of a parcel*

**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.

**SHORT-TERM RENTAL ACCOMMODATION** means a dwelling unit, room, or suite (secondary or accessory dwelling) wherein accommodation is offered for rent, or rented, to the travelling public on a temporary basis (31 days or less).

**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.

**SINGLE-DETACHED DWELLING** 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.

**SMALL APPLIANCE REPAIR** means the sale, service, or repair of tools, household appliances, and equipment, machines, and light construction or farm equipment (under 500kg).

**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 does not include wrecking yards, display yards, or junkyards for automobiles or other vehicles.

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

**TOWNHOUSE** means a building divided into three or more dwelling units under one roof with private exits or entrances to each dwelling unit, with each dwelling unit sharing one or more party walls.

**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.

**VEHICLE SALES and SERVICING** means a business engaged in car, truck, recreational and commercial 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, 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** means the Village of Pouce Coupe.

**VILLAGE CENTRE** refers to the section of Highway 2 between 50th Street and 52nd Street and the section of 49th Avenue from 50th Street to 51st Street and all of the parcels, buildings and uses that 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 6.

- **EXTERIOR SIDE YARD** means a side yard immediately adjoining a highway.
- **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.
- **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.

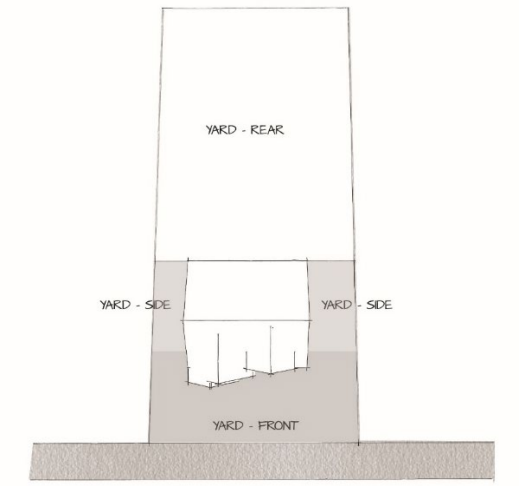


*Figure 6 - Parcel Yards*

# 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 Non-conforming 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. Non-conforming parcels and developments are not permitted to make any changes that do not comply with the current Zoning Bylaw.

3. 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 setback, 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* are 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. Community information boards owned and operated by a government;

   iii. Steps, eaves and gutters;

   iv. Cornices, sills, belt courses, bay windows, pop outs, chimneys or other similar features provided that they do not project more than:

      a. 1.0 m into a side yard where the minimum side yard setback is 3.0 m and greater
      b. 0.5 m into a side yard where the minimum side yard setback is 1.0 m to 3.0 m
      c. 1.0 m into a front yard or rear yard minimum setback

v. Section 4.6.1 i-iv apply 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 result in more than 3.0 m² of building floor area extending into the required side yard, front yard or rear yard

vi. An uncovered patio, sundeck or terrace in any yard, provided they are not closer than 1.0 m to the parcel line. The provision of an awning or similar temporary covering for such terrace will be permitted.

vii. Arbors, trellises, fish ponds, ornaments, flag poles or similar landscape features;

viii. Uncovered swimming pools, provided they are:

   a. Not constructed, sited or placed within the required front yard
   b. At least 3.0 m from any side or rear parcel line
   c. At least 3.0 m from any principal building
   d. Located within a fenced yard or surrounded by a fence
   e. Constructed so that the roof or ridge will not be in excess of 4.0 m above average grade level
   f. Able to meet other provisions of this Bylaw.

## 4.7 Interior Side Parcel Line Setback Exception

1. Where a common wall shared by two or more units within a building for residential use, commercial use, or industrial use coincides with an interior side parcel line of a parcel subdivided under the *Land Title Act* or of a strata parcel shown on a registered strata plan, the setbacks for the principal building specified in this Bylaw with respect to the interior side parcel line shall not apply.

## 4.8 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 building:

   i. Chimney;

   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 aerials;

xii. Monuments;

xiii. Roof stairway entrances;

xiv. Skylights;

xv. Stadiums (including bleachers);

xvi. Solar energy devices;

xvii. Telecommunications towers;

xviii. Transmission towers;

xix. Utility poles;

xx. Warning devices;

xxi. Water towers;

xxii. 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.

## 4.9 Permitted Uses

1. The listed "permitted uses" are intended to provide 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.

## 4.10 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 underwater 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;

ix. Off-street parking required to serve the uses on the parcel.

## 4.11 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; and

   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:

   i. Part of the proposed parcel is required for the purpose of widening an existing highway or right of way.

   ii. The minimum parcel width set out in this Bylaw, or set by the Approving Officer, is attained;

   iii. The minimum parcel area needs to be reduced in order to allow the length of the parcel to be reduced; or

   iv. 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.

## 4.12 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.

## 4.13 Subdivision Parcel Requirements

1. Applications for subdivision must satisfy the following parcel requirements:

   i. All parcels created under any proposed plan of subdivision shall meet the requirements of a zone and be logical in shape and dimensions for the intended use; and

   ii. Triangular or otherwise irregularly shaped parcels shall be avoided wherever possible.

2. An application to subdivide land located within 800 m of a provincial highway must be referred to the Ministry of Transportation and Transit for review before subdivision approval is granted. The applicant may be required to obtain approvals or provide information required under applicable provincial legislation.

