

CITY OF CASTLEGAR

**ZONING BYLAW 800**

CONSOLIDATED

Note to Users

This office consolidation is not an authoritative text of the law and is produced solely as a convenience to the user. The authoritative text of the law is in the original bylaw and the amending bylaw(s).

TABLE OF CONTENTS

PART 1 ADMINISTRATION..... 5

PART 2 GENERAL PROVISIONS..... 17

    Division 2.1 Zone Designations..... 17

    Division 2.2 Land Use..... 18

    Division 2.3 Ancillary Facilities..... 20

    Division 2.4 *Home Occupation*..... 22

    Division 2.5 Siting and Height Exceptions..... 24

PART 3 RESIDENTIAL AND RURAL ZONES..... 26

    Division 3.1 Single Residential Zone (R-1) and Single Residential-B Zone (R-1B).... 26

    Division 3.2 Single Manufactured Home Zone (R-1C)..... 29

    Division 3.3 Single and Duplex Residential Zone (R-2)..... 31

    Division 3.4 Low Density Multiple Residential Zone (R-3)..... 34

    Division 3.5 Medium Density Multiple Residential Zone (R-4)..... 38

    Division 3.6 Medium Density Multiple Residential-B Zone (R-4B)..... 42

    Division 3.7 Manufactured Home Park Zone (R-5)..... 45

    Division 3.8 Rural Zone (RR-1)..... 46

    Division 3.9 Suburban Residential Zone (R-1S)..... 48

*(Bylaw 1000)*

    Division 3.10 Rural Cultural Zone (RR-2)..... 51

*(Bylaw 1041)*

PART 4 COMMERCIAL ZONES..... 53

    Division 4.1 Regional Commercial Zone (C-1)..... 53

    Division 4.2 Highway Commercial Zone (C-2)..... 56

    Division 4.3 Tourist Accommodation Zone (C-2B)..... 60

    Division 4.4 Service Commercial Zone (C-3)..... 63

    Division 4.5 Airport Zone (C-3B)..... 66

    Division 4.6 Downtown Commercial Zone (C-4)..... 69

PART 5 INDUSTRIAL ZONES..... 73

    Division 5.1 Light Industrial Zone (M-1)..... 73

    Division 5.2 Industrial Park Zone (M-1B) and Industrial Park-C Zone (M-1C)..... 76

    Division 5.3 Heavy Industrial Zone (M-2)..... 80

    Division 5.4 Heavy Industrial Zone (M-3)..... 82

*(Bylaw 1000)*

PART 6 PUBLIC ZONES..... 84

    Division 6.1 Public and Institutional Zone (P-1)..... 84

    Division 6.2 Parks and Open Space Zone (P-2)..... 87

PART 7 PARKING AND LOADING..... 89

    Division 7.1 *Parking and Loading Space Requirements*..... 89

    Division 7.2 *Construction of Parking and Loading Facility*..... 94

PART 8 *SIGNS*..... 98

    Division 8.1 Administration..... 98

    Division 8.2 *Sign* Restriction by Zoning Designation..... 99

    Division 8.3 Form of *Signs*..... 103

PART 9 REPEAL AND EFFECTIVE DATE..... 107

SCHEDULE "A" ZONING MAP.....Sheet One and Sheet Two

A GUIDE TO THE USE OF THIS BYLAW

The text of Zoning Bylaw 800 is divided into 9 Parts and a decimal numbering system is used to identify particular regulations. The first number indicates the Part of the Bylaw, the second Division in the Part and the third the Section in the Division. A Section may contain a number of Sentences (indicated by numbers in brackets). A Section or Sentence may contain Clauses and Subclauses.

They are illustrated as follows:

PART 3	Part
Division 3.2	Division
3.2.4	Section
3.2.4(1)	Sentence
3.2.4(1)(e)	Clause
3.2.4(1)(e)(ii)	Subclause

The words printed in *Italic type* are defined under Section 1.0.3 of this Bylaw.

CITY OF CASTLEGAR

ZONING BYLAW 800, 1999

WHEREAS Sections 903 and 904 of the Municipal Act authorize that a local government may, by bylaw, regulate zoning and certain other related developmental matters;

AND WHEREAS Section 906 of the Municipal Act authorizes that a local government may, by bylaw, require owners or occupiers of any land, building or structure to provide off-street parking and loading spaces;

AND WHEREAS Section 908 of the Municipal Act authorizes that a local government may, by bylaw, regulate number, size, type, form, appearance and location of signs;

AND WHEREAS Section 909 of the Municipal Act authorizes that a local government may, by bylaw, require, set standards for and regulate the provisions of screening or landscaping to mask or separate uses;

AND WHEREAS Subsection 546 (1) of the Municipal Act authorizes that a local government may, by bylaw, regulate uses involving a highway or portion of it;

AND WHEREAS Subsection 542 (1) of the Municipal Act authorizes that a local government may, by bylaw, regulate planting and maintenance of trees, shrubs, bushes or hedges adjacent to a highway;

NOW THEREFORE, the Council of the City of Castlegar, in open meeting assembled, hereby enacts as follows:

## PART 1 ADMINISTRATION

### Citation

1.0.1 This Bylaw may be cited as "Zoning Bylaw No. 800, 1999".

### Objectives

1.0.2. The principal purpose of this Bylaw is to:

- (a) promote the health, safety and welfare of the public;
- (b) prevent the overcrowding of the lands within the City; and
- (c) protect the value of the properties.

