

**REGIONAL DISTRICT OF KITIMAT-STIKINE**

# **MEZIADIN**

**RURAL LAND USE BYLAW**

REGIONAL DISTRICT OF KITIMAT-STIKINE

BYLAW NO. 316

Adopted June 26, 1993

A bylaw to establish a rural land use bylaw for a specified portion of Electoral Area A of the Regional District of Kitimat-Stikine.

The Board of the Regional District of Kitimat-Stikine, in open meeting assembled, hereby enacts as follows:

1. The attached text entitled 'Meziadin Rural Land Use Bylaw' is Schedule "A" of this bylaw and the attached maps indicated as Schedule "B" and Schedule "C" are also part of this bylaw.
2. This bylaw applies to the area shown outlined by dashed lines as planning area boundaries on attached Schedule "B".
3. This bylaw shall come into full force and effect and be binding on all persons as from the date of adoption.
4. This bylaw may be cited as the "Regional District of Kitimat-Stikine Meziadin Rural Land Use Bylaw No. 316, 1992, for Specified Portions of Electoral Area A".

READ a first time this 17 day of October, 1992.

READ a second time this 17 day of October, 1992.

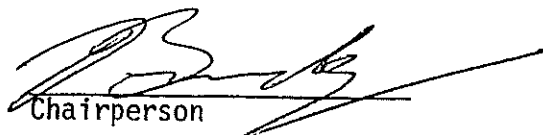
A Public Hearing in respect of this bylaw was held on the 17 day of November, 1992.

READ a third time as amended this 23 day of January, 1993.

APPROVED pursuant to Section 57(2) of the Highway Act the 19 day of February, 1993.

APPROVED by the Minister of Municipal Affairs, Recreation and Housing on the 3 day of June, 1993.

RECONSIDERED AND FINALLY ADOPTED this 26 day of June, 1993.

  
Chairperson

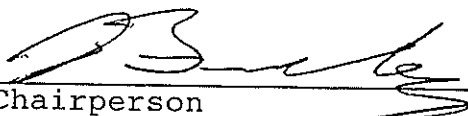
  
Administrator

**REGIONAL DISTRICT OF KITIMAT-STIKINE**

**MEZIADIN**

**RURAL LAND USE BYLAW**

This is the text referred to as  
Schedule "A"  
of the  
"Regional District of Kitimat-Stikine  
Meziadin Rural Land Use Bylaw No. 316, 1992".

  
Chairperson

  
Administrator

June 26, 1993

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## 0.0.0        **MEZIADIN RURAL LAND USE BYLAW**

### 0.1.0        **INTRODUCTION**

#### 0.1.1        **Title**

This bylaw may be cited as the "Regional District of Kitimat-Stikine Meziadin Rural Land Use Bylaw No. 316, 1992 for specified portions of Electoral Area A."

#### 0.1.2        **Application**

- (a)    This bylaw shall be applicable to that portion of Electoral Area A of the Regional District of Kitimat-Stikine as indicated outlined by planning area boundaries on attached Schedule 'B'.
- (b)    In this text, those statements which begin with the word:
  - (i)    "to" are objectives of the plan and are to be read preceded with the phrase, "It is the Objective of the Board of the Regional District of Kitimat-Stikine...";
  - (ii)   "that" are policies of the plan and are to be read preceded with the phrase, "It is the Policy of the Board of the Regional District of Kitimat-Stikine..."

#### 0.1.3        **Definitions**

For the purposes of this bylaw, the following definitions apply unless the context otherwise requires:

**"ancillary building"** means a building or structure located on a parcel, the use of which is ancillary to the principal permitted use of the land, buildings or structures located on the same parcel;

**"accessory to"** means a use combined with but clearly incidental and ancillary to the principal permitted uses of land, buildings or structures located on the same parcel;

**"community sewer system"** means a common sewer or system of sewerage or sewage disposal which services two or more parcels;

**"community water system"** means a system of waterworks which is owned, operated and maintained by an Improvement District, or the Regional District, or which is regulated under the **Water Utility Act**;

**"derelict vehicle"** means any vehicle that has not been licensed for a period of one year and is not housed in a garage or carport or similar building;

**"dwelling unit"** means a single room or series of rooms of complementary use operated under a single tenancy as a housekeeping unit, used or intended to be used as a residence and usually containing cooking, eating, living, sleeping and sanitary facilities;

**"mobile home park"** means land used or occupied by a person for the purpose of providing space for the accommodation of mobile homes and for imposing a charge or rental for the use of that space;

**"motel"** means a building which contains sleeping units and may contain auxiliary assembly, commerce, entertainment, indoor recreation, restaurant uses or premises licensed to serve alcoholic beverages;

**"natural boundary"** means the visible high water mark of any lake, river stream or other body of water where the presence and action of water at the time of measurement are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation as well as to the nature of the soil itself. In addition, the best estimate of the edge of dormant or old side channels or marsh areas;