## 4.14 Vision Clearance at Intersections

1. As illustrated in Figure 7, on a corner parcel within the shaded space formed by the curb lines 6.0m 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 1.0 m above the established grade of the street.

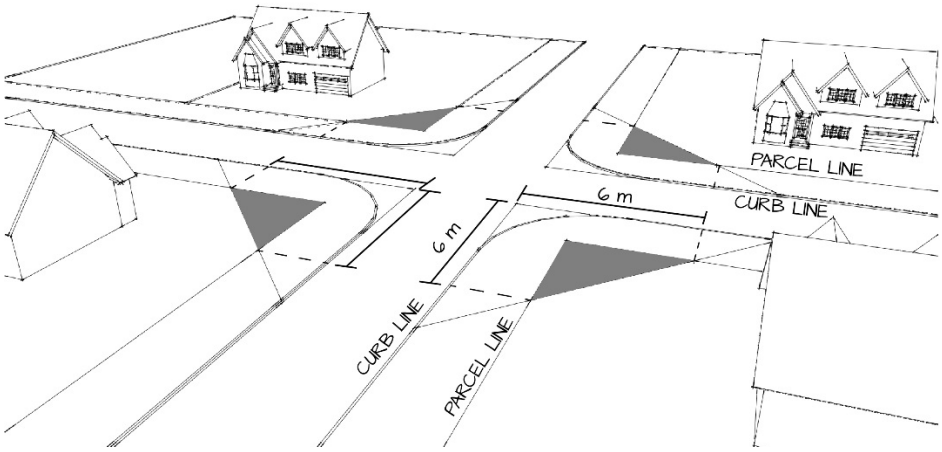


*Figure 7 - Vision Clearance at Intersections*

## 4.15 Landscaping and Screening

1. The minimum width for landscaping and screening areas is 1.0 m.

2. The minimum screening between an industrial use and a residential use shall be 2.0 m in height on the industrial parcel.

3. Landscape and screening areas must not be located on septic fields, and a septic field must not be located in a landscaping and screening area, unless approved in writing by the provincial government.

4. Existing healthy woody plants (trees, shrubs) shall be preserved and protected and shall not be removed unless removal is demonstrated to be necessary to efficiently accommodate the proposed development, or if the vegetation poses a safety hazard.

5. Vegetative buffers shall be required in the C-zones, P-1 zone and M-1 zone where these uses are adjacent to R-zones. At the discretion of the Village of Pouce Coupe, developments may be exempt from providing a vegetative buffer if the setback is required for a fire lane access.

6. 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.

## 4.16 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. 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 required vision clearance at an intersection.

2. Barbed wire may only be used on the top of fences located on parcels in the A-1 zone.

3. Fences along interior and rear parcel lines (where not adjacent to a highway) in R-zones shall not exceed a height of 2.45 m.

4. Fences in a front yard in all zones shall not exceed a height of 1.2 m.

5. Fences on the exterior parcel line of a residential parcel may not exceed 2.45 m.

6. Fences adjacent to a highway must be designed with a see-through material. Suitable styles may include fences made with open mesh or with pickets spaced apart.

7. A fence located in a P-zone, M-zone, CD-zone or C-zone shall have a maximum height of 2.4 m on any side or rear yard.

8. Open mesh and chain link fences erected in a P-zone or for a cemetery, public works or utility, public playground, park or school must not exceed a height of 3.0 m.

## 4.17 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.

## 4.18 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 unit 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. 1.2 m from the interior side parcel lines or 2.0 m from exterior side parcel lines
        b. 1.2 m from the rear parcel line
        c. 1.2 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 must 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 75 $m^2$. 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.

## 4.19 Short-Term Rental Accommodation

1. Where permitted within a zone, a short-term rental accommodation must comply with the following regulations:

   i. All operators of short-term rental accommodation must hold a valid Business License from the Village of Pouce Coupe. The maximum length of stay for any guest will not exceed thirty-one consecutive days.

   ii. Any dwelling unit can be used as a short-term rental accommodation.

   iii. All dwelling units listed as permitted uses, are permitted in commercial zones as short-term rentals.

   iv. A short-term rental accommodation must retain the external appearance of other properties in the zone of which it is located in.

   v. All signage must comply with the Village of Pouce Coupe Bylaws.

   vi. All short-term rentals must comply with applicable provincial legislation.

## 4.20 Shipping Containers

1. Where permitted within a zone, shipping containers, whether they are used for temporary or permanent uses, must comply with the following regulations:

   i. Shipping containers must meet fire safety guidelines for Intermodal Shipping Container Fire Safety Guidelines (Appendix A) as outlined by the Fire Chief's Association of BC.

   ii. Shipping containers must not be used for human habitation.

2. Shipping containers may be used on a temporary basis provided they comply with the following regulations:

   i. The temporary use of shipping containers and other temporary storage containers are permitted in all zones.

   ii. Shipping containers, measuring to a maximum area of 30 $m^2$ are permitted on a temporary basis in a R-zone during active construction or renovation for which a valid building permit has been obtained, provided the shipping container is removed within one month of the completion of construction or renovations or the expiration of the building permit.

   iii. Two shipping containers may be permitted on a temporary basis in a C, M or P zone during active construction or renovations for which a valid building permit has been obtained, provided the shipping containers are removed within one month of the completion of construction or renovations or the expiration of the building permit.

   iv. Shipping containers are permitted to be in the front yard of a parcel if used on a temporary basis.

