



Regional District of **Kitimat-Stikine**

Thornhill Zoning Bylaw No. 194

ADOPTED December 10, 1983

This Regulation Bylaw is consolidated for convenience only.

*This Consolidated version includes amendments to October 24, 2108
up to and including Bylaw No. 709*

Amendment Bylaw No.	Adoption Date	Description
226	October 5, 1985	Map
227	January 18, 1986	Text & Map
233	May 9, 1986	Map
237	June 29, 1986	Map
Bylaw No. 194 Consolidation July 1986		
249	August 15, 1987	Map
256	August 15, 1987	Map
257	September 19, 1987	Map
277	September 16, 1989	Map
294	March 16, 1991	Map
297	June 22, 1991	Map
307	November 16, 1991	Map
365	April 29, 1995	Map
369	September 16, 1995	Text
381	April 26, 1997	Map
388	May 25, 1996	Map
409	February 15, 1997	Map
423	September 25, 1997	Map
477	November 25, 2000	Text
500	June 21, 2003	Map
517	March 19, 2005	Map
519	August 20, 2005	Map
526	May 27, 2006	Text & Map
533	April 20, 2007	Text
536	August 10, 2007	Text
559	November 21, 2008	Map
583	April 23, 2010	Text
614	September 14, 2012	Text
627	October 25, 2013	Map
630	February 21, 2014	Map
633	May 23, 2014	Map
636	August 8, 2014	Map
639	September 13, 2014	Map
642	October 24, 2014	Map
644	October 24, 2014	Map
660	August 14, 2015	Map
667	September 16, 2016	Map
709	September 21, 2018	Map

NOTE:

Where there is a discrepancy between this consolidated Version and the Amending Bylaw, then the original Bylaw No. 194 and the Amending Bylaws shall be deemed to be the true and correct version.

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1.0.0 Interpretation & Administration

1.1.0 Title

This Bylaw may be cited as the “Regional District of Kitimat-Stikine Electoral Area E Zoning Bylaw.”

1.2.0 Short Title

This Bylaw may also be cited in its short form as the “Thornhill Zoning Bylaw”, and further referred to herein as “this Bylaw.”

1.3.0 Application

This Bylaw shall be applicable to Electoral Area “E” of the Regional District of Kitimat-Stikine. Electoral Area “E” is outlined on Schedule “A” which is attached to and forms part of this Bylaw.

1.4.0 Definitions

In this Bylaw, unless the Part, Section, Subsection, or context otherwise specifies;

“Adult Residential Care Facility” means a residential care facility for not more than nine (9) adults in care that is operated as a private dwelling unit and licensed under the Community Care Facility Act;

“Ancillary structure” means a building or structure separate from and subordinate to the principal structure on the site;

“Apartment building” means a building containing three or more dwelling units;

“Boarding and Rooming House” means a dwelling unit containing no more than one kitchen area and in which some rooms are rented to non-related individuals;

“Building” means any structure used or intended for supporting or sheltering any use or occupancy;

“Corner lot” means a parcel located at the intersection of two streets;

“Derelict vehicle” means a vehicle which is stored outside of any building or structure and which has not been licensed for a period of one year;

“Dwelling unit” means a group of habitable rooms used to accommodate a person or persons and which contains at least one set of cooking facilities, but excluding motels;

“Fish Processing” means cleaning, drying, salting, cooking, smoking, freezing, packaging and preparing for market fin-fish within a facility under ISO 9000 certification and permitted under Provincial and/or Federal Regulations and Acts for Fish Processing Plants but does not include fish offal reduction or processing of shellfish, crustaceans, marine plants and animals or their byproducts;

“Floor/site ratio” means the number obtained when the total gross floor area of all buildings on a site is divided by the site area;

“Frontage” means the length of a parcel boundary which immediately adjoins a highway other than a lane or walkway;

“Front site-line” means the boundary between a site and the highway from which the site obtains its address;

“Gross floor area” means the sum total of all covered floor areas measured at the outermost extremities and includes basements;

“Height” means the vertical distance from the average finished ground level at the perimeter of a building to the highest point of the roof and in the case of a structure without a roof, to the highest point of the structure;

“Home occupation” means occupation, profession, arts and crafts, or commercial business which is clearly auxiliary to the use of a dwelling unit for residential purposes, or to the residential use of the lot occupied by a dwelling and includes:

- a) the operation of a kindergarten or day care in accordance with the Provincial Child Care Facilities Regulations.
- b) the keeping of not more than eight boarders or lodgers.

“Mini Warehouse and Public Storage” means a building, buildings or compound used for temporary storage of general merchandise, household items and seasonal recreational or commercial vehicles, boats, trailers, etc. and designed primarily to accommodate those vehicles, boats, trailers etc. which may not conveniently or legally be parked or stored elsewhere. Employees associated with such use shall be limited to a facility manager or security personnel.

“Illuminated sign” means a sign with a self-contained light;

“Mobile home” means a single dwelling unit suitable for year-round occupancy, especially designed to be moved along the highway from time-to-time, and which arrives at the site where it is to be occupied complete and ready for occupancy except for placing of foundation supports, connection of utilities, and some incidental assembly;

“Mobile home park” means land used or occupied by any person for the purposes of providing spaces for the accommodation of mobile homes and for imposing a charge or rental for the use of such space;

“Natural boundary” means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary 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;

“Neighbourhood public house” means a public liquor serving establishment licensed under the Liquor Control & Licensing Act and Regulations pursuant hereto;

“Parcel” means any lot, block, or other area in which land is held, or into which it is subdivided, but does not include a highway;

“Principal use” means the building, structure or use which is the main use of the site;

“Setback” means the closest distance from a property line to any part of a building or structure;

“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 accessories and open spaces belonging to the same;

“Site area” means the portion of the total area of the parcel or parcels which remains after excluding:

- i. Bodies of water including swamps or surface water measured from the highest level of water;
- ii. Private roads exceeding 15 meters in length and 7.6 meters in width;
- iii. Land where the natural slope exceeds 30%;
- iv. Land within 60 meters of the natural boundary of the Skeena River and within 15 meters of the natural boundary of Thornhill Creek;

“Site coverage” means the area of the site covered by all buildings and structures as measured from the outermost extremities and includes carports, balconies and accessory buildings;

“Site line” means the line which defines the site area;

“Structure” means any construction fixed to, supported by, or sunk into land or water but not concrete and asphalt paving or similar surfacing of a site, and for the purposes of this Bylaw, excludes a fence constructed along the property line;

“Technical referral procedures” means referral to the Thornhill Advisory Planning Commission appropriate government agencies and utility companies;

“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 two square kilometres or more;

1.5.0 Establishment of Zones

For the purpose of this Bylaw, the area designated as Regional District of Kitimat-Stikine Electoral Area “E” is hereby divided into the following zones:

<u>Zone Category</u>	<u>Zone</u>
Agricultural Zones:	Ag Zone
Rural Zones:	Ru 1 Zone Ru 2 Zone Ru 3 Zone Ru 4 Zone
Residential Zones:	RL Zone R1 Zone R2 Zone
Multi-Residential Zones:	RMH Zone RM-1 Zone
Commercial Zones:	C-1 Zone C-2 Zone C-3 Zone
Industrial Zones:	RuM Zone M-1 Zone M-2 Zone
Public Institutional Zones:	P-1 Zone
Open Space Zones:	OS Zone

1.6.0 Land Use Classes

In order to simplify the administration of this Bylaw, the most common uses are classified as shown. These classifications are used in the sections regarding “Parking and Loading Requirements” and in describing permitted uses in the zones.