### Definition

1.0.3 In this Bylaw:

<b>Accessory Building or Structure</b>	means a minor, free-standing <i>building</i> or <i>structure</i> located on the same lot as the <i>principal building</i> or <i>structure</i> to which it is accessory, and is incidental, subordinate and secondary to the <i>principal building or structure</i> ; (also read: <i>principal building, incidental use</i> )
<b>Agricultural Use</b>	means a use of land for the growing of crops or the raising of livestock;
<b>Airport</b>	means a use of land, <i>buildings or structures</i> for arrival and departure of aircraft and their passengers and freight, and includes runways, taxiways, hangars, ticket offices, luggage and freight handling facilities;
<b>Aisle</b>	means an area, adjoining <i>parking spaces</i> , where a motor vehicle maneuvers into or out of a <i>parking space</i> , excluding <i>driveways</i> ; (also read: <i>driveway, parking space</i> )
<b>Arcade</b>	means a premises where six (6) or more devices or machines are operated mechanically, electronically or otherwise for the amusement and enjoyment of the public, but excludes premises licensed under the <u>Liquor Control and Licensing Act</u> ;
<b>Assembly Hall</b>	means a <u>building</u> such as an auditorium, youth centre, halls for social purposes and group camps providing for the gathering of persons for cultural, charitable or philanthropic purposes; but excludes <i>churches</i> , private schools or <i>child care centres</i> ;
<b>Auto-body Shop</b>	means a place of business which repairs motor vehicle bodies by restoring, refinishing and painting; (also read: <i>auto-repair shop, truck repair shop</i> )

<b>Auto-repair Shop</b>	means a place of business which provides repair and maintenance of motor vehicles but excludes <i>auto-body shops, gasoline stations bulk fuel depots or truck repair shops</i> ; (also read: <i>auto-body shop, truck repair shop</i> )
<b>Auxiliary Dwelling</b>	means a <i>one-family dwelling</i> : (a) attached to a <i>principal building</i> and used for accommodating the owner, operator or an employee of a commercial operation in that <i>building</i> ; or (b) within a <i>manufactured home park</i> and used for accommodating the owner, operator or an employee of the said <i>manufactured home park</i> ; (also read: <i>one-family dwelling, secondary suite</i> )
<b>Barrier Screen</b>	means a continuous fence, wall, compact evergreen hedge or combination thereof, between 1.8 metres (5.9 feet) and 2.4 m (7.9 ft) in height, providing an effective screen between the property or objects it encloses and adjacent property of highways;(also read: <i>buffer strip</i> )
<b>Bed &amp; Breakfast</b>	means a private dwelling occupied by a family and used incidentally to provide, for compensation, accommodation and morning meals to transient travelers; means a strip of land typically located along a <i>lot line</i> for the purpose of separating and obstructing the view of two adjacent land uses or properties.
<b>Buffer Strip</b>	from one another and: (a) which is at least 1.8 m (5.9 ft) in width; (b) which contains, along its length, a row of coniferous trees not less than 1.5 m (4.9 ft) high with one or more trees per every 3 m (9.8 ft) of its length, plus other vegetation; (c) which may also contain a barrier screen; and (d) the space above its ground level is not used for any purpose other than for the erection of a fence or landscaping; (also read: barrier screen)
<b>Building</b>	means a <i>structure</i> wholly or partly enclosed by a roof or roofs supported by walls or columns and used for the shelter or accommodation of persons, animals, chattels, or things; (also read: structure)
<b>Building Height</b>	means the vertical distance measured from the average <i>natural ground level</i> at all <i>building faces</i> surrounding a <i>building</i> to: (a) the highest point on a flat roof; or (b) the average level between the eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof; or (c) the greater of the two measurements referred to in (a) and (b) above in the case of a <i>building</i> with more than one type of roof;
<b>Building Supplies</b>	means a <i>building or structure</i> in which building or construction and <i>home improvement supplies</i> are offered or kept for sale at retail; ( <b>Bylaw 974</b> )