3. Shipping containers may be used on a permanent basis on a parcel provided they comply with the following regulations:

i. Shipping containers are only permitted as accessory buildings in the following zones:

   a. A-1 (Agricultural)
   b. R-1 (Low-Density Residential)
   c. R-2 (High-Density Residential)
   d. M-1 (Industrial)
   e. P-1 (Institutional)

ii. Shipping containers, measuring to a maximum floorspace of 30 $m^2$ are permitted on a permanent basis in a R-zone.

iii. Shipping containers which will be used on a permanent basis in a R-zone must obtain building permits prior to being installed on the parcel.

iv. Shipping containers in R, P, and C-2 zones must not be stacked on top of each other.

v. In the C-1 and M-1 zones, no more than one shipping container may be positioned directly above another, meaning the maximum permitted height shall not exceed two shipping containers.

vi. Shipping containers are not permitted to be used as buildings or components of buildings, except in the C-1 and M-1 zones and until:

   a. Submitted designs are certified by a Professional Engineer
   b. They have obtained a valid Building Permit

vii. Shipping containers shall be sited in accordance with individual zone regulations for height, siting, parcel coverage, and setbacks of accessory buildings and structures.

viii. Shipping containers must not occupy any areas that are required for open space or landscaping.

ix. 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.

4. Notwithstanding the above, there shall be no limit to the number of shipping containers permitted on parcels zoned M-1 (Industrial).

## 4.21 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 single-detached 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 principal 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. The maximum length of stay for any guest will not exceed thirty-one consecutive days.

viii. All signage must comply with the Village's Bylaws.

## 4.22 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 if required.

   ii. All home-based businesses must be operated by a resident of the principal dwelling.

   iii. Home-based businesses are differentiated into either home occupations or home industries, each which have additional regulations.

   iv. The home-based business must be secondary or incidental to the residential use of the principal building.

   v. A home-based business within residential zones will not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference.

   vi. A home-based business will not result in any exterior alterations that are not consistent with the residential character of the buildings and property.

   vii. A home-based business is not permitted to use materials or processes that produce flammable explosive vapours or gases.

   viii. A home-based business that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers is not permitted.

   ix. All signage must comply with the Village's Bylaws.

   x. Home-based businesses must comply with regulations in the Village's Bylaws.

**<u>Home Occupations</u>**

2. The following home occupations and similar home occupations are permitted:

   i. Small scale home sales (i.e. housewares, clothing, cosmetics, etc.);

   ii. Artist studio for the production of arts, crafts, videography and photography, but not including an audio recording studio;

   iii. Teacher or tutor, including music, dance, academics, or other arts;

   iv. Business or professional offices other than a medical, dental, or veterinary practitioner;

v. Tailor;

vi. Small electronic device or small appliance repair;

vii. Personal care service such as a hairdresser, beautician, dietician, massage therapist, chiropractor, or reflexologist;

viii. Pet grooming;

ix. Day care or pre-school for not more than 8 children; or

x. Online sales.

3. A home occupation will not generate the need for more than one additional off-street parking space on the property.

4. A home occupation 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.

**Home Industries**

5. The following home industries and similar home industry types are permitted:

i. Welding shop;

ii. Carpentry shop;

iii. Repair of small scale appliances, mechanical equipment and electronic instruments;

iv. Metal working shop; or

v. Small scale automotive repair.

6. A home industry will not generate the need for more than one additional on-site parking spaces.

7. A home industry will be carried out mostly within a dwelling unit or within an accessory building, and will involve limited external storage of materials, containers or finished products.

## 4.23 Cannabis Production, Distribution and Sale

1. Cannabis production, distribution and sale must follow applicable provincial and federal laws and regulations.

## 4.24 Suites

1. Suites include secondary suites and accessory dwelling units.

2. Suites shall be considered an accessory use to a single-detached or duplex dwelling and are only permitted on parcels containing a single-detached or duplex dwelling.

3. Suites are not permitted on a parcel containing a mobile home.

4. A secondary suite and an accessory dwelling unit are permitted on the same parcel.

5. One additional off-street parking space must be provided on-site for each suite or accessory dwelling unit.

6. All suites must meet BC Building Code requirements, which may be amended from time to time.

7. Suites shall not be subdivided or strata titled.

**Accessory Dwelling Units**

8. All accessory dwelling units:

   i. Must be located on a parcel that has rear lane access or that contains a side parcel setback of 3.0 m or greater.

   ii. Must be connected to the water and sanitary sewer service of the principal building.

   iii. Shall not exceed a ceiling height of 7.0 m when the accessory dwelling unit is located in the second storey of an accessory building.

   iv. Shall not exceed a height of 8.0 m when the accessory dwelling unit is located in a single storey accessory building.

   v. Shall not be located in the front yard.

   vi. Shall be set back a minimum of 3.0 m from rear of the principal building.

   vii. Must adhere to the setback requirements for accessory buildings.

   viii. Must have service cables including electrical, telephone and television buried underground if underground servicing is the normal practice in the neighborhood where the accessory dwelling unit is located.