1.6.1 Residential

- a) Single Dwelling Unit
 - i. Only one principal building on each lot.
 - ii. Allows one mobile home unless otherwise specified or unless prohibited by restrictive covenant.
- b) Double Dwelling Unit
 - i. Duplex
 - ii. Semi-detachedOnly one principal building on each lot
- c) Multi Dwelling Units
 - i. Row houses
 - ii. Apartments
 - iii. Senior Citizen’s home
- d) Boarding and Rooming Houses
- e) Ancillary Structures
 - i. Carport or garage
 - ii. Out buildings associated with agricultural uses
 - iii. Home hobby center
 - iv. Storage buildings
- f) Home Occupations

1.6.2 Commercial

- a) Retail
 - i. Retail sales excluding automobile, boat and trailer sales lots
 - ii. Barber, beauty salon
 - iii. Cafe, restaurant, delicatessen
 - iv. Florist
 - v. Tailor
 - vi. Photographer
 - vii. Parking lot
 - viii. Liquor store
 - ix. Auto accessory sales
 - x. Arcades
 - xi. Pool hall
 - xii. Neighbourhood public house
 - xiii. Models, arts and craft sales
 - xiv. Private art gallery
 - xv. Pharmacy
 - xvi. Retail bakery

- b) Offices
 - i. Banks, trust companies and similar financial institutions
 - ii. Utilities office
 - iii. Post office
 - iv. Telegraph office
 - v. Travel agent
 - vi. Realty office
 - vii. Medical, dental and veterinary clinics
- c) Public Assembly
 - i. Theatre
 - ii. Cinema
 - iii. Auditorium
 - iv. Bowling alley
 - v. Dance hall
 - vi. Night club
 - vii. Convention rooms
- d) Hotels
 - i. Guest accommodation
 - ii. Licensed premises
 - iii. Restaurants and banquet rooms
- e) Service Station
 - i. Gas pumps
 - ii. Car wash
 - iii. Repair garage

But excluding bulk storage and distribution of petroleum products.
- f) Automotive
 - i. Automobile, boat and trailer sales
 - ii. Tire sales
 - iii. Auto accessory sales
 - iv. Repair garage
 - v. Muffler shop
 - vi. Autobody repair
- g) Service
 - i. Shoe repairs
 - ii. Upholsters
 - iii. Appliance service
 - iv. Bicycle sales and service
 - v. Laundry, laundromat
 - vi. Veterinary clinic
 - vii. Taxi stand
 - viii. Funeral parlour
 - ix. Plumbers, electricians and other service contractors without extensive storage of products
- h) Highway
 - i. Restaurants
 - ii. Motel, motor hotel and auto court
 - iii. Automobile, boat and trailer sales
 - iv. Drive-in restaurants and fast food outlets with no fixed seats
 - v. Other uses of a retail nature which cater to passing vehicular traffic

1.6.3 Industrial

- a) Warehouse
 - i. Wholesale warehouse
 - ii. Storage and cartage
 - iii. Truck depot
 - iv. Transit depot
 - v. Utility stores yard and depot
 - vi. Builder's materials wholesale/retail
 - vii. Farm and logging supplies and equipment sales
 - viii. Lumber yard
 - ix. Milk depot
 - x. Machinery sales and service
 - xi. Equipment storage and repair shop
 - xii. Sale of petroleum products
 - xiii. Machine shops
 - xiv. Septic tank services
 - xv. Mobile home manufacturing and sales
 - xvi. Machine and welding shop
 - xvii. Tire vulcanizing
 - xviii. Bottling and beverage distributors
 - xix. Wholesale bakery
 - xx. Autobody shop
 - xxi. Muffler shop
 - xxii. Manufacture of wood products including millwork, cabinet making, etc.

- b) Junk Yards
 - i. Storage and processing of scrap metals
 - ii. Auto wreckers

- c) Special Industrial
 - i. Gravel pits
 - ii. Manufacture and storage of gravel products
 - iii. Concrete and asphalt plant
 - iv. Reload yard
 - v. Bulk fuel storage

1.6.4 Community and Institutional

- a) Community
 - i. Community hall
 - ii. Library, art gallery
 - iii. Senior citizen's facilities
 - iv. Day care
 - v. Public recreation buildings
 - vi. Sports and recreation facilities
 - vii. Government office

- b) Institutional
 - i. Place of worship
 - ii. Private clubs
 - iii. Youth hostels
 - iv. Fraternity and sorority houses
 - v. Schools
 - vi. Hospitals and nursing homes
 - vii. Sports and recreation facilities
 - viii. Day care
- c) Utilities
 - i. Sewage disposal plant
 - ii. Sewage lift station
 - iii. Water reservoir and treatment plant
 - iv. Water pumping station
 - v. Water intake works and wells
 - vi. Electrical transformer substation
 - vii. Natural gas station
 - viii. Telephone exchange
 - ix. Transmitting tower
- d) Public Services A
 - i. Fire hall
 - ii. Ambulance depot
 - iii. Dog pound
 - iv. Police station
 - v. Bus depot
- e) Public Services B
 - i. Transit garage
 - ii. Public works depot
 - iii. Government storage yard
 - iv. Telephone company depot and yard
 - v. Electricity transformer substation
- f) Sanitary Landfill
 - i. Garbage disposal by government controlled sanitary landfill

1.6.5 Parks and Open Spaces

- a) Public Parks
 - i. Parks and gardens
 - ii. Tot lots
 - iii. Sports field
 - iv. Tennis courts
 - v. Pedestrian paths
 - vi. Public recreation buildings
 - vii. Public parking lots
 - viii. Sports and recreation facilities
 - ix. Concession stands ancillary to recreation use
 - x. Playground facilities and equipment

- b) Private Recreation
 - i. Golf course and club house
 - ii. Shooting range and club house
 - iii. Parking lots ancillary to the above
- c) Open Space
 - i. Nature trails
 - ii. Pedestrian and bicycle routes
 - iii. Landscaping, retaining walls and other works as may be required to stabilize land from erosion
 - iv. Parks and tot lots
 - v. Public playing fields

1.6.6 Agricultural

- a) Hobby Farms
 - i. Market gardens
 - ii. Tree farm
 - iii. Greenhouses
 - iv. Keeping of small animals such as rabbits and poultry for domestic use only
 - v. Fish farming
 - vi. Keeping of not more than one of a pig, sheep, cow, horse or goat, per acre of land
 - vii. Dog kennels provided that the parcel is at least 0.8 hectares in area
 - viii. Structures for the above uses
- b) Agricultural Production
 - i. Grazing
 - ii. Livestock operation (excluding intensive agricultural production)
 - iii. Keeping of bees
 - iv. Dog kennels
 - v. Horticultural production and nursery
 - vi. Tree nursery
 - vii. Fish farming or hatchery
 - viii. Structures for the above uses
- c) Intensive Agriculture
 - i. Feed lot
 - ii. Dairy operations
 - iii. Commercial production of rabbits, poultry, mink, etc.
 - iv. Mushroom farms
 - v. Abattoir
 - vi. Structures for the above uses

1.6.7 Resource

- a) Resource Extraction
 - i. Timber harvesting
 - ii. Gravel extraction
- b) Resource Production
 - i. Saw mills
 - ii. Plywood mills
 - iii. Manufacture of concrete and cement products

2.0.0 Basic Provisions

2.1.0 Use of Land and Construction of Building

Land shall not be used and buildings and structures shall not be constructed, reconstructed, altered, moved, extended, occupied, nor used except as specifically permitted by this Bylaw.