<b>Bulk Fuel Depot</b>	means lands, <i>buildings or structures</i> for storage and distribution of petroleum fuel but does not include <i>gasoline stations or gasoline key locks</i> ; (also read: <i>gasoline station, gasoline key lock</i> )
<b>Campground</b>	means a facility used for temporary occupancy for recreational purposes, by tents or <i>recreational vehicles</i> but excluding <i>mobile homes</i> , and where the duration of each occupancy of one location by a <i>recreational vehicle</i> is less than 28 days; (also read: <i>manufactured home park</i> )
<b>Care Facility</b>	means a <i>building</i> which contains sleeping units for persons receiving care or assistance and for which the operators are licensed or funded by provincial or federal agencies, including personal care and intermediate care as defined and regulated under the <u>Community Care Facility Act</u> , and extended care as defined and regulated under the <u>Hospital Act</u> ; (also read: <i>child care centre, community service, senior citizens home</i> )
<b>Centre Line of Columbia Avenue South</b>	means the centre line dividing the width of the southerly portion of Columbia Avenue between 17 <sup>th</sup> Street and 30 <sup>th</sup> Street as determined by the <i>City Engineer</i> or other persons appointed by Council;
<b>Child Care Centre</b>	means a facility for children which includes group day care, family day care, pre-school, out-of-school care, child minding, specialized day care and emergency child care; (also read: <i>care facility, community service</i> )
<b>Church</b>	means a facility where persons regularly assemble for religious worship, such as churches, cathedrals, synagogues or temples including manses and rectories;
<b>City</b>	means the City of Castlegar;
<b>Clinic</b>	means an establishment where medical, dental or other professional healing treatments are given to persons;
<b>Commercial Zone</b>	means a zone which is symbolized with letter "C", such as C-1 (Regional Commercial) Zone or C-2B (Tourist Accommodation) Zone, generally intended to accommodate commercial activities;
<b>Community Service</b>	means an establishment used by a non-profit society: <ul style="list-style-type: none"> <li>(a) providing information, referral, counseling, advocacy or physical or mental health services on an out-patient basis; or</li> <li>(b) dispensing aid in the nature of food or clothing; or</li> <li>(c) providing drop-in or activity space; but does not include <i>residential uses and care facility</i>; (also read: <i>care facility, child care centre</i>)</li> </ul>
<b>Convenience Store</b>	means a <i>retail store</i> , not exceeding 200 m <sup>2</sup> (2152 ft <sup>2</sup> ) of gross sales area, that supplies groceries and other convenience items and services to serve the immediate neighbourhood;

<b>Cooking Facility</b>	means a set of equipment, devices or appliances that can be utilized to prepare a meal such as ranges, stoves, counter-top cooking units, hot plates, wall ovens, convection ovens, toaster ovens or any other similar cooking appliances and includes the electric outlets or plumbing for the installation of such facilities;
<b>Corner Lot</b>	means a <i>lot</i> at the intersection or junction of two or more <i>streets</i> , provided that the interior angle of intersection is not more than 135°;
<b>Department Store</b>	means a <i>retail store</i> selling a wide variety of merchandise such as clothes, apparel, hardware and home furnishings; (also read: <i>retail store, shopping centre, retail warehouse</i> )
<b>Driveway</b>	means a passageway for motor vehicles moving between: <ul style="list-style-type: none"> <li>(a) a roadway and an <i>aisle</i>;</li> <li>(b) two <i>aisles</i>;</li> <li>(c) a roadway and a parking space of a one-family dwelling; or</li> <li>(d) a roadway and a <i>loading space</i>; (also read: <i>aisle, parking space</i>)</li> </ul>
<b>Duplex</b>	means a <i>building</i> which: <ul style="list-style-type: none"> <li>(a) contains two <i>dwelling units</i> of approximately equal floor areas with each <i>dwelling unit</i> having its own connections to the community water and sewer systems;</li> <li>(b) excludes <i>buildings</i> located on a <i>lot</i> which contains three (3) or more <i>dwelling units</i>; and</li> <li>(c) excludes <i>one-family dwellings</i> with <i>secondary suites</i>; (also read: <i>secondary suite, auxiliary dwelling, multiple dwelling, multiple residential building</i>)</li> </ul>
<b>Dwelling Unit</b>	means one or more adjoining <i>habitable</i> rooms: <ul style="list-style-type: none"> <li>(a) used for the residential accommodation of: <ul style="list-style-type: none"> <li>(1) a person; or</li> <li>(2) a number of persons related by blood, marriage, common law marriage, adoption, or foster parenthood, or a group of three or fewer unrelated persons;</li> </ul> </li> <li>(b) containing not more than one set of <i>cooking facilities</i>; and</li> <li>(c) containing at least one bathroom with a water closet, wash basin and shower or bath;</li> </ul>
<b>Exterior Side Lot Line</b>	means the <i>lot line</i> not being the front or rear <i>lot line</i> and being common to the <i>lot</i> and a <i>street</i> ; (also read: <i>interior side lot line</i> )
<b>Finished Grade</b>	means average level of the finished surface of the ground adjacent to the exterior walls of the <i>building or structure</i> ; (also read: natural ground level)
<b>Floor Area</b>	means the figure obtained by dividing the <i>gross floor area</i> of the <i>buildings</i>