## 4.25 Bee Keeping

1. Refer to Village Bylaws for regulations regarding bee keeping.

## 4.26 Backyard Hen Enclosures

1. Refer to Village Bylaws for regulations for backyard hen enclosures.

## 4.27 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 standards.

   iii. A manufactured home must be no older than ten 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 4.8 m in width.

   v. The towing hitch and wheels must be removed within thirty days from the date that the manufactured home is placed on the permanent foundation. Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation.

## 4.28 Campgrounds

1. Where permitted within a zone, campgrounds must comply with the following regulations:

    i. Have a minimum parcel size of 4,000 m² (0.4 hectares) and each campsite must be a minimum of 160 m².

    ii. Provide services for the disposal of all wastewater and human waste generated at the campground in compliance with provincial public health legislation.

    iii. 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 campground caretaker that has a floor area no greater than 100 m².

    iii. One administrative office for use related only to the operation of the campground that has a floor area no greater than 140 m².

    iv. A communal bathroom facility for shared use of toilets and/or showers.

## 4.29 Service Stations

1. Where permitted within a zone, a service station must comply with the following regulations:

    i. The height of any building or structure will not exceed 10.0 m.

    ii. Building setbacks will be at least 7.0 m from any highway and at least 3.0 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 a uniformly coloured tight board fence of preservative treated wood or similar materials.

xi. All above-ground tanks shall be screened from view.

## 4.30 Temporary Use Permits

1. In accordance with the *Local Government Act*, the following zones are designated areas for consideration of a temporary use permit:

   i. A-1 zone

   ii. C-zones

   iii. M-1 zone

   iv. R-2 zone

   v. P-zones

2. Where a temporary use is granted, the permit may be renewed by the Village of Pouce Coupe Council for another period not exceeding three years. A temporary use permit may only be renewed once. In accordance to the *Local Government Act,* if an applicant would like to apply for renewal of the temporary use permit, they must apply:

   i. Apply earlier than the date of expiration; or

   ii. 3 years after the permit was issued

3. The Village may require security from the applicant before issuing a Temporary Use Permit.

4. Upon expiration of the period for which the temporary use was approved, the use shall be discontinued and all temporary structures removed.

5. Upon expiration of the Temporary Use Permit, only uses permitted in accordance with this Bylaw will be permitted on the parcel.

6. If a temporary use permit has expired before a renewal has been applied for, a new temporary use permit application is required. No renewal of the new temporary use permit will be permitted.

7. 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. The following temporary uses will not be considered for a Temporary Use Permit:

   i. Storage of industrial or oil and gas equipment; or

   ii. Any temporary use that requires the construction of a permanent building or structure.

8. As a condition of the Temporary Use Permit, Council or its lawful delegate may specify conditions including but not limited to:

   i. The hours of the proposed use;

ii. The area of the proposed use; and

iii. Environmental and groundwater protection measures.

# 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 R-1 and R-2 zones shall be permitted as follows:

   i. Up to two operating or licensed heavy work 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. Work 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 or uninsured vehicles or as a junkyard, unless the vehicle(s) are housed within a carport or garage.

   v. Only the rear or side parcel line setback may be used for vehicle storage.

   vi. No vehicle should be stored or parked on vacant parcels.

## 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 storage of unlicensed vehicles or vehicle parts.

   v. The storage of any recreational vehicle on a parcel 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-unit 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, registrable 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 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, registrable 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. Parking lots intended for the parking of vehicles or heavy trucks over a gross weight 9,100 kg must have parking lot designs certified by a professional engineer that 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 |
|---|---|
| 61º to 90º | 7.0 m |
| 46º to 60º | 5.0 m |
| 45º or less | 4.0 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 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 and appropriately illuminated.

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 a 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 4.0 m in width and at least 7.5 m in length.

    ii. Constructed with a slope of less than 2%.

    iii. Spaced with an adequate amount of room in between other parking spaces, with a 2.0 m buffer in between parking spaces.

    iv. Located as close as possible to a main accessible building entrance.

    v. Clearly identified with signage and markings for the exclusive use of physically challenged persons.

    vi. Must be connected to a main accessible building entrance by a paved and smooth path.

2. Accessible parking spaces should be the spaces located closest to an accessible entrance to the facility or development that the parking is for.

## 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 C-2 – Core 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.

## 5.7 Dimensions of Loading Spaces

1. Each off-street loading space required by this Bylaw shall not be less than 9.0 m long, 3.7 m wide or have a vertical clearance of less than 3.7 m.

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

| Column 1 | Column 2 |
|---|---|
| **Use of a Building or Parcel** | **Minimum Required Number of Spaces** |
| **Residential** | |
| Apartment | 2 spaces per dwelling unit, plus 15% of total spaces required for apartments to be clearly marked as visitor parking |
| Secondary Suite<br>Accessory Dwelling Unit (in Residential Zones) | 2 spaces 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 2 beds |
| Daycare | 1 space per every 4 children in addition to principal dwelling unit requirements |
| Duplex (Semi-Attached) | 2 spaces per rental unit |
| Home-Based Business | 1 space in addition to principal dwelling unit requirements |
| Rowhouse | 2 spaces per rental unit |
| Single-detached dwelling | 2 spaces per rental unit |
| **Commercial** | |
| Building supply | 1 space per 90 m² of floor area |
| Clubs, lodges, meeting halls | 1 space per 30 m² of floor area |
| Convenience store | 1 space per 30 m² of floor area |
| Daycare centre | 1 space per every 4 children plus 1 per 2 employees |
| Gallery, studio | 1 space per 50 m² of floor area |
| Financial institution | 1 space per 20 m² of floor area |
| Commercial greenhouse, nursery | 1 space per 50 m² of floor area |