2.2.0 Permitted Uses

In any zone, only those uses listed under the heading "Permitted Uses" shall be allowed.

2.3.0 Non-Conforming Uses

2.3.1 A building existing prior to the date of this Bylaw which fails to comply with the siting requirements herein shall be deemed to be legal non-conforming. Any subsequent alterations or additions to such buildings shall be permitted only in accordance with the requirements of this Bylaw.

2.3.2 A parcel existing prior to this Bylaw which does not meet the minimum site area requirements of the zone in which the parcel is situated, may be built upon provided that the buildings are situated in accordance with setback provisions of the zone.

2.3.3 Any single family residential use existing prior to the adoption of this Bylaw shall be deemed to be a conforming use.

2.4.0 Administration

This Bylaw may be administered by a person or persons appointed as Officer by the Board of the Regional District of Kitimat-Stikine, but the appointed officer shall not be obligated to enforce any, or all of the provisions in the Bylaw.

2.5.0 Right of Entry

The Officer(s) appointed under Section 2.4.0 may enter at all reasonable times, upon any property subject to the regulations of this Bylaw, for the purpose of administering, reviewing or enforcing this Bylaw.

2.6.0 Penalty

2.6.1 Any person or persons who violates a provision of this Bylaw is liable on summary conviction to a penalty not exceeding two thousand dollars (\$2,000) and also the cost of prosecution.

2.6.2 Each day during which such violation is continued may be deemed to constitute a new and separate offense.

2.7.0 Severance

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 is invalid shall not affect the validity of the remainder.

2.8.0 Zone Boundaries

- 2.8.1 The extent of each zone shall be as indicated on the Thornhill Zoning Map which is attached to and forms Schedule "A" of this Bylaw.
- 2.8.2 Where the zone boundary is designated as following a road allowance, the center line of such road allowance shall be the zone boundary.
- 2.8.3 Where the zone boundary is designated as following a topographic break, the boundary shall be determined as the lowest level of elevation if the topographic break occurs at the toe of the slope and the highest level of elevation if the topographic break occurs at the top of the slope.
- 2.8.4 Where the zone boundary follows the banks formed by a natural water course, the natural high water mark shall constitute the boundary.
- 2.8.5 Where the zone boundary does not correspond with a legal lot line, does not follow a road allowance, a topographic break or water course, the boundary of the zones shall be determined by scaling the Thornhill Zoning Map, Schedule "A" of this Bylaw.
- 2.8.6 In the event that a zone boundary passes through a legal parcel, the requirements of the applicable zone shall apply in respect to each site created by the zone boundary.

2.9.0 Hazardous Slopes

2.10.0 One Principal Structure per Parcel

- 2.10.1 Only one principal structure shall be permitted on each land registry parcel.
- 2.10.2 Where a construction, addition or renovation of a principal structure is under construction, permission may be issued to allow the occupancy of a temporary dwelling during the construction of the principal structure. The temporary structure shall be removed from the site, or converted to an auxiliary structure in compliance with the requirements of this Bylaw after completion of the construction of the principal structure.

2.11.0 Other Agency Requirements

Nothing contained in the regulations of this Bylaw shall relieve the owner or developer of any land from the responsibility to seek out and comply with the legislation or regulation applicable to his undertaking.

3.0.0 General Regulations

3.1.0 BC Agricultural Land Commission

- 3.1.1 Notwithstanding any other provision of this Bylaw, all lands within the Agricultural Land Reserve, except those exempted under Section 19(1) of the Agricultural Land Commission Act (*see Section 23 of the Agriculture Land Commission Act*), are subject to the provisions of the Agricultural Land Commission Act, regulations thereto, and orders of the Commission.
- 3.1.2 Where land presently within the Agricultural Land Reserve is pursuant to the Land Commission Act, regulations made thereunder, or orders from the BC Land Commission:
- a) excluded from an Agricultural Land Reserve, or;
 - b) exempted by the Land Commission Act, or;
 - c) exempted by regulations made under the BC Land Commission Act, or an order of the BC Land Commission;
- The provisions of this Bylaw shall be binding

3.2.0 Floodplains and Watercourses

- 3.2.1 Notwithstanding any other provisions of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended; nor shall any mobile home or unit, modular home or structure be located:
- a) within 7.5 meters of the natural boundary of a lake, swamp or pond; within 60 meters of the natural boundary of the Skeena River; within 15 meters of the natural boundary of any other nearby watercourse;
 - b) with the underside of the floor system of any area used for habitation, business or storage of goods damageable by floodwaters or in the case of a mobile home or unit the ground level on which is located; lower than 0.6 meters above the two hundred year flood level where it has been determined; nor lower than 1.5 meters above any natural boundary of a lake, swamp or pond or any other nearby watercourse in the immediate flood hazard area.
- 3.2.2 Section 3.2.1(b) shall not apply to:
- a) A renovation of an existing building or structure used as a residence that does not involve an addition thereto
 - b) That portion of a building or structure to be used as a carport or garage.
 - c) Farm buildings other than dwelling units and closed-sided livestock housing. Farm dwelling units on parcel sizes greater than 8.1 hectares and within the Agricultural Land Reserve are exempted from the requirements of Section 3.2.1 (b) but if in a floodable area shall be elevated one meter above the natural ground elevation. Closed-sided livestock housing shall be elevated one meter above the natural ground elevation.
 - d) Light or heavy industrial development which is required to flood-proof to an elevation 0.6 meters less than the flood construction level as determined by the Ministry of Environment.

3.2.3 The required elevation may be achieved by structural elevation of the habitable, business or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home located, or by a combination of both structural elevation and landfill. Where landfill is to be used to achieve the required elevations stated in Section 3.2.1(b) above, no portion of the landfill slope shall be closer than the distances indicated in Section 3.2.1(a) from the natural boundary and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

3.3.0 Mobile Homes

In all zones where a mobile home or manufactured home is permitted, it shall be installed and located in accordance with the following provisions:

3.3.1 All additions or extensions to a mobile home or manufactured home shall be of a similar finish or appearance as the mobile home.

3.3.2 All installed mobile homes and manufactured homes shall be securely anchored against the effect of high winds.

3.3.3 All mobile homes and manufactured homes shall be placed on a foundation and properly skirted and insulated in accordance with the Plumbing Code.

3.3.4 All foundations for support of a mobile home or manufactured home and permissible additions shall be designed and installed in accordance with the National Building Code.

3.3.5 Every mobile home or manufactured home shall be situated so as to provide a crawl space with a minimum 45 cm. clearance measured from the underside of the beam to the ground.

3.4.0 Home Occupations

3.4.1 A home occupation whether in the principal or ancillary building shall have no exterior indication that the buildings or land is being used for any use other than its residential use or permitted ancillary use.

3.4.2 The home occupation shall not produce noise, vibrations, smoke, dust, odour, litter or heat, other than that normally associated with a dwelling, nor shall it create or cause any fire hazard, electrical interference or traffic volumes in excess of what normally occurs in the residential area.

3.4.3 There shall be no external display of advertisement other than a sign in accordance with Section 3.6.1 of this Bylaw.