<b>Ratio (FAR)</b>	on a <i>lot</i> by the <i>lot area</i> ; (also read: <i>GFA, lot coverage, unit density</i> )
<b>Front Lot Line</b>	means the <i>lot line</i> common to the <i>lot</i> and an abutting <i>street</i> , or where there is more than one <i>lot line</i> common to an abutting <i>street</i> , the shortest of these lines shall be considered as the front line; or in the case of a <i>lot</i> abutting two parallel or approximately parallel <i>street</i> , the <i>lot lines</i> abutting these two <i>streets</i> shall be considered as <i>front lot lines</i> ; (also read; <i>frontage</i> )
<b>Frontage</b>	means the length of a <i>front lot line</i> ; (also read: <i>front lot line</i> )
<b>Gasoline Station</b>	means a place of business where automotive fuel and automotive accessories are sold to the general public; (also read: <i>gasoline key lock, auto-repair shop</i> )
<b>Gasoline Key Lock</b>	means a place of business where fuel is sold to commercial trucks or large motor vehicles and is operated without attendant; (also read: <i>gasoline station, bulk fuel depot</i> )
<b>General Service Use</b>	<p>means a commercial establishment which provides services to individuals or to other businesses such as:</p> <ul style="list-style-type: none"> <li>(a) advertising agents, insurance agents;</li> <li>(b) photographic film processing, photo studios;</li> <li>(c) video rentals;</li> <li>(d) print shops, photo-copying services;</li> <li>(e) appliance repair services;</li> <li>(f) veterinary clinics, pet shops, dog grooming;</li> <li>(g) adult education institutions;</li> <li>(h) banks, credit unions, pawn shops, trust companies;</li> <li>(i) funeral homes;</li> <li>(j) travel agents, real estate agents;</li> <li>(k) janitorial services</li> <li>(l) post office, courier, delivery services;</li> <li>(m) locksmiths, security systems;</li> <li>(n) cleaning and repair of clothing, Laundromats, shoe repairs;</li> <li>(o) clinics; or</li> <li>(p) barber shops, beauty parlours;</li> </ul> <p>but excluding:</p> <ul style="list-style-type: none"> <li>(q) automobile rentals;</li> <li>(r) industrial equipment rentals;</li> <li>(s) retail stores;</li> <li>(t) child care centres; and</li> <li>(u) community services;</li> </ul>
<b>Gravel Processing</b>	means the processing of sand, gravel and rocks including preliminary grading, washing, crushing and storing of such materials;
<b>Gross Floor Area (GFA)</b>	means the sum of the areas of each <i>storey</i> in each <i>building</i> on a <i>lot</i> measured between the exterior walls of such <i>buildings</i> ; excluding:

	<ul style="list-style-type: none"> <li>(a) portions of crawl spaces with less than 1.5 m (4.9 ft) clear height,</li> <li>(b) balconies, canopies, terraces, sundecks; and</li> <li>(c) enclosed parking facilities; (also read: FAR)</li> </ul>
<b>Habitable Room</b>	means a room used for a residential purpose, such as living rooms, family rooms, dining rooms, bedrooms, bathrooms or kitchens;
<b>Home Improvement Supplies</b>	means merchandise such as windows and mirrors, doors, flooring, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures and similar goods when offered for sale in a retail commercial establishment and does not include the sale of raw construction materials such as lumber, plywood and plumbing or the fabrication of materials related to home improvements; ( <i>Bylaw 974</i> )
<b>Home Occupation</b>	means an occupation or profession carried on from a <i>dwelling unit</i> in which the person operating the business resides;
<b>Horticulture</b>	means the use of land for growing trees, vegetables, plants or flowers, and includes non-soil bound operations such as hydroponics;
<b>Hotel</b>	<p>means a <i>building, buildings</i> or part thereof in which the transient public are provided with lodging for compensation and containing an office with a public register, an attendant on duty, and possibly containing one or more of the following uses:</p> <ul style="list-style-type: none"> <li>(a) <i>restaurants, pubs, lounges, cabarets, banquet rooms, theatres;</i></li> <li>(b) <i>business offices, retail stores;</i> or</li> <li>(c) <i>general service uses;</i> (also read: <i>motel</i>)</li> </ul>
<b>Incidental Use</b>	means a use that is subordinate and customarily incidental to a use permitted in the zone where the use takes place; (also read: <i>accessory building</i> )
<b>Industrial Use</b>	means the manufacturing, processing, assembling, fabricating, testing, storing, transporting, distributing, wholesaling, servicing, repairing, wrecking or salvaging of goods or materials, and does not include <i>junkyards</i> or <i>recycling depot</i> ; (also read: <i>light industrial use</i> )
<b>Industrial Zone</b>	means a zone which is symbolized with letter "M", such as M-1 (Light Industrial) Zone or M-2 (Heavy Industrial) Zone, generally intended to accommodate <i>industrial uses</i> ;
<b>Interior Side Lot Line</b>	means the <i>lot line or lines</i> , not being the front or rear lot line, common to more than one lot or to the lot and a lane; (also read: <i>exterior side lot line</i> )
<b>Junkyard</b>	means a facility to buy, sell, exchange, store, bale, pack, disassemble or handle materials including, but not limited to, machinery, motor vehicles, scrap metal, chains, bottles or other scrap or used materials, and does not include <i>recycling depots</i> ; (also read: <i>recycling depot</i> )