| Column 1 | Column 2 |
|---|---|
| **Use of a Building or Parcel** | **Minimum Required Number of Spaces** |
| Health service establishment | 2 spaces per exam room, chair or examination table |
| Hotel, motel | 1 space per guest room plus an additional 3 spaces |
| Laundromat, dry cleaner | 1 space per 5 washing machines |
| Liquor store | 1 space per 30 m² of floor area |
| Liquor primary establishment | 1 space per 5 seats |
| Office, professional or trade contractor | 1 space per 35 m² of floor area |
| Restaurant, neighbourhood pub | 1 space per 5 seats |
| Retail store | 1 space per 35 m² of floor area |
| Service station | 4 spaces per service bay or 1 per 50 m² floor area, whichever is greater |
| Theatre | 1 space per 10 seats |
| Vehicle sales, automotive services and rental | 1 space per 70 m² of floor area plus 1 per 2 employees |
| Commercial uses not listed | 1 space per 35 m² of floor area |
| **Parks and Recreation/Institutional** | |
| Assembly hall | 1 space per 10 seats |
| Campground | 1 space per campsite plus 1 additional space per 4 campsites |
| Civic use | 1 space per 35 m² 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 35 m² of floor area |
| Parks and recreation/institutional uses not listed | 1 space per 35 m² of floor area |

## 5.8 Off-Street Loading Requirements

1. No use in any zone may be undertaken until the off-street loading requirements for that use are met.

2. 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.

3. 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.

4. Uses which have off-street loading regulations will have the number of spaces required outlined in Table 4.

5. Loading spaces must be located on the same parcel, or in front of the parcel for which they serve.

6. Requirements for uses which require off-street loading will be in Table 4.

*Table 4 - Off-Street Loading Requirements*

| Column 1 | Column 2 |
|---|---|
| **Use of Building or Parcel** | **Minimum loading spaces required** |
| **All retail stores, businesses, industries, warehouses or similar uses with a floor area:** | |
| • less than 500 m²<br>• 500 m² to 2,000 m²<br>• 2,000 m² to 5,000 m² | **1**<br>**2**<br>**3** |
| **All office building, place of public assembly, hospital, hotel, clubhouse or lodge, auditorium, public utility, school or other similar use:** | |
| • Less than 3,000 m²<br>• 3,000 m² to 5,000 m²<br>• Each additional 5,000 m² or portion thereof | **1**<br>**2**<br>**1 additional** |

# 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** |
| **Resource Zones** | |
| **Agriculture** | **A-1** |
| **Residential (R) Zones** | |
| **Residential 1 (Low-Density Residential)** | **R-1** |
| **Residential 2 (High-Density Residential)** | **R-2** |
| **Commercial (C) Zones** | |
| **Commercial 1 (General Commercial)** | **C-1** |
| **Commercial 2 (Core Commercial)** | **C-2** |
| **Industrial (M) Zones** | |
| **Industrial** | **M-1** |
| **Public Use (P) Zones** | |
| **Institutional** | **P-1** |
| **Parks and Recreation** | **P-2** |
| **Comprehensive Development Zones** | |
| **Comprehensive Development 1** | **CD-1** |

## 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 of the Zoning Bylaw Map of this Bylaw.

2. Where a zone boundary is shown on the Zoning Bylaw Map of this Bylaw, 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.

3. Where a zone boundary is shown as approximately following the Village boundary, it follows the Village boundary.

4. Where a zone boundary is shown as approximately following a topographic contour line, it follows that line.

5. Where land originally formed part of a lane or street is consolidated to a parcel, such lane or street shall be deemed to have the same zone designation as the parcel.

# SECTION 7 Zones

## 7.1 A-1 Agricultural

### 7.1.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Agriculture | i. Accessory buildings and structures |
| ii. Feed and seed storage | ii. Accessory dwelling unit |
| iii. Kennel | iii. Bed and breakfast |
| iv. Manufactured home | iv. Farm garden stand |
| v. Nursery | v. Home industry |
| vi. Single-detached dwelling | vi. Home occupation |
| | vii. Secondary suite |

### 7.1.2 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 $m^2$ |
| 2. Minimum parcel width | 40.0 m |
| 3. Minimum setback of principal building from: | |
| i. Front parcel line | 10.0 m |
| ii. Exterior side parcel line | 10.0 m |
| iii. Interior side parcel line | 10.0 m |
| iv. Rear parcel line | 10.0 m |
| 4. Minimum setback of accessory building from: | |
| i. Front parcel line | 10.0 m |
| ii. Exterior side parcel line | 7.5 m |
| iii. Interior side parcel line | 7.5 m |
| iv. Rear parcel line | 7.5 m |

| COLUMN I | COLUMN II |
|---|---|
| 5. Maximum building and structure height<br>i. Principal building and structures<br>ii. Accessory building | <br>10.5 m<br>8.0 m |
| 6. Maximum parcel coverage (all buildings) | 20% |