3.4.4 There shall be no external storage of materials, containers or finished products.

- 3.4.5 A home occupation must be carried on wholly within a dwelling unit or within an ancillary structure; except that where a home occupation is for boarding or lodging, it shall be conducted only within the principal residence.

3.5.0 Ancillary Uses

- 3.5.1 No drinking or feeding trough, no manure pile and no enclosure or structure for housing animals or for the storage of feed, bedding and such materials shall be closer than 20 meters to any property line or dwelling. In the case of housing, keeping and production of animals, livestock, birds, bees and 60 meters to any property line or dwelling in the case of mink farms, mushroom farms and piggeries.
- 3.5.2 All structures, pens, runs, enclosures and manure piles shall be located to comply with the Health Act as to proximity to all nearby wells, lakes, streams and springs or other bodies of water.

3.6.0 Signs and Notices

Subject to the Motor Vehicle Act and Highway Act (*see Transportation Act, Provincial Public Undertakings Regulation, BC Reg. 513/2004*), the following signs and notices are permitted:

- 3.6.1 In R (Residential), Ru (Rural) and RM (Multi-Residential) Zones:
- a) A single un-illuminated sign denoting name and address of the property, not to exceed 0.2 square meters in area.
 - b) A single un-illuminated "For Rent", "For Sale", professional practice, homecraft, or occupation identity sign, not to exceed 0.5 square meters in area.
- 3.6.2 In RMH (Mobile Home Parks) zones, one sign in accordance with Section 3.6.1 shall be permitted for each mobile home unit. In addition, one sign to a maximum height of 3.5 meters from grade with maximum area of 3 square meters may be located at the principal entrance.
- 3.6.3 In all C (Commercial), M (Industrial), P (Community and Institutional), and OS (Open Space) zone, signs and notices shall be permitted in accordance with the Motor Vehicle Act and the Highway Act (*see Transportation Act, Provincial Public Undertakings Regulation, BC Reg. 513/2004*).
- 3.6.4 All signs shall conform to the following standards:
- a) Flashing and animated signs shall not be permitted.
 - b) Signs shall not project beyond the property line.
 - c) Roof-top signs shall not be permitted.

3.7.0 Off-Street Parking and Loading Requirements

- 3.7.1 Each parking space to be provided shall be at least 3.0 meters in width and 6.1 meters in depth.
- 3.7.2 Each parking or loading space shall be properly surfaced, drained and maintained.

- 3.7.3 In all multi-residential, commercial and industrial zones, off-street parking shall not be situated in a manner that requires backing into a public roadway.
- 3.7.4 No entrance, exit, driveway or parking stall shall be located within 7.5 meters from the nearest intersecting corner of two property lines.
- 3.7.5 On any site in any RL, R1, R2, RMH and RM-1 zone or in the street right-of-way adjacent to any site, no commercial vehicles, trucks, buses, contractor's equipment or similar vehicle, conveyance or equipment shall be parked, stored, constructed or dismantled except that one truck, bus or commercial vehicle not exceeding 14,000 kg gross vehicle weight may be parked or stored.
- 3.7.6 Each site shall provide and maintain the number of required off-street parking stalls in accordance with its use as required in the table below:

Use

Required Off-Street Parking

Residential (Section 1.6.1)

- | | |
|------------------------------|---|
| a) Single dwelling unit | two parking spaces |
| b) Double dwelling unit | four parking spaces |
| c) Multi-dwelling unit | one and a half spaces per dwelling unit |
| d) Boarding & Rooming Houses | one space per dwelling unit |

Commercial (Section 1.6.2)

- | | |
|--|---|
| a) Retail (except restaurant & café) | one space per 15 m ² of retail portion, but no less than four stalls |
| • Restaurant, café, dining room | one space/10 m ² gross floor area |
| b) Offices | one space/30 m ² gross floor area |
| c) Public assembly with fixed seats | one space/four seats |
| • Others | one space/10 m ² gross floor area |
| d) Hotels & Licensed Premises | one space per 20 m ² . of gross floor area |
| e) Service Station | one space/35 m ² gross floor area |
| f) Automotive | one space/45 m ² gross floor area |
| g) Service | one space/30 m ² gross floor area |
| h) Highway: | |
| • Drive-in restaurant | two spaces plus one space per serving stall |
| • Take-out, fast food outlet with no fixed seats | 10 spaces |
| • Motel, Motor hotel floor area | one space per room plus one space/10 m ² gross |

Industrial (Section 1.6.3)

- | | |
|-----------------------|--|
| a) Warehouse | one space/90 m ² gross floor area |
| b) Junk yards | four parking spaces |
| c) Special Industrial | one space/60 m ² gross floor area or four parking spaces whichever is greater |

Community & Institutional (Section 1.6.4)

- | | |
|---|---|
| a) Community: | |
| • Community hall | one space/10 m ² assembly area |
| • Library, Art gallery, | one space/40 m ² gross floor area |
| • Senior citizen's & day care facilities, | one space/60 m ² gross floor area |
| • Dog pound | one space/40 m ² gross floor area |
| b) Institutional: | |
| • Place of worship, | one space/10 m ² gross floor area |
| • private clubs fraternity & sorority houses, youth hostels | one space/20 m ² gross floor area |
| • elementary school | one space/employee |
| • secondary school | one space/employee plus one per 10 students |
| • hospitals | one space/20 m ² gross floor area |
| c) Utilities | one space |
| d) Public Services | one space/160 m ² gross floor area |

Parks & Open Spaces (Section 1.6.5)

- | | |
|-----------------------|---|
| a) Public parks | two spaces |
| b) Private recreation | 10 spaces plus one space/40 m ² gross floor area |

Agricultural (Section 1.6.6)

two spaces of public use structure

3.8.0 Development Permits

- 3.8.1 No development, construction, additions, or works shall be commenced on any land designated as a Development Permit Area on Schedule "B" of this Bylaw except in compliance with a Development Permit issued for the area.
- 3.8.2 The Board by resolution may issue Development Permits which may regulate or require any or all of the following:
- a) impose requirements respecting the sequence and timing of:
 - i. any construction, and
 - ii. compliance with other requirement made under this subsection.
 - b) impose requirements respecting the shape, dimensions and siting of buildings and structures over, on, and in the land,
 - c) impose requirements respecting the shape, dimensions and siting of parcels to be created by subdivision,
 - d) impose requirements respecting the siting and design of off-street parking and loading facilities in accordance with conditions set out in the permit,
 - e) require that landscaping or screening be established around different uses in accordance with conditions set out in the permit,
 - f) require the paving of roads and parking areas in accordance with conditions set out in the permit,
 - g) require that in any area of land where soil is unstable, that any area of land specified in the permit remain free of septic tank, drainage and sewage disposal fields and irrigation or water systems,
 - h) require that the land be developed, including the construction on-site of sewerage, water and drainage facilities, local highways, street lighting, underground wiring, sidewalks and transit service facilities,
 - i) require the preservation or dedication of natural water courses and the construction of works to preserve and beautify them in accordance with conditions set out in the permit,
 - j) prohibit development on any area of land specified in the permit, above the natural boundary of streams, rivers, lakes or the ocean, except a development that is permitted in the permit,
 - k) require that areas for play and recreation be provided in accordance with conditions set out in the permit, and;
 - l) impose requirements respecting the location, number, size, type, form, appearance and construction of signs.