**"parcel"** means a lot, block or other area in which land is held or into which land is subdivided;

**"rear parcel line"** means the parcel boundary which lies the most opposite to and is not connected to the front parcel line;

**"retail"** means the sale of goods to the general public;



**"sensitive environment management"** means management of natural resources in a fashion cognizant of and sensitive to highly valuable fish and wildlife habitat or to environmental values of unusual importance or high susceptibility to damage;

**"service station"** means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles, but not wholesale sales or motor vehicle structural or body repairs or painting;

**"setback"** means the minimum permitted distance required under this bylaw between a building and a specified parcel line;

**"side parcel line"** means a parcel boundary, other than a front or rear parcel line;

**"site"** means an area of land considered as a unit devoted to a certain use, or occupied by a building or a group of buildings that are united by a common interest or use, and the customary accessory uses and open spaces belonging to the same;

**"structure"** means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing of a parcel;

**"utility"** means broadcast transmission, electrical, telephone, sewer or water services established or licensed by a government and does not include oil or gas storage tanks or a public storage and works yard;

**"watercourse"** means any natural or man-made depression with well defined banks and a bed 0.6 meters or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 250 hectares or more.

## **1.0.0            PART I: OBJECTIVES AND POLICIES**

Part I is a statement of the broad objectives and policies of the Board of the Regional District of Kitimat-Stikine respecting the present and potential land use in the Meziadin rural planning area.

### **1.1.0            OBJECTIVES**

In recognition of:

- (i) the economic potential and opportunities for development of the Meziadin rural planning area as a strategic location for staging of resource extraction activities and as a commercial service node, and
- (ii) the severe limitations to development in respect to impermeable soils, mountainous slopes, and terrain hazards such as snow avalanches, landslides, and flooding, and to highly valuable fish and wildlife habitat, in particular in the Hanna Creek/Tintina Creek watersheds,

it is the Objective of the Board of the Regional District of Kitimat-Stikine:

- (1) to ensure that development is healthy, safe, convenient, efficient, serviceable, and orderly;
- (2) to direct development into concentrated areas of land use activity;
- (3) to discourage development in hazardous areas;
- (4) to encourage compatibility of adjacent land uses;
- (5) to minimize conflicts between land development and sensitive environmental values;
- (6) to encourage the preservation and protection of important environmental, archaeological and historical values in the Meziadin rural planning area.

## 1.2.0 POLICIES

### 1.2.1 Concentration of Development

- (1) That, due to difficult soil conditions and the extent of sensitive fish and wildlife habitat within the planning area, most developments in the Meziadin rural planning area shall be encouraged to locate within recognized development nodes.
- (2) That the following will be recognized and will be permitted to infill or expand in accordance with good planning principles which recognize natural limitations and in accordance with their intended original purposes, namely:
  - (a) at the junction of Highway 37 and Highway 37A, uses compatible with its function as a strategic commercial service node shall be allowed;
  - (b) in the Rural Recreation subdivision adjacent to Meziadin Lake, seasonal recreational cottages and single family residential and their accessory uses shall be allowed;
  - (c) in the Meziadin Highway Camp, those uses affiliated with its function as a highway maintenance camp and service facility shall be allowed;
  - (d) in the Elsworth Camp, uses affiliated with its primary function as a logging camp and log sort including residential accommodations and their accessory uses shall be allowed.
- (3) That subsequent new development sites for heavy industry, tourism commercial, and resource activities will be evaluated on a site specific proposal basis with due consideration to hazardous conditions and environmental impacts.

### 1.2.2 Temporary Permits

- (1) That all land in the Meziadin rural planning area is designated as a temporary permit area.
- (2) That upon application, the Regional District may issue, or refuse to issue, a temporary industrial or commercial use permit subject to the following evaluation criteria:
  - (a) the land is suited to the use intended;
  - (b) there would be no significant conflicts of the temporary use with existing and proposed future use of land in the immediately surrounding area;
  - (c) the natural environment shall not be adversely affected to any significant extent;
  - (d) traffic flows and drainage shall not be adversely affected by the temporary use;
  - (e) the land is suitable for the water and sewage disposal requirements of the use intended;
  - f) temporary permits shall be subject to the technical referral process and negative concerns shall be satisfactorily rectified.

### 1.2.3 Solid Waste Disposal

- (1) That sites for the disposal of solid wastes should be selected to avoid bear/man conflicts and be located in a manner cognizant of the hazardous conditions, sensitive environment and low percolation soils found in portions of the Meziadin rural planning area.
- (2) That the installation of a central incinerator to serve the Meziadin area will be encouraged, provided that such a facility is economically viable and located at a safe distance from valuable fish and wildlife habitat.
- (3) That a site for the disposal of solid waste shall be encouraged to be located at least one kilometer from the shores of Meziadin Lake or any main tributary flowing into the lake.

#### 1.2.4 Fish and Wildlife Habitat

That intensive land uses and uses potentially deleterious to habitat will be discouraged from locating in sensitive environment areas.