### 7.1.3 Other Regulations

1. Despite the permitted uses in this zone, a parcel within the Agricultural Land Reserve must not contain more than three dwelling units, consisting of:
    a. A principal residence with a total floor area of up to 500 m2;
    b. A secondary suite within the principal residence; and,
    c. An additional residence with a total floor area of up to 90 m2 if the parcel is 40 ha or less, or up to 186 m2 for parcels greater than 40 ha.
2. On land within the Agricultural Land Reserve, Feed and Seed Storage must comply with section 11 of the Agricultural Land Reserve Use Regulation.
3. The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.2 R-1 Residential 1 (Low-Density Residential)

### 7.2.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Duplex | i. Accessory buildings and structures |
| ii. Single-detached dwelling | ii. Accessory dwelling unit |
| iii. Manufactured home | iii. Backyard hen enclosure |
| | iv. Bed and breakfast |
| | v. Bee keeping |
| | vi. Daycare |
| | vii. Home occupation |
| | viii. Secondary suite |
| | ix. Short-term rental accommodation |

### 7.2.2 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.

| COLUMN I | COLUMN II |
|---|---|
| 1. Minimum parcel size | |
| i. Duplex with both dwellings on one lot | 600.0 m² |
| ii. Duplex with each dwelling on their own lot | 300.0 m² |
| iii. Single-detached dwelling (with or without secondary suite) | 440.0 m² |
| iv. Single-detached dwelling with accessory dwelling unit | 550.0 m² |
| 2. Minimum parcel width | 13.0 m |
| 3. Minimum setback of principal building from: | |
| i. Front parcel line | 7.0 m |
| ii. Exterior side parcel line | 2.0 m |
| iii. Interior side parcel line | 1.2 m |
| iv. Rear parcel line | 7.0 m |
| 4. Minimum setback of accessory building from: | |

| COLUMN I | COLUMN II |
|---|---|
| i. Front parcel line<br>ii. Exterior side parcel line<br>iii. Interior side parcel line<br>iv. Rear parcel line | 7.0 m<br>2.0 m<br>1.2 m<br>1.5 m |
| 5. Minimum principal building square footage | 37.0 $m^2$ |
| 6. Maximum building and structure height<br>i. Principal building and structures<br>ii. Accessory building (excluding accessory dwelling unit)<br>iii. Accessory dwelling unit | <br>10.5 m<br>8.0 m<br>8.0 m |
| 7. Maximum parcel coverage (all buildings) | 40% |
| 8. Maximum dwelling units per parcel | 3 |

### 7.2.3 Other Regulations

The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.3 R-2 Residential 2 (High-Density Residential)

### 7.3.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Apartment | i. Accessory buildings and structures |
| ii. Row house | ii. Home occupation |
| iii. Townhouse | iii. Secondary suite |
| iv. Triplex | iv. Short-term rental accommodation |

### 7.3.2 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 | |
| i. Apartment | 1100 m² |
| ii. Row house, townhouse or triplex (per unit) | 200.0 m² |
| 2. Minimum parcel width | |
| i. Apartment | 26.0 m |
| ii. Row house, townhouse or triplex (per unit) | 7.0 m |
| 3. Minimum setback of principal building from: | |
| i. Front parcel line | 4.0 m |
| ii. Exterior side parcel line | 2.0 m |
| iii. Interior side parcel line | 1.2 m |
| iv. Rear parcel line | 7.0 m |
| 4. Minimum setback of accessory building from: | |
| i. Front parcel line | 4.0 m |
| ii. Exterior side parcel line | 2.0 m |
| iii. Interior side parcel line | 1.2 m |
| iv. Rear parcel line | 1.5 m |
| 5. Maximum building and structure height | |

| COLUMN I | COLUMN II |
|---|---|
| i. Apartment<br>ii. Row house, townhouse & triplex<br>iii. Accessory building | 10.5 m<br>10.5 m<br>8.0 m |
| 6. Maximum parcel coverage (all buildings) | 60% |
| 7. Maximum gross density of dwelling units | 55 units per hectare |

### 7.3.3 Other Regulations

The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.4 C-1 Commercial 1 (General Commercial)

### 7.4.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Assembly hall | i. Accessory buildings and structures |
| ii. Building supply establishment | ii. Accessory dwelling unit |
| iii. Bulk fuelling station | iii. Short-term rental accommodation |
| iv. Brewery or Distillery | |
| v. Cannabis retail | |
| vi. Car wash | |
| vii. Cinema | |
| viii. Club or lodge | |
| ix. Community care facility | |
| x. Convenience store | |
| xi. Cultural facility | |
| xii. Daycare centre | |
| xiii. Entertainment services | |
| xiv. Farm garden stand | |
| xv. Financial institution | |
| xvi. Funeral home | |
| xvii. Gym | |
| xviii. Health service establishment | |
| xix. Hotel | |
| xx. Laundromat and dry cleaner | |
| xxi. Library | |
| xxii. Liquor store | |
| xxiii. Liquor primary establishment | |
| xxiv. Mixed use | |