3.9.0 Visibility

- 3.9.1 No building, structure, fence, vegetation or equipment shall be situated so as to obstruct the line of vision as measured between the heights of 0.8 meters and 3.0 meters above the established street grades within an area of 24 meters radius measured from the center line intersection of intercepting highways.

3.10.0 Access

- 3.10.1 Where a site abuts two streets, the location of the access shall be provided onto the street designated to carry the least traffic, or if both streets are equally designated traffic carriers, then the access shall be provided onto the street from which the site gains its street address.

- 3.10.2 Where the property is not serviced by a community sewer system, a 3.0 meter wide access corridor to the rear yard shall be provided along one side property line.

4.0.0 Zones:

Land shall not be used, nor shall structures be sited except in accordance with the provisions of the zoning category in which the land is situated.

For each zone established in Section 1.5.0 of this Bylaw, the use of land and siting of structures shall be in accordance with the requirement as stated in the following subsections:

4.1.1 Ag (Agricultural) Zone

a) Permitted uses:

- i. One single dwelling unit as per Section 1.6.1(a).
- ii. Ancillary structures as per Section 1.6.1(e).
- iii. Hobby farms as per Section 1.6.6(a).
- iv. Agricultural production as per Section 1.6.6(b).
- v. Utilities as per Section 1.6.4(c) subject to technical referral procedures.
- vi. Public services as per sections 1.6.4(d) and 1.6.4(e) (v).
- vii. Timber harvesting.
- viii. Open space as per Section 1.6.5(c).
- ix. Private Recreation as per Section 1.6.5 (b) items (i) and (iii) only
- x. Notwithstanding the above, permitted uses within the A.L.R. are subject to Section 2 of BC Regulations 7/81 (*see Section 2 of BC Regulation 171/2002*) under the Agricultural Land Commission Act.
- xi. Home occupation subject to Section 3.4.0.

b) Regulations of Use:

- i. Refer to Section 3.1.0 of this Bylaw.
- ii. Where land outside an Agricultural Land Reserve is zoned for agricultural use, this Bylaw shall be binding without qualifications.

c) Siting Requirements:

- i. No structure or part thereof shall be located within 7.6 meters of any property line.
- ii. Refer to section 3.5.0 for siting requirements of specific ancillary uses.

4.2.1 Ru1 (Low Density Rural) Zone

a) Permitted Uses:

- i. One single dwelling unit as per Section 1.6.1(a).
- ii. Ancillary structures as per Section 1.6.1(e).
- iii. Hobby farms as per Section 1.6.6(a).
- iv. Agricultural production as per Section 1.6.6(b).
- v. Home occupation subject to Section 3.4.0.
- vi. Utilities as per Section 1.6.4(c) subject to technical referral procedures.
- vii. Public services as per Section 1.6.4(d).
- viii. Timber harvesting.
- ix. Parks and open spaces as per Section 1.6.5.

b) Regulations of Use: As per Section 3.5.0.

c) Siting Requirements:

- i. No building or structure or part thereof shall be located within the following setback from the property line:

Front yard	7.6 meters
Rear yard	3.0 meters
Side yard	3.0 meters

- ii. Ancillary uses: As per Section 3.5.0.

d) Parking Requirements: As per Sections 3.7.0 – 3.7.6.

e) Signs and Notices: As per Section 3.6.1.

4.2.2 Ru 2 (Medium Density Rural) Zone

a) Permitted Uses:

- i. One single dwelling unit as per Section 1.6.1(a).
- ii. Ancillary structures as per Section 1.6.1(e).
- iii. Hobby farms as per Section 1.6.6(a).
- iv. Home occupation subject to Section 3.4.0.
- v. Utilities as per Section 1.6.4(c) subject to technical referral procedures.
- vi. Parks and open spaces as per Section 1.6.5.
- vii. Community uses as per Section 1.6.4(a) except items (vi) and (vii) subject to conditions as indicated in (b) below.

b) Regulations of use:

- i. Ancillary uses in Rural zones are subject to conditions of Section 3.5.0.

c) Siting Requirements:

- i. No building or structure or part thereof shall be located within the following setback from a property line.

Front yard	7.6 meters
Rear yard	3.0 meters
Side yard	3.0 meters

- iii. Ancillary uses: As per Section 3.5.0.
- d) Parking Requirements: As per Sections 3.7.0 – 3.7.6.
- e) Signs and Notices: As per Section 3.6.1.

4.2.3 Ru 3 (High Density Rural) Zone

a) Permitted Uses:

- i. One single dwelling unit as per Section 1.6.1(a).
- ii. Ancillary structures as per Section 1.6.1(e).
- iii. Hobby farms as per section 1.6.6(a) except item (vii).
- iv. Home occupation subject to Section 3.4.0.
- v. Utilities as per Sections 1.6.4(c) (ii) to (v) inclusive subject to technical referral procedures.
- vi. Open space as per Sections 1.6.5(a) and (c).
- vii. Community uses as per Sections 1.6.4(a) (iii) and (iv) subject to conditions indicated in (b) below.

b) Regulations of Use:

- i. Ancillary uses in rural zones are subject to the conditions of Section 3.5.0.

c) Siting Requirements:

No building or structure or part thereof shall be located within the following setback from a property line:

Principal Structure		Ancillary Structure
Front yard	7.6 meters	7.6 meters
Rear yard	7.6 meters	3.0 meters
Side yard	3.0 meters	1.5 meters

d) Parking Requirements: See Sections 3.7.0 – 3.7.6.

e) Signs and Notices: As per Section 3.6.1.

f) Height Restriction:

No building or structure shall exceed 2 stories or 9 meters in height.

g) Maximum Site Coverage: 30% of the site area.

h) Minimum Site Area:

The minimum site area shall be 1200 square meters

4.2.4 Ru 4 (Rural Resource) Zone

(a) Permitted Uses:

- i. one single dwelling unit as per 1.6.1 (a)
- ii. ancillary structures as per section 1.6.1 (e)
- iii. home occupation, subject to section 3.4.0
- iv. utilities as per section 1.6.4 (c) subject to technical referral procedures
- v. parks and open space as per section 1.6.5
- vi. extraction, crushing, screening, sorting, and storage of gravel subject to regulations indicated in (b) below
- vii. equipment storage used for the gravel operation only

(b) Regulations of use:

- i. gravel pit, gravel extraction, sorting and storage of gravel extracted on site shall be permitted only in accordance with Ministry of Energy, Mines and Petroleum resources approved pit development and site reclamation plans and permits
- ii. washing aggregate material, manufacturing concrete or concrete products, asphalt plant and use of a jaw crusher shall not be permitted
- iii. drilling and blasting shall not be permitted
- iv. any use which requires exterior storage of unsightly aggregate material, machinery or equipment shall be screened with thick natural landscaping or a solid fence no less than two meters in height
- v. equipment repair and maintenance garage shall not be permitted
- vi. only contaminant-free soils shall be allowed to be imported for processing and reclamation.
- vii. storage of derelict machinery, parts and equipment, bulk fuel, oil or other chemicals shall not be permitted
- viii. The hours of operation for screening, cone crushing and processing activities will be limited to 8:00 am to 6:00 pm Monday to Friday. The hours of operation do not apply to loading and hauling operations.