#### 1.2.5 Flood Protection

- (1) That park and open space recreational or resource management uses will be encouraged on flood susceptible lands so as to protect against the loss of life and to minimize property damage associated with flooding events.
- (2) That, where floodable lands are required for development, the construction and siting of buildings and mobile homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be floodproofed to those standards specified in the "Regional District of Kitimat-Stikine specified portion of Electoral Area 'A' Meziadin Floodplain Management Bylaw No. 325, 1992.".

#### 1.2.6 Scattered Development

That scattered development along Highway 37 and Highway 37A and other major access roads will be discouraged.

#### 1.2.7 Light Industrial: I-1

The intent of the I-1 designation is to provide for small-scale or service industrial uses.

#### 1.2.8 Heavy Industrial: I-2

- (1) That the intent of the I-2 designation is to provide for industries such as manufacturing and processing;
- (2) That each heavy industrial proposal will be evaluated on a site specific basis through the bylaw amendment process.

**1.2.9 General Commercial: C-1**

That the C-1 designation is intended to provide for the orderly development of commercial facilities for local convenience and the travelling public.

**1.2.10 Tourist Commercial: C-2**

- (1) That the C-2 designation is intended to provide for the orderly development of tourism resorts and facilities.
- (2) That each tourist commercial proposal will be evaluated on a site specific basis through the bylaw amendment process.

**1.2.11 Residential: R-1**

That the R-1 designation is intended to provide for the orderly development of residential dwellings and their ancillary uses.

**1.2.12 Mobile Home Park: MHP**

That the MHP designation is intended to provide for the orderly development of mobile home parks.

**1.2.13 Multiple Use: MU**

That the intent of the MU designation is to recognize the Meziadin highways maintenance camp and to allow multiple compatible uses within the site.

**1.2.14 Rural Acreages: RA**

That the intent of the RA designation is to provide for large parcels of privately owned land which are or potentially may be used for residential, seasonal recreational or resource use or may remain undeveloped.

**1.2.15 Resource Activities: W**

That the intent of the W designation is to provide for lands which may be used for forest, mineral, or aggregate extraction, or are managed for resource values such as wilderness, recreation, or fish and wildlife habitat.

**1.2.16 Resource Heavy Industrial: WHI**

That the intent of the WHI designation is to provide for heavy industrial and ancillary activities which support resource extraction, including those undertaken by the forest and mining industries.

**1.2.17 Recreation/Open Space: WR**

That the intent of the WR designation is to provide for lands which may be used for outdoor public recreation purposes.

**1.2.18 Hazardous Lands: H**

- (1) that the intent of the H designation is to indicate lands which may be subject to hazardous conditions and which may represent risks to human safety, structures and infrastructure;
- (2) that included in the H designation is land that is:
  - (a) within the designated flood level;
  - (b) on hillsides exceeding 30% slope;
  - (c) subject to rock falls, landslides, snow avalanches, and slope failure; or
  - (d) subject to unstable soil where flow of groundwater and low soil permeability are likely to lead to soil movement or slope failure;

and accordingly shall not be developed, but consideration may be given for redesignation when the proponent demonstrates, to the satisfaction of the Regional District based on the advice of professionals competent to advise on the matter to the satisfaction of the Regional District, that there is a useable area of land which is not hazardous and that there is safe access to the useable area;

- (3) that lands which are suspected to have hazardous conditions are indicated on Schedule 'B' and Schedule 'C'; however , all lands which may be susceptible to hazard may not been indicated and it is the responsibility of the proponent to seek out and ascertain potential hazards arising from any development situation.

1.2.19      **Sensitive Environment: SE**

That the intent of the SE designation is to protect areas of critical importance to fish and wildlife management and areas of highly significant environmental importance and sensitivity.



**2.0.0 PART II: REGULATIONS AND DESIGNATIONS**

**2.1.0 BASIC PROVISIONS**

**2.1.1 Prohibition**

- (1) No person shall erect, construct, locate or carry on any industry, business trade or calling, or use any land or building, or structurally alter, reconstruct, move, or maintain any building, or locate a structure on surface of water or air space contrary to the provisions of this bylaw.
- (2) No land, including the surface of water shall be subdivided or permit issued contrary to the provisions of this bylaw.

**2.2.0 ADMINISTRATION AND ENFORCEMENT**

**2.2.1 Administration**

- (1) This bylaw shall be administered by a person or persons appointed by the Board of the Regional District of Kitimat-Stikine.
- (2) The officers appointed under Subsection (1) above, may enter at all reasonable times, upon property subject to the regulations of this bylaw, in order to ascertain whether such regulations are being obeyed.
- (3) It is unlawful for any person to prevent or obstruct any official appointed under Section 2.2.1(1) from the carrying out of their duties under this bylaw.

**2.2.2 Penalty**

- (1) Any person who violates the provisions of this bylaw is liable on summary conviction to a penalty not exceeding Five Hundred (\$500.00) dollars, and not less than One Hundred (\$100.00) dollars, and also the costs of prosecution.