<b>Lane</b>	means a highway wider than 3.0 m (9.8 ft) and narrower than 10 m (32.8 ft); (also read: <i>street</i> )
<b>Light Industrial Use</b>	means an <i>industrial use</i> which produces no significant smoke, vibration, smell, toxic fumes, electrical interference, electronic interference or noise that, in any way, interferes with the use of adjacent properties;
<b>Loading Facility</b>	means a <i>building, structure</i> or land, consisting of <i>loading spaces</i> and <i>driveways</i> , designed or intended for the purpose of loading and unloading goods; (also read: <i>loading space</i> )
<b>Loading Space</b>	means an open area used to provide free access for motor vehicles to a loading door, platform or bay for the purpose of loading and unloading;
<b>Lot</b>	means a parcel of land designated as a separate and distinct lot on a legally recorded subdivision plan or description registered in the <u>Land Title Office</u> and does not include "strata lots" defined under the <u>Condominium Act</u> ;
<b>Lot Area</b>	means the area of a <i>lot</i> taken in a horizontal plane excluding the portions containing ravines, swamps riverbanks and similar features and the area within 7.5 m (24.6 ft) of those features;
<b>Lot Coverage</b>	means the figure obtained by dividing the total area of those portions of a <i>lot</i> that are covered by <i>buildings or structures</i> by the <i>lot area</i> , and for this purpose, the portions of a <i>lot</i> that are covered by a roofed <i>building or structure</i> are measured to the drip line of the roof; (also read: <i>floor area ratio</i> )
<b>Lot Depth</b>	means the horizontal distance between the mid points of <i>front lot line</i> and <i>rear lot line</i> , or the mid points of two <i>front lot lines</i> of a <i>lot</i> ;
<b>Lot Line</b>	means any line which forms the boundary of a <i>lot</i> ;
<b>Lot Width</b>	means the horizontal distance between the mid points of two side <i>lot lines</i> that are located at opposite sides of the <i>lot</i> ;
<b>Manufactured Home Park</b>	means any <i>lot</i> , upon which two (2) or more <i>mobile homes</i> or <i>modular homes</i> , occupied or intended to be occupied for dwelling purposes, are located, but excludes any <i>lot</i> upon which <i>mobile homes</i> or <i>modular homes</i> are fabricated or placed for the purposes of storage, inspection or sales; (also read: <i>campground</i> )
<b>Mobile Home</b>	means a factory built <i>one-family dwelling</i> , which: <ul style="list-style-type: none"> <li>(a) may or may not be installed on a permanent foundation;</li> <li>(b) has been certified prior to placement on the <i>lot</i> as having been manufactured as a mobile home in accordance with <u>CAN/CSA Z240 Building Regulations</u> and amendments thereof; and</li> <li>(c) arrived at the <i>lot</i> ready for occupancy apart from incidental operations</li> </ul>

	and connections; but excludes <i>recreational vehicles</i> (also read: <i>modular home</i> )
<b>Modular Home</b>	means a factory built <i>one-family dwelling</i> of more than 4.5 m (14.8 ft) wide, which: <ul style="list-style-type: none"> <li>(a) is installed on a permanent foundation;</li> <li>(b) has been certified prior to placement on the <i>lot</i> as having been manufactured as a modular home in accordance with <u>CSA A27 Building Regulations</u> and amendments thereof; and</li> <li>(c) has been built to the standards of B.C. Building Code; (also read: <i>mobile home</i>)</li> </ul>
<b>Motel</b>	means a <i>building</i> or group of <i>buildings</i> containing sleeping units, in which the transient public are provided with lodging for compensation, each unit having its own bathroom; (also read: <i>hotel</i> )
<b>Multiple Dwelling</b>	means use of a <i>lot</i> where three (3) or more <i>dwelling units</i> are located; (also read: <i>one-family dwelling, duplex, multiple residential building</i> )
<b>Multiple Residential Building</b>	means a building containing three (3) or more dwelling units; (also read: <i>multiple dwelling, duplex</i> )
<b>Natural Ground Level</b>	means: <ul style="list-style-type: none"> <li>(a) undisturbed ground elevation;</li> <li>(b) the rough grading elevation as identified on a <i>lot</i> grading plan at the time of subdivision; or</li> <li>(c) where there is no approved <i>lot</i> grading plan, the lowest ground elevation existing prior to construction, such ground elevation to include fill materials placed on the <i>lot</i> to raise the ground elevation up to but not above the average elevation of adjacent <i>lots</i> at the adjoining <i>lot lines</i>;</li> </ul>
<b>Neighbourhood Pub</b>	means premises licensed as such under the Regulations to the <u>Liquor Control and Licensing Act</u> ;
<b>Office Use</b>	means activities occupying a <i>building</i> or part thereof to practice a profession, to carry out a business, to conduct public administration or, where not conducted on the site thereof, the administration of an industry, such as: <ul style="list-style-type: none"> <li>(a) business administration offices;</li> <li>(b) government offices, court houses, police stations;</li> <li>(c) newspaper publishers, radio/TV broadcasters; or</li> <li>(d) accountants', lawyers', engineers' or other professionals' offices;</li> </ul>
<b>One-family Dwelling</b>	means a detached building containing one <i>dwelling unit</i> except a <i>mobile home</i> , but including a <i>modular home</i> ;
<b>Parking Facility</b>	means a <i>building, structure or land</i> , consisting of <i>parking spaces, aisles</i> and