(c) Siting Requirements:

- i. No building, structure, or part thereof except a fence shall be located within 7.6 meters of a site line
- ii. No storage or industrial activity shall be conducted within a 7.6 meter setback where a lot line abuts a street or non-industrial use. This 7.6 meter setback shall only be used for landscape purpose

(d) Parking Requirements: as per section 3.7.0 - 3.7.6

(e) Signs and Notices: as per section 3.6.0

(f) Height Restriction:

No building or structure shall exceed 10 meters in height

(g) Subdivision:

- i. In the Ru4 Zone, land shall not be subdivided to a parcel size less than 4.0 hectares
- ii. In the Ru4 Zone, the frontage of each parcel to be created by subdivision shall be no less than 10% of its perimeter

(h) Servicing Requirements

- i. Servicing requirements for the Ru4 Zone shall include drainage and community water in accordance with all the provisions and standards of the Thornhill Subdivision and Development Control Bylaw No. 195

4.3.1 RL (Low Density Residential) Zone

- a) Permitted Uses:
 - i. One single dwelling unit as per Section 1.6.1(a).
 - ii. Ancillary structures as per Section 1.6.1(e).
 - iii. Home occupation subject to Section 3.4.0.
 - iv. Open space as per Section 1.6.5(c).
- b) Regulations of Use:
 - i. No ancillary building or structure shall exceed 68 square meters in gross floor area.
- c) Siting Requirements:

No building or structure or part thereof shall be located within the following setback from a property line.

	Principal Structure	Ancillary Structure
Front yard	7.6 meters	7.6 meters
Rear yard	12.0 meters	5.0 meters
Side yard	3.0 meters on one side 1.5 meters on other side	3.0 meters on one side 1.5 meters on other side

- d) Parking Requirements: See Sections 3.7.0 – 3.7.6.
- e) Signs and Notices: As per Section 3.6.1.
- f) Maximum Site Coverage: 30% of the site area.
- g) Maximum Floor/Site Ratio: 0.40
- h) Height Restriction:

No principal building shall exceed 2 stories or 9 meters in height.
No ancillary building shall exceed 5.5 meters in height.
- i) Minimum Site Area:

The minimum site area shall be 1,200 square meters.

4.3.2 R1 (Single Family Residential) Zone

- a) Permitted Uses:
- v. One single dwelling unit as per Section 1.6.1(a).
 - vi. Ancillary structures as per Section 1.6.1(e).
 - vii. Home occupation subject to Section 3.4.0.
 - viii. Open space as per Section 1.6.5(c).
 - ix. Neighbourhood public house subject to Regional District Board approval.
 - x. Utilities as per Section 1.6.4(c) subject to technical referral procedures.

- b) Regulations of Use:
No ancillary building or structure shall exceed 68 sq. meters in gross floor area.

- c) Siting Requirements:
No building or structure or part thereof shall be located within the following setback from a property line below:

	Principal Structure	Ancillary Structure
Front yard	7.6 meters	7.6 meters
Rear yard	7.6 meters	1.5 meters
Side yard	3.0 meters on one side & 1.5 meters on the other side	3.0 meters on one side & 1.5 meters on the other side

- d) Parking Requirements: See Sections 3.7.0 – 3.7.6.
- e) Signs and Notices: As per Section 3.6.1.
- f) Maximum Site Coverage: 40% of the site area.
- g) Maximum Floor/Site Ratio: 0.60
- h) Height Restriction:

No principal building shall exceed 2 stories or 9 meters in height.
No ancillary building shall exceed 5.5 meters in height.

4.3.3 R2 (Two Family Residential) Zone

- a) Permitted Uses:
- i. One single dwelling unit as per Section 1.6.1(a).
 - ii. One double dwelling unit as per Section 1.6.1(b).
 - iii. Home occupation subject to Section 3.4.0.
 - iv. Open space as per Section 1.6.5(c).
 - v. Ancillary structures as per Section 1.6.1(e).
 - vi. Neighbourhood public house subject to Regional District Board approval.
 - vii. Utilities as per Section 1.6.4(c) subject to technical referral procedures.

- b) Regulations of Use:
- i. No ancillary building or structure shall exceed 68 sq. meters in gross floor area as per dwelling unit.
 - ii. Only one principal building as per parcel shall be allowed.

- c) Siting Requirements:
No building or structure or part thereof shall be located within the following setback from a property line:

	Principal Structure	Ancillary Structure
Front yard	7.6 meters	7.6 meters
Rear yard	7.6 meters	1.5 meters
Side yard	3.0 meters on one side & 1.5 meters on the other side	3.0 meters on one side & 1.5 meters on the other side

- d) Parking Requirements: See Sections 3.7.0 – 3.7.6.

- e) Signs and Notices: As per Section 3.6.1.

- f) Maximum Site Coverage: 40% of the site area.

- g) Maximum Floor/Site Ratio: 0.60

- h) Height Restriction:

No principal building shall exceed 2 stories or 9 meters in height.

No ancillary building shall exceed 5.5 meters in height.

- i) Minimum Site Area:

The minimum site area shall be 700 m² per dwelling unit or in accordance with Appendix B of the Subdivision Regulations pursuant to the Local Services Act (see *Appendix B of Local Services Act, Subdivision Regulation, BC Regulation 262/70*), whichever is greater.

4.4.1 RMH (Mobile Home Park) Zone

a) Permitted Uses:

- i. Mobile home park.
- ii. Caretaker residence.
- iii. Buildings and structures ancillary to (ii) above, provided that no single structure shall exceed 56 square meters of gross floor area.
- iv. Common storage area for recreational vehicles, boats, etc.
- v. Home occupations subject to Section 3.4.0.
- vi. Tot lots, playfields and recreation areas.
- vii. Utilities as per Section 1.6.4(c) subject to technical referral procedures.

b) Regulations of Use:

- i. There shall be a minimum distance of 6 meters between mobile homes or their appurtenances.
- ii. The use, installation and storage of all flammable equipment or materials shall be in accordance with the Fire Marshal Act or Gas Act (*see BC Fire Code Regulation 175/2006 and/or Safety Standards Act*).
- iii. All mobile home parks shall be screened with a thick natural vegetative buffer or a fence of no less than 1.5 meters and not more than 2.0 meters in height.
- iv. The internal layout of mobile home parks shall be organized to allow for the efficient movement of vehicular traffic. No mobile home shall be permitted to locate in a situation which hinders the efficient movement of traffic.

c) Provisions:

- i. No person shall be compelled to upgrade existing mobile home parks to the standards of this Bylaw; but, any upgrading shall not lessen the compliance with the Bylaw and expansion shall meet Bylaw requirements.
- ii. No person shall establish, construct or alter a mobile home park unless written approval of plans and specifications is received and a Mobile Home Park Permit is issued by the Regional District.
- iii. Mobile homes and manufactured homes shall be installed in accordance with Section 3.3.0.

d) Siting Requirements:

No part of any mobile home, caretaker residence or structure or part thereof shall be located within 4.0 meters of a property line.

e) Parking Requirements:

- i. At least one off-street parking space per mobile home pad, plus;
- ii. At least two spaces for caretaker residence, plus;
- iii. At least one space per eight mobile home pads for guest parking shall be required under this Bylaw.

f) Signs & Notices: As per Section 3.6.2 of this Bylaw.

g) Minimum Pad Size:

Each mobile home pad shall be no less than 9 meters in width and 27 meters in length.

h) Density:

The maximum density for a mobile home park shall be 15 mobile home units per hectare of site area.

i) Site Area:

The minimum site area for a mobile home park shall be 2 hectares.

j) Height Restriction:

No building or structure shall exceed 2 stories or 9 meters in height.

k) Landscaping:

The 4.0 meter set-back as required under Sub-section (d) above shall be properly landscaped and fenced so as to provide a visual screen.

l) Amenity Area:

i. An area equal to no less than 5% of the site area of the mobile home park shall be set aside for and developed as a tot lot or playground area.

ii. The amenity area shall be centrally located with respect to the mobile home pads.