- (2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
- (3) Upon conviction, the magistrate may direct that no prosecution under Subsection (2) may be made, with respect to the continuance of the violation, for such a period as he directs.

### 2.2.3 Severability

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 shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw.

### 2.2.4 Amendment Procedures

- (1) Any person applying to have this bylaw amended shall apply in writing to the Regional District of Kitimat-Stikine, fully describing the proposed change and furnishing reasons in support of the application. The application shall include a plan showing the location of the property sought to be redesignated, a sketch map outlining existing use, including natural features, such as trees, rock outcrops, gullies and creeks, a sketch map outlining the proposed use of the property and location of services and, if the applicant is not the owner, the owner's consent to the application.
- (2) Where an application for amendment to this bylaw has been refused, no reapplication for the same amendment shall be considered within six months of the previous application.

## **2.3.0 SUPPLEMENTARY REGULATIONS**

### **2.3.1 Highways**

- (1) No building or structure or part thereof shall be located within 15 meters of the right-of-way of a controlled access highway.
- (2) There shall be no obstruction to the line of vision by buildings or structures between the height of 1.0 meters and 3.0 meters above the established grade of streets within an area of 24.0 meters radius measured from the centerline intersection of intercepting highways.

### **2.3.2 Derelict Vehicles**

No site shall be used for the wrecking or storage of derelict vehicles or equipment or used as a junk yard except as specifically designated and permitted under this bylaw.

### **2.3.3 Home Occupations**

- (1) A professional practice, homecraft or home occupation:
  - (a) shall be enclosed within the interior of a principal building or permitted accessory building, except where the home occupation is horticultural in nature;
  - (b) shall not create a nuisance by reason of sound, sight, or smell;
  - (c) shall not involve storage exterior to a building of any material used directly or indirectly in the processing or resulting from the processing of the product of such craft or occupation;
  - (d) shall not create an unnecessary traffic problem; and
  - (e) shall not involve retailing other than products from the professional practice, homecraft or home occupation.

#### **2.3.4 Sewage Disposal**

Where a site is not serviced by a community sewer, there shall be sufficient area on the site not covered by buildings or structures, paving, parking areas, driveway, pathways, or stored materials to dispose of sewage in accordance with the regulations of the authority having jurisdiction.

#### **2.3.5 Public Utilities**

Public utilities including community sewage lagoons, community water supply systems, hydroelectric transformer stations, lift stations, and similar equipment may be located in any designation.

#### **2.3.6 Existing Parcels**

Parcels existing at the time of bylaw adoption may be used for the uses permitted provided that the development meets all other regulatory requirements.

#### **2.3.7 Other Regulations**

Nothing contained in these regulations shall relieve the owner or developer of any land from the responsibility to seek out and comply with other legislation or regulations applicable to their undertaking.

## 2.4.0 DESIGNATIONS AND REGULATIONS

### 2.4.1 Designation Categories

Land in the Meziadin planning area is divided into the following designation categories:

Designation	Name
I-1	Light Industrial
I-2	Heavy Industrial
C-1	General Commercial
C-2	Tourist Commercial
R-1	Single Family Residential
MHP	Mobile Home Park
MU	Multiple Use
RA	Rural Acreages
W	Resource Activities
WHI	Resource Heavy Industrial
WR	Recreation
H	Hazardous Lands
SE	Sensitive Environment

### 2.4.2 Location and Extent of Designations

- (1) The location and extent of each designation are shown on Schedule 'B' and Schedule 'C' which are attached to and form part of this bylaw.
- (2) Where the designation boundary follows a road allowance, creek or other water body, the centre line of such road allowance, creek or other water body shall be the zone boundary.
- (3) Where the designation boundary does not follow a legally defined line, road allowance, creek or other water body, the boundary shall be determined by scaling from the map.

### 2.4.3 **Light Industrial: I-1**

In the 'I-1' designation,

- (1) the following permitted uses and no others shall be allowed: any repair, processing, small scale manufacturing, wholesaling, assembly, storage, expediting or warehouse use, industrial services and utilities,
- (2) the minimum site of parcel which may be created by subdivision shall be 0.4 hectares,
- (3) buildings and structures shall not cover more than forty per cent of the site area,
- (4) no building or structure or part thereof shall be located closer than 15.0 meters of a front parcel line, 3.0 meters of a side parcel line, and 3.0 meters of the rear parcel line, and
- (5) one single family dwelling unit per parcel is permitted as ancillary to the principal industrial use.

### 2.4.4 **Heavy Industrial: I-2**

In the 'I-2' designation,

- (1) the following permitted uses and no others shall be allowed: large scale manufacturing or processing facilities such as sawmills, log sort yards, log processing or chipping facilities, mines, and ore processing plants,
- (2) the minimum size of parcel which may be created by subdivision shall be 2.0 hectares,
- (3) buildings and structures shall not cover more than forty per cent of the site area,
- (4) no buildings or structure or part thereof shall be located closer than 15.0 meters of a front parcel line and 7.5 meters from any other parcel line, and

- (5) one single family dwelling unit per parcel is permitted as ancillary to the principal industrial use.