	<i>driveways</i> , designed or intended for parking of motor vehicles;
<b>Parking Space</b>	means a space, exclusive of <i>aisles and driveways</i> , to park one motor vehicle;
<b>Principal Building or Structure</b>	means any <i>building or structure</i> which is used for the primary function of the <i>lot</i> ;
<b>Public Utility</b>	means a use providing for the essential servicing of land with water, sewer, electrical, telephone, and similar services where such use is established by a governmental body or by a company operating under the <u>Utilities Commission Act</u> or <u>Telecommunications Act</u> ;
<b>Public Zone</b>	means a zone which is symbolized with letter "P", such as P-1 (Public and Institutional) Zone or P-2 (Parks and Open Space) Zone, mainly intended for public open space or to accommodate public facilities;
<b>Rear Lot Line</b>	means the <i>lot line</i> opposite to and most distant from the <i>front lot line</i> , or, where the rear portion of the <i>lot</i> is bounded by intersecting side <i>lot lines</i> , the <i>rear lot line</i> shall be deemed to be the point of such intersection.
<b>Recreational Vehicle</b>	means: (a) a motor vehicle designed for travel, camping or recreational use such as motorcycle, ATV (all terrain vehicle), pick-up camper, motor home, travel trailer, or tent trailer; (b) a snowmobile; or (c) a boat.
<b>Recycling Depot</b>	means a <i>building</i> which is used or intended to be used for collecting, sorting, refunding and redistributing recyclable materials but excludes processing;
<b>Recycling Plant</b>	means a facility in which recoverable resources, including newspapers, magazines and other paper products, glass and metal cans, are recycled, reprocessed and treated in order to return such products to a condition in which they may again be used; (also read: <i>junkyard</i> )
<b>Residential Use</b>	means a use providing for the accommodation and home life of a person or persons;
<b>Residential Zone</b>	means a zone which is symbolized with letter "R", such as R-1 (Single Residential) Zone, R-3 (Low Density Multiple Residential) Zone or RR-1 (Rural) Zone, mainly intended to accommodate <i>residential uses</i> or agricultural activities;
<b>Restaurant</b>	means a commercial establishment that serves prepared food or beverages for consumption on or off the premises, such as cafes, coffee shops, outdoor cafes and drive-through restaurants but excludes <i>neighbourhood pubs</i> ;

<b>Retail Store</b>	<p>means a commercial establishment which sells foods or merchandise to the ultimate consumer for personal consumption or household use, and not for resale purposes, such as:</p> <ul style="list-style-type: none"> <li>(a) supermarkets, health food stores, bakeries, delicatessens, meat markets, fish markets, liquor stores, beer and wine stores, wine and beer making suppliers;</li> <li>(b) clothing and shoe stores;</li> <li>(c) drug stores, florist shops;</li> <li>(d) <i>convenience stores</i>;</li> <li>(e) book stores, musical instrument stores;</li> <li>(f) appliance stores, furniture stores, computer stores;</li> <li>(g) hardware stores, paint or wall paper stores, drapery or carpet shops;</li> <li>(h) stationers, office supplies; or</li> <li>(i) sporting equipment stores;</li> </ul> <p>which are wholly enclosed within a <i>building</i>, but excludes:</p> <ul style="list-style-type: none"> <li>(j) <i>department stores</i>;</li> <li>(k) <i>shopping centres</i>;</li> <li>(l) <i>retail warehouses</i>;</li> <li>(m) automobile sales and rental;</li> <li>(n) building supplies and lumber yards;</li> <li>(o) flea markets and</li> <li>(p) adult entertainment stores</li> </ul>
<b>Retail Warehouse</b>	<p>means a commercial establishment which sells goods in bulk quantities and includes the sale of household goods such as furniture and carpeting, from a <i>warehouse building</i>; (also read: <i>department store, shopping centre</i>)</p>
<b>Room &amp; Board</b>	<p>means the provision, for compensation, of sleeping accommodation in a <i>dwelling unit</i> for less than ten (10) persons, with or without meals, while the <i>dwelling unit</i> contains only <i>one cooking facility</i>;</p>
<b>Secondary Suite</b>	<p>means a self-contained <i>dwelling unit</i>, located within the <i>structure of a one-family dwelling</i>, conforming to Sentence 2.3.2; (also read: <i>duplex</i>)</p>
<b>Senior Citizens Home</b>	<p>means a <i>multiple residential building</i> occupied exclusively by people over the age of 55:</p> <ul style="list-style-type: none"> <li>(a) which is supported in whole or in part by financial assistance from the Municipal, Provincial, or Federal Governments or agencies; or</li> <li>(b) where the residents are regularly served with meals, housekeeping and alert services for emergent medical needs and the building contains adequate facilities to provide such services along with other amenities;</li> </ul>
<b>Setback</b>	<p>means the horizontal distance from the respective <i>lot lines</i> to the <i>building</i>;</p>
<b>Shopping Centre</b>	<p>means a commercial development on a <i>lot</i>, containing ten (10) or more individual business establishments and sharing common <i>parking facilities</i>,</p>