4.4.2 RM-1 (Four Family Residential) Zone

a) Permitted Uses:

- i. Any residential use as per Section 1.6.1.
- ii. Home occupation subject to Section 3.4.0.
- iii. Open space as per section 1.6.5(c).
- iv. Ancillary structures as per Section 1.6.1(e).

b) Regulations of Use:

- i. No ancillary building or structure shall exceed 56 square meters in gross floor area per dwelling unit.
- ii. The maximum number of dwelling units permitted in this zone shall be four dwelling units per site area.

c) Siting Requirements:

No building or structure or part thereof shall be located within the following setback from a property line:

Principal Structure		Ancillary Structure
Front yard	7.6 meters	7.6 meters
Rear yard	7.6 meters	1.5 meters
Side yard	3.0 meters	1.5 meters

d) Parking Requirements: See Sections 3.7.0 – 3.7.6.

e) Signs and Notices: As per Section 3.6.0.

f) Maximum Site Coverage: 35% of the site area.

g) Maximum Floor/Site Ratio: 0.35

h) Height Restriction:

No building or structure shall exceed 2 stories or 9 meters in height.

i) Minimum Site Area:

	No Community Sewer	With Community Sewer
Single or two dwelling unit	700m ²	510m ²
Three or four dwelling unit	1400m ²	1020m ²

or as required by the Public Health Inspector, whichever is greater.

j) Minimum Road Frontage of a Site:

Single or two dwelling unit: 16 m
 Three or four dwelling unit: 28 m

4.5.1 C-1 (Central Commercial) Zone

a) Permitted Uses:

- i. Supermarket
- ii. Department store
- iii. Retail commercial as per Section 1.6.2(a)
- iv. Office use as per Section 1.6.2(b)
- v. Public assembly uses as per Section 1.6.2(c)
- vi. Hotels and licensed premises as per Section 1.6.2(d)
- vii. Service station as per Section 1.6.2(e) on a corner lot only
- viii. Service commercial as per Section 1.6.2(g)
- ix. Retail building supplies
- x. Automotive sales as per Section 1.6.2(f), items (i), (ii) and (iii) only
- xi. Parking lots associated with above uses
- xii. Malls, pedestrian areas and areas for temporary display of merchandise
- xiii. Tot lots and playgrounds
- xiv. Transportation depot for passenger service only
- xv. Residential use with conditions as per Section 4.5.1(b)

b) Regulations of Use:

- i. Where a parcel is to be used for both residential and other permitted uses, the residential uses shall:
 - Be contained in the same building
 - Be located over the other use
 - Have a separate entrance from outside
- ii. All commerce shall be conducted and all goods stored wholly within enclosed buildings, except for sales of a temporary nature.
- iii. All development shall give due consideration to the internal movement of pedestrian and vehicular traffic within the site and provide for continuity of movement to adjacent sites.

c) Siting Requirements:

- i. No building or structure or part thereof shall be located within the following setback from a property line.

Front Yard	7.6 meters
Rear Yard	7.6 meters
Side Yard	zero

- ii. The requirements in (c) (i) above may be varied in accordance with a Development Permit.

d) Parking Requirements: Subject to Sections 3.7.0 – 3.7.6.

e) Signs and Notices: Subject to Section 3.6.3.

f) Maximum Site Coverage: 80%

4.5.2 C-2 (Neighbourhood Commercial) Zone

a) Permitted Uses:

- i. Service commercial as per section 1.6.2(g).
- ii. Retail commercial as per Section 1.6.2(a) except items (x) and (xi)
- iii. Offices as per Section 1.6.2(b).
- iv. Neighbourhood grocery store and one single dwelling unit for manager or caretaker as part of or attached to the commercial use.
- v. Residential dwelling units for rental, provided that the units are located above the commercial uses.
- vi. One gasoline service station provided that all work shall be done within the building and no disabled vehicles shall be stored outside the building.

b) Regulations of Use:

- i. All commerce shall be conducted and all goods stored wholly within an enclosed building, except for sales of a temporary nature.
- ii. Where a parcel is used for combined commercial and residential use, the residential use shall:
 - be contained in the same building;
 - be located over or behind the other use, and;
 - have a separate entrance from outside
- iii. The minimum floor area of each dwelling unit shall conform to the requirements of the National Building Code.
- iv. Parking lots adjacent to another land use shall be properly fenced and/or landscaped by thick vegetative buffer.

c) Siting Requirements:

No building or structure or part thereof shall be located within the following setback from a property line:

Front Yard 16 meters

Rear Yard 6 meters

Side Yard 3 meters if abutting another property;
7.6 meters if corner lot

d) Parking Requirements:

As per sections 3.7.0 – 3.7.6 to determine spaces required according to use, and in no case shall less than six parking stalls be provided.

e) Signs and Notices: As required under Section 3.6.3.

f) Maximum Site Coverage: 40% of the site area.

g) Maximum Floor/Site Ratio: 0.8

h) Height Restriction:

No building or structure shall exceed 2 stories or 9 meters in height.

4.5.3 C-3 (Highway Commercial) Zone

a) Permitted Uses:

- i. Commercial uses as per Section 1.6.2(a) through (h) inclusive.
- ii. Utility company offices.
- iii. Public Services A as per Section 1.6.4(d).
- iv. One single dwelling unit separate from or in conjunction with and ancillary to the principal use for caretaker or manager.
- v. Utilities as per Section 1.6.4(c) subject to technical referral procedures.
- vi. Farmer's market.
- vii. Retail building supplies.

b) Regulations of Use:

- i. The property shall be kept in a tidy and orderly manner, and storage of derelict vehicles, machinery, equipment and materials shall not be permitted between the front site line and the principal structure.

c) Siting Requirements:

No building or structure or part thereof shall be located within the following setback from a property line.

Front Yard	7.6 meters
Rear Yard	6 meters
Side Yard	3 meters on one side and 1.5 meters on another side if adjoining another property; 7.6 meters if adjacent to a street

d) Parking Requirements: As per Sections 3.7.0 – 3.7.6.

e) Signs and Notices: As per Section 3.6.3.

f) Maximum Site Coverage: 60% of the site area.

g) Height Restriction:

No building shall exceed 3 stories or 12 meters in height.