#### 2.4.5

##### **General Commercial: C-1**

In the 'C-1' designation,

- (1) the following permitted uses and no others shall be allowed: retail, rental, service or wholesale uses dealing with all forms of merchandising and recreation uses, including retail outlets, restaurants, motels, hotels, private and public recreational facilities and gasoline service stations,
- (2) the minimum size of parcel which may be created by subdivision shall be 0.4 hectares,
- (3) buildings and structures shall not cover more than forty per cent of the site area,
- (4) no building or structure or part thereof shall be located closer than 15.0 meters of a front parcel line, 3.0 meters of a side parcel line, and 3.0 meters of the rear parcel line, and
- (5) one single family dwelling unit per parcel is permitted as ancillary to the principal commercial use.

#### 2.4.6

##### **Tourist Commercial: C-2**

In the 'C-2' designation,

- (1) the following permitted uses and no others shall be allowed: commercial campgrounds, recreation vehicle sites, fishing and hunting lodges, tourism cabins, lakeshore facilities, and tourism commercial services,
- (2) the minimum size of parcel which may be created by subdivision shall be 1.0 hectares,
- (3) buildings and structures shall not cover more than ten per cent of the site area,

- (4) no building or structure or part thereof shall be located closer than 15.0 meters of a front parcel line, 3.0 meters of a side parcel line, and 3.0 meters of the rear parcel line, and
- (5) one single family dwelling unit per parcel is permitted as ancillary to the principal commercial use.

## 2.4.7

**Residential: R-1**

In the 'R-1' designation,

- (1) the following permitted uses and no others shall be allowed: one single family dwelling or mobile home or recreational cottage per parcel and ancillary buildings, tot lots, play fields, and recreation areas,
- (2) the minimum size of parcel that may be created by subdivision shall be in accordance with the table below,

Minimum Parcel Sizes

No Comm. Water No Comm. Sewer	With Comm. Water No Comm. Sewer	With Comm Sewer
2000 m <sup>2</sup>	1500 m <sup>2</sup>	750 m <sup>2</sup>

- (3) buildings and structures shall not cover more than twenty per cent of the site area, and
- (4) no building or structure or part thereof, except a fence shall be located closer than 7.5 meters of a front parcel line, 3.0 meters from a side parcel line, and 3.0 meters of the rear parcel line.



#### 2.4.8 Mobile Home Park: MHP

In the MHP designation,

- (1) the following permitted uses and no others shall be allowed: mobile home park, caretaker residence, vehicles, boats, and other ancillary storage, home occupations, tot lots, playfields, and recreation areas,
- (2) the minimum size of parcel that may be created by subdivision shall be 2.0 hectares,
- (3) there shall be a minimum distance of 9.0 meters between a mobile home and its appurtenance and the adjacent mobile home,
- (4) no part of any mobile home, caretaker residence, or structure or part thereof shall be located within 4.0 meters of a property line, and
- (5) the maximum density of mobile homes per parcel shall be 15 mobile home units per hectare of site area.

#### 2.4.9 Multiple Use: MU

In a 'MU' designation:

- (1) the following permitted uses and no others shall be allowed: highway maintenance camp and uses compatible with a highway maintenance camp, such as residential accommodations, light industrial and general commercial uses,
- (2) buildings and structures shall not cover more than forty per cent of the site area,
- (3) the minimum size of parcel which may be created by subdivision shall be 30 hectares, and
- (4) no buildings or structure or part thereof shall be located closer than 15.0 meters of a front parcel line, 3.0 meters of a side parcel line, and 3.0 meters of the rear parcel line.

#### 2.4.10 **Rural Acreages: RA**

In the RA designation,

- (1) the following uses and no others shall be permitted: one single family dwelling or mobile home or recreational cottage per parcel, and ancillary buildings and structures,
- (2) the minimum size of parcel which may be created by subdivision shall be 40.0 hectares, and
- (3) no building or structure or part thereof, except a fence shall be located closer than 7.5 meters of a front parcel line, 3.0 meters from a side parcel line, and 3.0 meters of the rear parcel line.

#### 2.4.11 **Resource Activities: W**

In the W designation,

- (1) the following uses and no others shall be permitted: forestry, mineral or aggregate extraction, resource management and camps and facilities ancillary to the extraction or resource management activity, refuse sites, airstrip, wilderness, open space, and outdoor recreation.

#### 2.4.12 **Resource Heavy Industrial: WHI**

In the WHI designation,

- (1) the following permitted uses and no others shall be allowed: non-permanent activities which support resource extraction, including but not limited to those undertaken by the forest and mining industries and including log sort yards, log processing or chipping facilities, mines, ore processing facilities, and other industrial services to support and maintain resource extraction activities, including logging and mining camps,
- (2) the minimum size of parcel which may be created by lease or permit shall be 2.0 hectares,

- (3) buildings and structures shall not cover more than forty per cent of the site area, and
- (4) no buildings or structure or part thereof shall be located closer than 15.0 meters of a front parcel line, nor 7.5 meters from any other parcel line.