	open spaces and other facilities; (also read: <i>retail store, department store, retail warehouse</i> )
<b>Sign</b>	means a visual device or structure intended to advertise, announce or draw the attention of the public;
<b>Sign Area</b>	means the area of a rectangle within which the extreme limits of the face of a <i>sign</i> can be completely contained, excluding its supporting structure except that: <ul style="list-style-type: none"> <li>(a) where a <i>sign</i> has more than one face, or the face of the <i>sign</i> is not flat, the area shall be combined area of the faces visible from any one point; and</li> <li>(b) where a <i>sign</i> is made up of individual letters, the area of such <i>sign</i> shall be the combined area of the smallest rectangles, that will enclose the individual letters or figures;</li> </ul>
<b>Sign Height</b>	means the vertical distance measured from the highest point of the <i>sign</i> to the <i>natural ground level</i> directly below the highest point of the <i>sign</i> ;
<b>Sight Triangle</b>	means a triangle on a <i>corner lot</i> formed by the intersecting <i>lot lines</i> at a <i>street</i> corner and a line joining the points along the <i>lot lines</i> 6.0 m (19.7 ft) from the point of intersection;
<b>Small Warehouse</b>	means a <i>warehouse</i> or wholesale store with less than 900 m <sup>5</sup> (9,687 ft <sup>5</sup> ) of gross floor area and does not include <i>retail warehouses</i> ;
<b>Storey</b>	means that portion of a <i>building</i> which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;
<b>Street</b>	means a highway 10 m (32.8 ft) or more in width; (also read: <i>lane</i> )
<b>Structure</b>	means any construction fixed to, supported by, or sunk into land or water, excluding concrete and asphalt paving and similar surfacing of a ground; (also read: <i>building</i> )
<b>Truck Repair Shop</b>	means a business which provides repair and maintenance of motor vehicles weighing more than 5,500 kg (12,000 lb); (also read: <i>auto-repair shop, auto-body shop</i> )
<b>Unit Density</b>	means the number of <i>dwelling units</i> per ha (hectare) of <i>lot area</i> ; (also read: <i>lot coverage, floor area ratio</i> )
<b>Warehouse</b>	means a <i>building</i> used for the storage and distribution of large quantities of goods and does not include <i>small warehouses</i> ; (also read: <i>retail warehouse</i> )

Severability

1.0.4 If any part, division, section, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

Measurements

1.0.5 (1) All dimensions and other measurements are expressed in the Standard International Unit (Metric) system while the equivalents in the Imperial System shown in brackets are included for convenience only and do not form part of this Bylaw.

1.0.5 (2) The symbols used for dimensions and other measurements in this Bylaw are defined in accordance with Table 1.0.5(a) which forms a part of this Bylaw.

Table 1.0.5(a) - Metric Unit Abbreviated Symbols

Symbol	Unit
°	degree
m <sup>2</sup>	square metre
Ha	hectare
M	metre
Km	kilometre
Kg	kilogram
Column A	Column B



**PART 2 GENERAL PROVISIONS**  
**Division 2.1 Zone Designations**

Zoning Designation

2.1.1 For the purpose of this Bylaw, the City of Castlegar is divided into the following zones:

- (a) R-1 Single Residential Zone;
- (b) R-1B Single Residential-B Zone;
- (c) R-1C Single Manufactured Home Zone;
- (d) R-2 Single and Duplex Residential Zone;
- (e) R-3 Low Density Multiple Residential Zone;
- (f) R-4 Medium Density Multiple Residential Zone;
- (g) R-4B Medium Density Multiple Residential-B Zone;
- (h) R-5 Manufactured Home Park Zone;
- (i) RR-1 Rural Zone;
- (j) R-1S Suburban Residential Zone; (*Bylaw 1000*)
- (k) RR-2 Rural Cultural Zone; (*Bylaw 1041*)
- (l) C-1 Regional Commercial Zone;
- (m) C-2 Highway Commercial Zone;
- (n) C-2B Tourist Accommodation Zone;
- (o) C-3 Service Commercial Zone;
- (p) C-3B Airport Zone;
- (q) C-4 Downtown Commercial Zone;
- (r) M-1 Light Industrial Zone;
- (s) M-1B Industrial Park Zone;
- (t) M-1C Industrial Park-C Zone;
- (u) M-2 Heavy Industrial Zone;
- (v) M-3 Heavy Industrial Zone; (*Bylaw 1000*)
- (w) P-1 Public and Institutional Zone;
- (x) P-2 Park and Open Space Zone.