4.6.1 RuM (Rural Industrial) Zone

a) Permitted Uses:

- i. One single dwelling unit per Section 1.6.1(a).
- ii. Ancillary structures as per Section 1.6.1(e).
- iii. Hobby farms as per Section 1.6.6(a) except item (vii).
- iv. Home occupation subject to Section 4.6.1(b).
- v. Public Services A as per Section 1.6.4(d).
- vi. Funeral parlor.
- vii. Rural industrial uses including repair shops, ceramic studios with kilns, cabinet making, trucking and hauling operations and other home occupations requiring large accessory (*ancillary*) buildings or which engage large equipment.
- viii. Utilities as per Section 1.6.4(c) subject to technical referral procedures.
- ix. Automotive commercial as per Section 1.6.2(f).
- x. Service commercial as per Section 1.6.2(g).
- xi. Dog kennels, veterinary clinics, feed and tack sales.
- xii. Adult Residential Care Facility, subject to subsection 4.6.1 (b)iv.
- xiii. Mini Warehouse and Public Storage only for property described as Lot 2, Plan 6765, District Lot 840, Range 5, Coast District as outlined on Schedule A of Bylaw No. 533, 2007.

b) Regulations of Use:

- i. All industrial uses shall be fenced or screened in a manner which obscures the industrial portion of the site and the site shall be kept in a neat and tidy manner.
- ii. The storage of derelict cars, equipment, scrap metal, etc., is prohibited.
- iii. The structures on the site and the use of land shall be arranged in a manner which shows the residential use as the principal use.
- iv. An Adult Residential Care Facility shall not be located within a 400 meter radius of any other Adult Residential Care Facility located in the RuM Zone.
- v. Mini Warehouse and Public Storage shall not include exterior storage of derelict vehicles or equipment, scrap metal, hazardous material or facilities for a transport terminal or yard.

c) Siting Requirements:

No building or structure or part thereof shall be located within the following setback from a property line:

Residential Structure		Industrial Structure
Front yard	7.6 meters	13.5 meters
Rear yard	3.0 meters	1.5 meters
Side yard	3.0 meters	1.5 meters

d) Parking Requirements: As per Sections 3.7.0 – 3.7.6.

e) Signs and Notices: As per Section 3.6.3.

f) Maximum Site Coverage: 40% of the site area.

g) Height Restriction:

No building or structure shall exceed 2 stories or 9 meters in height.

4.6.2 M-1 (Light Industrial) Zone

a) Permitted Uses:

- i. Warehouse Industrial as per Section 1.6.3(a).
- ii. Automotive Commercial as per Section 1.6.2(f).
- iii. Public services A as per Section 1.6.4(d).
- iv. Public services B as per Section 1.6.4(e).
- v. Service commercial as per Section 1.6.2(g).
- vi. Printing plant.
- vii. Dog kennels and veterinary clinics.
- viii. Sash and door mills.
- ix. One single family dwelling in conjunction with and as a structural part of the industrial building for manager or caretaker.
- x. Office uses in conjunction with industrial use.
- xi. Utilities as per Section 1.6.4(c).
- xii. Fish Processing only for property described as Portion of Lot 2, District Lot 373, Range 5 , Coast District, Plan 12251, Except Plan PRP12830 and PRP13851 as outlined on Schedule A of Bylaw No. 536, 2007.

b) Regulations of Use:

- i. Any use which requires unsightly exterior storage shall be screened with thick natural landscaping or a solid fence no less than two meters in height.
- ii. Any person engaged in fish processing shall:
 1. Meet all Government Act and Regulations for air emissions;
 2. Not allow the waste from the plant or operation to accumulate around their premises;
 3. Store all waste emanating from the Fish Processing Plant inside the premises only and/or in a sealed container that shall be sealed at all times other than during such time as waste is being placed in the container and the container shall be stored 7.6 meters from any property line;
 4. Not allow persistent smoke and odour;
 5. Operate to ISO 9000 certification standards for odour and emissions

c) Siting Requirements:

No building, structure or part thereof shall be located within the following setback from a property line:

Front	13.5 meters
Rear	3.0 meters
Side	3.65 meters on one side, zero on the other side

d) Parking Requirements: As per Sections 3.7.0 – 3.7.6.

e) Signs and Notices: As per Section 3.6.3.

- f) Maximum Site Coverage: 60% of the site area.
- g) Maximum Floor/Site Ratio: 1.0
- h) Height Restriction:
No building or structure shall exceed 11 meters in height.

4.6.3 M-2 (Restricted Industrial) Zone

a) Permitted Uses:

- i. Junk yards as per Section 1.6.3(b).
- ii. Special Industrial as per Section 1.6.3(c).
- iii. One caretaker residence in conjunction with above uses.
- iv. Accessory (*ancillary*) buildings and structures for uses stated above.
- v. Utilities as per Section 1.6.4(c) subject to technical referral procedures.
- vi. Sale of used passenger cars and light trucks in conjunction with an automotive dismantling and recycling business registered with the Automotive Recycler's Environmental Association and operating in accordance with the Vehicle Dismantling and Recycling Industry Environmental Planning Regulation of British Columbia.

b) Regulations of Use:

- i. Any use which requires unsightly exterior storage shall be screened with thick natural landscaping or a solid fence no less than two meters in height.
- ii. Gravel pits and aggregate extraction shall be permitted only in accordance with an approved pit development scheme.
- iii. Automobile sales are limited to operations licensed with the Vehicle Sales Authority of British Columbia.
- iv. Automobile sales operations are limited to 30 vehicles on the site at any one time.

c) Siting Requirements:

- i. No building, structure or part thereof except a fence shall be located within 7.6 meters of a site line
- ii. No storage or industrial activity shall be conducted within a 7.6 meter setback where a lot line abuts a street or non-industrial use. This 7.6 meter setback shall only be used for landscape purposes.

d) Parking Requirements: As per Sections 3.7.0 – 3.7.6.

e) Signs and Notices: As per Section 3.6.3.

f) Height Restriction:

No building or structure shall exceed 2 stories or 9 meters in height.

4.7.1 P-1 (Community and Institutional) Zones

a) Permitted Uses:

- i. Community uses as per Section 1.6.4(a).
- ii. Institutional uses as per Section 1.6.4(b).
- iii. Public services A as per Section 1.6.4(d).
- iv. Public parks as per Section 1.6.5(a).
- v. Open space as per Section 1.6.5(c).
- vi. Agricultural fairs.
- vii. Farmer's market.
- viii. Caretaker residence.
- ix. Ancillary buildings and structures.
- x. Utilities as per Section 1.6.4(c) subject to technical referral procedures.

b) Siting Requirements:

No building or structure, or part thereof shall be located within the following setback from a property line:

Front yard	7.6 meters
Side yard	3.0 meters

c) Parking Requirements: As per Sections 3.7.0 – 3.7.6.

d) Signs and Notices: As per Section 3.6.3.

e) Height Restrictions:

No building or structure shall exceed 3 stories or 15 meters in height.

4.8.1 OS (Open Space) Zone

- a) Permitted Uses:
 - i. Open space as per Section 1.6.5(c).
 - ii. Public storage huts.
 - iii. Utility lines.
 - iv. Utilities as per Section 1.6.4(c) subject to technical referral procedures.

- b) Regulations of Use:
 - i. Any development, construction or addition in this zone is subject to the terms and conditions of a Development Permit issued by the Regional District Board (See Section 3.8.0).
 - ii. No development, including any disturbance to the soil or natural vegetation shall be commenced until the proposed development has been issued a Development Permit.

- c) Siting Requirements:
 - i. No building or structure shall be constructed within 10 meters of an OS Zone boundary.
 - ii. The requirement of 4.8.1(c) (i) above may be varied, provided that the applicant voluntarily enters into and meets the conditions of a Development Permit in accordance with Section 3.8.0 of this Bylaw.

- d) Parking Requirements:
Subject to requirements specified in the Development Permit.

- e) Signs and Notices: As per Section 3.6.3.

- f) Height Restrictions:
Subject to the requirements of the Development Permit.