#### 2.4.13 **Recreation/Open Space: WR**

In the WR designation,

- (1) the following uses and no others shall be permitted: parks, open space, outdoor recreational uses, developed recreational improvements such as trails, public campgrounds and picnic sites, and ancillary facilities directly related to outdoor recreation,
- (2) no buildings or structure or part thereof shall be located closer than 15.0 meters of a front parcel line and 7.5 meters from any other parcel line, and
- (3) buildings and structures shall not cover more than ten per cent of the site area.

#### 2.4.14 **Hazardous Lands: H**

In the H designation:

- (1) the following permitted uses and no others shall be allowed: open space, wilderness parks, and sensitive environment management and directly related activities.

#### 2.4.15 **Sensitive Environment: SE**

In the SE designation:

- (1) the following permitted uses and no others shall be allowed: open space, wilderness parks, outdoor recreation, and sensitive environment management and directly related activities.

REGIONAL DISTRICT OF KITIMAT-STIKINE

BYLAW NO. 324

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A bylaw to regulate the provision of off-street parking and loading requirements for the Meziadin rural planning area.

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WHEREAS pursuant to section 964 of the Municipal Act, a regional district may create regulations to require the provision of off-street parking and loading spaces;

AND WHEREAS it is desirable that off-street parking and loading requirements be addressed for the Meziadin rural planning area;

NOW THEREFORE the Board of the Regional District of Kitimat-Stikine in open meeting assembled, hereby enacts as follows:

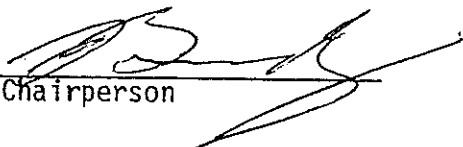
1. This bylaw shall be applicable to the area shown outlined on attached Schedule A.
2. In the Meziadin Rural Planning Area, the following off-street parking and loading requirements shall apply:
  - (a) Each parking space to be provided shall be at least 3.0 meters in width and 6.1 meters in depth.
  - (b) Each parking and loading space shall be properly surfaced, drained and maintained.
  - (c) In the Light Industrial (I-1), Heavy Industrial (I-2), General Commercial (C-1), Tourist Commercial (C-2), Mobile Home Park (MHP), and Multiple Use (MU) designations, off-street parking shall not be situated in a manner that requires backing into a public roadway.
  - (d) No entrance, exist, driveway, or parking stall shall be located within 7.5 meters of the nearest intersection of two road rights-of-way.
  - (e) Each site shall provide and maintain the number of required off-street parking stalls in accordance with its use as indicated on the attached Schedule B.
3. This bylaw shall come into full force and be binding on all persons as from the date of adoption.
4. This bylaw may be cited as the "Regional District of Kitimat-Stikine Specified Portion of Electoral Area A Meziadin Parking Regulation Bylaw No. 324, 1992".


READ a first time this 17 day of October, 1992.