xxv. Motel

xxvi. Multiple dwelling unit residential

xxvii. Office, professional

xxviii. Oilfield supply and servicing

xxix. Pawn shop

xxx. Personal service establishment

xxxi. Restaurant

xxxii. Retail store

xxxiii. Service station

xxxiv. Shopping centre

xxxv. Vehicle sales and servicing

xxxvi. Veterinary hospital

### 7.4.2 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 | 440.0 $m^2$ |
| 2. Minimum parcel width | 10.0 m |
| 3. Minimum setback of principal building from: | |
| i. Front parcel line | 0.0 m |
| ii. Exterior side parcel line | 2.0 m |
| iii. Interior side parcel line | 0.0 m |
| iv. Rear parcel line | 1.0 m |
| 4. Minimum setback of accessory building from: | |
| i. Front parcel line | 0.0 m |
| ii. Exterior side parcel line | 3.0 m |
| iii. Interior side parcel line | 3.0 m |
| iv. Rear parcel line | 1.5 m |
| 5. Maximum building and structure height | |
| i. Principal building | 15.0 m |

| | | |
|---|---|---|
| | ii. Accessory building | 8.0 m |
| 6. | Maximum parcel coverage (all buildings) | 75% |

### 7.4.1 Other Regulations

The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.5 C-2 Commercial 2 (Core Commercial)

### 7.5.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Assembly hall | i. Accessory buildings and structures |
| ii. Building supply establishment | ii. Accessory dwelling unit |
| iii. Cannabis retail | iii. Short-term rental accommodation |
| iv. Car and truck wash | iv. Home occupation within multiple dwelling unit residential |
| v. Civic use | |
| vi. Commercial greenhouse | |
| vii. Convenience store | |
| viii. Cultural facility | |
| ix. Daycare centre | |
| x. Entertainment services | |
| xi. Financial institution | |
| xii. Health service establishment | |
| xiii. Hotel | |
| xiv. Laundromats and dry cleaner | |
| xv. Liquor store | |
| xvi. Liquor primary establishment | |
| xvii. Mixed use | |
| xviii. Motel | |
| xix. Multiple dwelling unit residential | |
| xx. Neighbourhood pub | |
| xxi. Office | |
| xxii. Personal service establishments | |
| xxiii. Restaurant | |
| xxiv. Retail store | |

| |
|---|
| xxv. Vehicles sales and servicing<br>xxvi. Veterinary hospital |

### 7.5.2 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.

| COLUMN I | COLUMN II |
|---|---|
| 1. Minimum parcel size | 550.0 $m^2$ |
| 2. Minimum parcel width | 13.0 m |
| 3. Minimum setback of principal building from:<br>i. Front parcel line<br>ii. Exterior side parcel line<br>iii. Interior side parcel line<br>iv. Rear parcel line | <br>0.0 m<br>2.0 m<br>0.0 m<br>1.5 m |
| 4. Minimum setback of accessory building from:<br>i. Front parcel line<br>ii. Exterior side parcel line<br>iii. Interior side parcel line<br>iv. Rear parcel line | <br>0.0 m<br>3.0 m<br>3.0 m<br>1.5 m |
| 5. Maximum building and structure height<br>i. Principal building<br>ii. Accessory building | <br>15.0 m<br>8.0 m |
| 6. Maximum parcel coverage (all buildings) | 100% |
| 7. Maximum gross density of dwelling units | 55 units/ha |

### 7.5.3 Other Regulations:

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

2. The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.6 M-1 Industrial

### 7.6.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Animal service facility | i. Accessory buildings and structures |
| ii. Auto wrecking | ii. Accessory dwelling unit |
| iii. Brewery and distillery operation | |
| iv. Building supply establishment | |
| v. Bulk fuelling station | |
| vi. Commercial greenhouse | |
| vii. Commercial storage | |
| viii. Equipment sales and servicing | |
| ix. Feed and seed storage | |
| x. Food processing | |
| xi. Machine and equipment sales | |
| xii. Manufacturing | |
| xiii. Mini-storage | |
| xiv. Office | |
| xv. Trade contractor | |
| xvi. Oilfield supply and servicing | |
| xvii. Storage yard | |
| xviii. Warehouse | |
| xix. Vehicle sales and servicing | |

### 7.6.2 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.

| COLUMN I | | COLUMN II |
|---|---|---|
| 1. | Minimum parcel size | 1100.0 $m^2$ |
| 2. | Minimum parcel width | 26.0 m |
| 3. | Minimum setback of principal building from: | |
| | i. Front parcel line | 3.0 m |
| | ii. Exterior side parcel line | 3.0 m |
| | iii. Interior side parcel line | 3.0 m |
| | iv. Rear parcel line | 3.0 m |
| 4. | Minimum setback of accessory building from: | |
| | i. Front parcel line | 3.0 m |
| | ii. Exterior side parcel line | 3.0 m |
| | iii. Interior side parcel line | 3.0 m |
| | iv. Rear parcel line | 3.0 m |
| 5. | Maximum building and structure height | |
| | i. Principal building and structures | 15.0 m |
| | ii. Accessory building | 8.0 m |
| 6. | Maximum parcel coverage (all buildings) | 50% |

### 7.6.1 Other Regulations

The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.7 P-1 Institutional

### 7.7.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Assembly hall | i. Accessory buildings and structures |
| ii. Civic use | ii. Accessory dwelling unit |
| iii. Community care facility | iii. Community garden |
| iv. Cultural facility (museum or art gallery only) | |
| v. Daycare centre | |
| vi. Emergency protective services | |
| vii. Health service establishment | |
| viii. Hospital | |
| ix. Library | |
| x. Place of worship | |
| xi. Post Office | |
| xii. Public utilities facility | |
| xiii. School | |