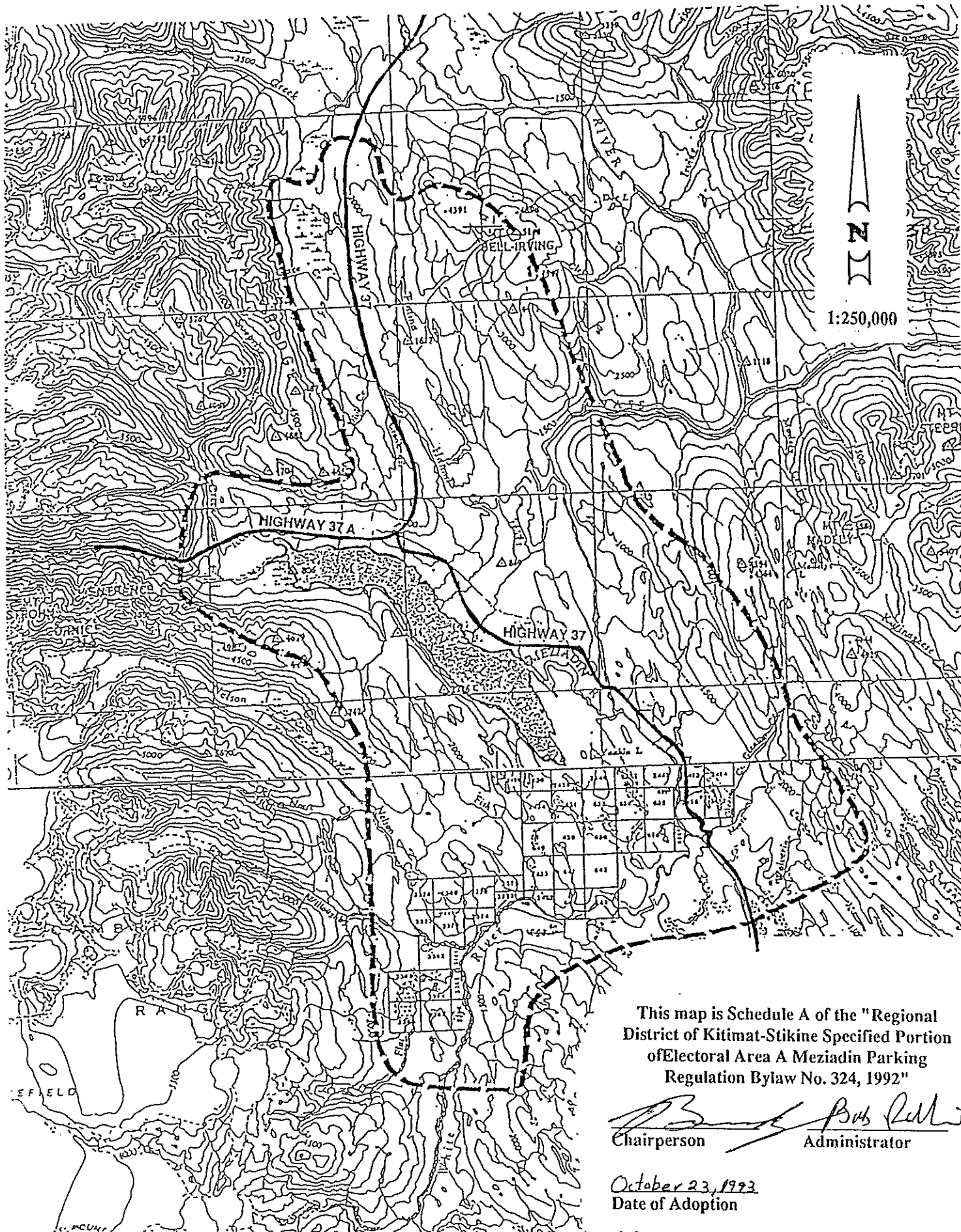
READ a second time this 17 day of October, 1992.

READ a third time this 23 day of January, 1993.

RECONSIDERED AND FINALLY ADOPTED this 23 day of October, 1993.

  
Chairperson

  
Administrator



This map is Schedule A of the "Regional District of Kitimat-Stikine Specified Portion of Electoral Area A Meziadin Parking Regulation Bylaw No. 324, 1992"

*[Signature]*  
Chairperson

*[Signature]*  
Administrator

October 23, 1993  
Date of Adoption

This Table is Schedule B of the Regional District of Kitimat-Stikine specified portion of Electoral Area A Meziadin Parking Regulation Bylaw No. 324, 1992.

USE	REQUIRED OFF-STREET PARKING
<b>Residential</b>	
(a) Single Dwelling Unit	2 spaces
(b) Boarding & rooming houses	1 space per dwelling unit
<b>Commercial</b>	
(a) Retail (except restaurant & cafe)	one space $15m^2$ of retail portion but no less than 4 stalls
Restaurant, cafe, dinning room	one space/ $10m^2$ gross floor area
(b) Offices	one space/ $30m^2$ gross floor area
(c) Public assembly with fixed seats	one space/4 seats
Others	one space/ $10m^2$ gross floor area
(d) Hotels & Licensed Premises	one space per 20 sq. m. of gross floor area
(e) Service Station	one space/ $35m^2$ gross floor area
(f) Automotive	one space/ $45m^2$ gross floor area
(g) Service	one space/ $30m^2$ gross floor area
(h) Highway	
drive-In restaurant	2 spaces plus one space per serving stall
take-out, fast food outlet with no fixed assets	10 spaces
motel, motor hotel	one space per room plus one space/ $10m^2$ of gross other space
<b>Industrial</b>	
(a) Warehouse	one space/ $90m^2$ gross floor area
(b) Junk Yard	4 parking spaces
(c) Special Industrial	one space/ $60m^2$ gross floor area or 4 parking spaces whichever is greater
<b>Community and Institutional</b>	
(a) Community	
community hall	one space/ $10m^2$ assembly area
library, art gallery	one space/ $40m^2$ gross floor area
senior citizen's & day care facilities	one space/ $60m^2$ gross floor area
(b) Institutional,	
place of worship	one space/ $10m^2$ gross floor area
private clubs, fraternity & sorority houses, youth hostels	one space/ $20m^2$ gross floor area
elementary school	one space/employee
secondary school	one space/employee plus 1 per 10 students
hospitals	one space/ $20m^2$ gross floor area
(c) Utilities	one space
(d) Public Services	one space $160m^2$ gross floor area
<b>Parks and Open Spaces</b>	
(a) Public Parks	2 spaces
(b) Private Recreation	10 spaces plus 1 space/ $40m^2$ gross floor area
<b>Mobile Home Parks</b>	
(a) at least two off-street parking spaces per mobile home pad, plus	
(b) at least two spaces for caretaker residence, plus	
(c) at least one space per eight mobile home pads for guest parking.	

REGIONAL DISTRICT OF KITIMAT-STIKINE

BYLAW NO. 325

---

A bylaw to designate areas susceptible to flooding and to regulate the development and construction on floodprone lands in the Meziadin rural planning area.

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WHEREAS the Regional District of Kitimat-Stikine, where it is considered that flooding may occur on land, may enact a floodplain bylaw pursuant to Section 969 of the Municipal Act;

NOW THEREFORE, the Board of the Regional District of Kitimat-Stikine enacts as follows, except those notes enclosed in asterisks (\*) which are provided for information only and do not form part of this bylaw:

\*The purpose of the floodplain management provisions is to reduce the risk of injury, loss of life, and damage to buildings and structures due to flooding. However, neither the Regional District of Kitimat-Stikine nor the Province of British Columbia represent to any person that any building or structure, including a mobile home, used, constructed, or located in accordance with the following provisions will not be damaged by flooding.\*

1. This bylaw shall be applicable to the Meziadin rural planning area which is shown outlined on the attached Schedule A.
2. DEFINITIONS:

For the purposes of this bylaw, the following definitions apply:

FLOOD LEVEL means a Designated Flood Level plus Freeboard, or where a Designated Flood Level cannot be determined, a specified height above a Natural Boundary, Natural Ground Elevations, or any obstruction that could cause ponding;

\*DESIGNATED FLOOD means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available;

DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the Designated Flood, which is used in the calculation of the Flood Level;



FREEBOARD means a vertical distance added to a Designated Flood Level, used to establish a Flood Level;\*

FLOODPLAIN means an area which is susceptible to flooding from an adjoining watercourse, ocean, lake or other body of water and that which is designated in Section 3 of this bylaw;

FLOODPLAIN SETBACK means the required minimum distance from the Natural Boundary of a watercourse, ocean, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the Flood Level, so as to maintain a floodway and allow for potential land erosion.

NATURAL BOUNDARY means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the Land Act, and also includes the edge of dormant side channels of any lake, river, stream, or other body of water, and marshes.

NATURAL GROUND ELEVATION means the undisturbed ground elevation prior to site preparation;

WATERCOURSE means any natural or man made depression with well defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having an upstream drainage area of 2 square kilometres or more.

### 3. FLOODPLAIN DESIGNATION:

The following land is designated as floodplain:

- a) Land lower than the Flood Levels specified in Section 4 a);
- b) Land within the Floodplain Setback specified in Section 4 b);

### 4. FLOODPLAIN SPECIFICATIONS:

- a) Flood Levels:

The following elevations are specified as flood levels:

- i) 3.0 metres above the Natural Boundary of the Nass River, the White River, the Meziadin River or Meziadin Lake;

- ii) 1.5 metres above the Natural Boundary of any other watercourse, lake, marsh or pond.

Except that where more than one flood level is applicable, the higher elevations shall be the flood level.

b) Floodplain Setbacks:

The following distances are specified as floodplain setbacks:

- i) 30.0 metres from the Natural Boundary of the Nass River, the White River or the Meziadin River;
- ii) 7.5 metres from the Natural Boundary of a lake, marsh or pond;
- iii) 15.0 metres from the Natural Boundary of any other watercourse.

Except that where more than one floodplain setback is applicable, the wider distance shall be the floodplain setback.

\*Section 969 (5) of the Municipal Act provides that "after a bylaw or the Minister of Environment, Lands and Parks has specified the level or levels or setback,

- a) the underside of any floor system, or the top of any pad supporting any space or room, including a mobile home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater shall be above that specified level, and
- b) any landfill required to support a floor system or pad shall not extend within any setback from a watercourse or body of water specified by the bylaw or the Minister of Environment, Lands and Parks".

Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the Flood Level. Where landfill is used, the face of the landfill slope shall be protected against erosion from flood flows, wave action, ice and other debris.

Section 969(6) of the Municipal Act provides that "The Minister of Environment, Lands and Parks may exempt a development or type of development from requirements of this section, subject to conditions he may impose".\*

5. This bylaw shall come into full force and be binding on all persons as from the date of adoption.
6. This bylaw may be cited as the "Regional District of Kitimat-Stikine Specified Portion of Electoral Area A Meziadin Floodplain Management Bylaw No. 325, 1992".

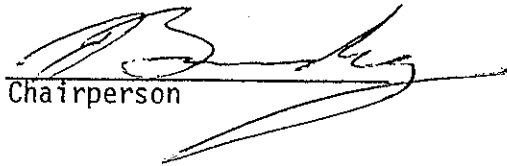
READ a first time this 17 day of October, 1992.


READ a second time this 17 day of October, 1992.

READ a third time this 23 day of January, 1993.

APPROVED by the Minister of Environment, Lands and Parks on the 3 day of March, 1993.

RECONSIDERED AND FINALLY ADOPTED this 23 day of October, 1993.

  
Chairperson

  
Administrator