### 7.7.2 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.

| COLUMN I | COLUMN II |
|---|---|
| 1. Minimum parcel size | 550.0 $m^2$ |
| 2. Minimum parcel width | 13.0 m |
| 3. Minimum setback of principal building from: | |
| i. Front parcel line | 7.0 m |
| ii. Exterior side parcel line | 3.0 m |
| iii. Interior side parcel line | 1.5 m |

| COLUMN I | COLUMN II |
|---|---|
| iv. Rear parcel line | 1.5 m |
| 4. Minimum setback of accessory building from: | |
| i. Front parcel line | 7.0 m |
| ii. Exterior side parcel line | 3.0 m |
| iii. Interior side parcel line | 1.5 m |
| iv. Rear parcel line | 1.5 m |
| 5. Maximum building and structure height | |
| i. Principal building and structures | 15.0 m |
| ii. Accessory building | 8.0 m |
| 6. Maximum parcel coverage (all buildings) | 50% |

### 7.7.1 Other Regulations

The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.8 P-2 Parks and Recreation

### 7.8.1 Purpose

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

| 1. Principal Uses | 2. Accessory Uses |
|---|---|
| i. Campground | i. Accessory buildings and structures |
| ii. Civic use | |
| iii. Cemetery | |
| iv. Community garden | |
| v. Indoor recreation facility | |
| vi. Outdoor recreation | |
| vii. Park | |
| viii. Playground | |

### 7.8.2 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.

| COLUMN I | COLUMN II |
|---|---|
| 1. Minimum parcel size | 440.0 $m^2$ |
| 2. Minimum parcel width | 10.0 m |
| 3. Minimum setback of principal building from: | |
| i. Front parcel line | 7.0 m |
| ii. Exterior side parcel line | 3.0 m |
| iii. Interior side parcel line | 1.5 m |
| iv. Rear parcel line | 3.0 m |
| 4. Minimum setback of accessory building from: | |
| i. Front parcel line | 7.0 m |
| ii. Exterior side parcel line | 3.0 m |
| iii. Interior side parcel line | 1.5 m |
| iv. Rear parcel line | 3.0 m |

| COLUMN I | COLUMN II |
|---|---|
| 5. Maximum building and structure height<br>i. Principal building and structures<br>ii. Accessory building | <br>10.5 m<br>8.0 m |
| 6. Maximum parcel coverage (all buildings) | 30% |

### 7.8.1 Other Regulations

The permitted uses and regulations applicable to this zone may be amended by Council through amendment of this Bylaw.

## 7.9 CD-1 Comprehensive Development 1

### 7.9.1 Purpose

The purpose of the CD-1 Zone is to provide for comprehensive development involving a mix of uses and/or a scale or form of development not otherwise accommodated by the standard zones in this Bylaw.

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

| 1. Principal Uses | | 2. Accessory Uses | |
|---|---|---|---|
| i. | Apartment | i. | Accessory buildings and structures |
| ii. | Assembly hall | ii. | Home occupation within residential units |
| iii. | Cultural facility | iii. | Off-street parking |
| iv. | Entertainment services | iv. | Outdoor patio |
| v. | Financial institution | v. | Short-term rental accommodation |
| vi. | Health service establishment | | |
| vii. | Hotel | | |
| viii. | Mixed use | | |
| ix. | Motel | | |
| x. | Multiple dwelling unit residential | | |
| xi. | Neighbourhood pub | | |
| xii. | Office, professional | | |
| xiii. | Personal service establishment | | |
| xiv. | Restaurant | | |
| xv. | Retail store | | |

### 7.9.2 Regulations

On a parcel located in an area zoned CD-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 $m^2$ |
| 2. Minimum parcel width | 13.0 m |

| COLUMN I | COLUMN II |
|---|---|
| 3. Minimum setback of principal building from: | |
| i. Front parcel line | 0.0 m |
| ii. Exterior side parcel line | 2.0 m |
| iii. Interior side parcel line | 0.0 m |
| iv. Interior side parcel line (if adjacent to a R-Zone) | 3.0 m |
| v. Rear parcel line | 1.5 m |
| vi. Rear parcel line (if adjacent to a R-Zone) | 7.0 m |
| 4. Minimum setback of accessory building from: | |
| i. Front parcel line | 0.0 m |
| ii. Exterior side parcel line | 3.0 m |
| iii. Interior side parcel line | 3.0 m |
| iv. Rear parcel line | 1.5 m |
| v. Rear parcel line (if adjacent to a R-Zone) | 3.0 m |
| 5. Maximum building and structure height | |
| i. Principal building and structures | 15.0 m |
| ii. Accessory building | 8.0 m |
| 6. Maximum parcel coverage (all buildings) | 75% |

### 7.9.3 Site Specific Amendments

Where a proposed development does not conform to the permitted uses or regulations of the CD-1 Zone, the applicant may apply for a zoning bylaw amendment. Council may consider establishing a site-specific comprehensive development zone by bylaw.

This may include site-specific consideration of land use, servicing, minimum parcel area, parcel coverage, maximum building height, setbacks, fencing, shipping containers, landscaping, parking, and other applicable development regulations, provided the proposal is consistent with the land use designations and policies of the Village of Pouce Coupe Official Community Plan.