Zoning Map and Boundaries

- 2.1.2 (1) The zoning classification for all *lots* shall be determined based upon the Zoning Map, which is attached to this Bylaw as Schedule AAA and forms a part of this Bylaw.
- 2.1.2 (2) Where a zone boundary is designated as following a *street, lane*, utility corridor, railway or a watercourse, the centre line of the *street, lane*, utility corridor, railway, creek or the visible high watermark of the Columbia River shall be the zone boundary.
- 2.1.2 (3) Where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined as measured from the Zoning Map.
- 2.1.2 (4) Where a lot is divided by a zone boundary, the areas created by such division shall be deemed to be separate lots for the purpose of determining the requirements of this Bylaw.

## Division 2.2 Land Use

### Permitted Uses

- 2.2.1 (1) Subject to the provisions of the Municipal Act, a person shall not use land, water surface, *building or structure* without compliance with this Bylaw.
- 2.2.1 (2) Subject to the provisions of the Municipal Act, no *building, structure* or part thereof shall be erected, moved, altered or expanded without compliance with this Bylaw.
- 2.2.1 (3) A *lot* shall not be created without compliance with this Bylaw.
- 2.2.1 (4) A use, *building or structure*, which was lawful at the time of the adoption of this Bylaw but fails to comply with the provisions of this Bylaw, is governed by Section 911 of the Municipal Act and its amendments thereof.

### Change of Uses

- 2.2.2 (1) A use of land, *building or structure* shall not be changed unless a permit is obtained from the Building Official.
- 2.2.2 (2) A use of land, *building or structure* shall not be changed except when the new use is permissible within the zone where such *lot, building or structure* is located.

### Multiple Uses

- 2.2.3 Despite any other provisions of this Bylaw, where land, *building, or structure* is used for more than one purpose, all provisions of this Bylaw shall be complied with for each use, except for *lot area, frontage, coverage* and minimum *setback* requirements, in which case the most restrictive or stringent requirements shall apply.

### Incidental Uses

- 2.2.4 Despite any other provisions of this Bylaw, where a land, *building, or structure* is used for a purpose permitted within the zone for which the *lot* is designated, it may also be used for an *incidental use* provided that the said *incidental use*:
- (a) takes place on the same *lot* where the principal use occurs;
  - (b) serves the purpose of, and is exclusively devoted to the principal use occurring on the same lot;
  - (c) is carried on in a smaller area of the *lot* than the principal use; and
  - (d) if carried on in a *building*, occupies a smaller area than the principal use.

### Prohibited Uses

- 2.2.5 A space or room within a tent or a *recreational vehicle* that is erected, parked or stored on a *lot* longer than 30 consecutive days shall not be used for a *habitable room* or storage of merchandise.

Public Parks and Utilities

2.2.6 Despite any other provisions of this Bylaw, municipal playgrounds, public recreation areas or *public utilities* may be located in any zone and the requirements of minimum *lot* sizes, width, *frontage* and depth are not applicable to the said uses.

Portable Food Service

2.2.7 Portable food service from a vending cart is a permitted use in any *commercial, public* or *industrial zone* provided that the vending cart is:

- (a) capable of being moved on its own wheels without alteration or preparation; and
- (b) fully self-contained with no service connection except electrical connections.

## Division 2.3 Ancillary Facilities

### Accessory Buildings and Structures

- 2.3.1 (1) Despite any other provisions of this Bylaw, *accessory buildings and structures* are permitted on any *lot* where a *principal building or structure* exists.
- 2.3.1 (2) A room or space within an *accessory building* may not be used as a *habitable room*.
- 2.3.1 (3) An *accessory building or structure* may not be situated closer than 1.2 m (3.9 ft) to an exterior wall of the *principal building*.
- 2.3.1 (4) An *accessory building or structure* may not be situated closer to the *front lot line* or the *exterior side lot line* than the *principal building*.
- 2.3.1 (5) Sentences 2.3.1(3) and 2.3.1(4) are not applicable to an *accessory building or structure* within RR1 zone, or within a *commercial, industrial or public zone*.

### Secondary Suite

- 2.3.2. Despite any other provisions of this Bylaw:
- (a) a *secondary suite* shall be located only in a *one-family dwelling*;
  - (b) a *one-family dwelling* shall not contain more than one *secondary suite*;
  - (c) a *secondary suite* shall not be located in an *accessory building*;
  - (d) the owner of the *one-family dwelling* containing a *secondary suite* shall reside in one of the *dwelling units*;
  - (e) the total floor area of a *secondary suite* shall not exceed 90 m<sup>2</sup> (969 ft<sup>2</sup>) or 40% of the *gross floor area* whichever is less;
  - (f) a *secondary suite* shall not contain more than two (2) bedrooms;

### Bed & Breakfast

- 2.3.3 (1) A *dwelling unit* shall not accommodate more than six (6) patrons at one time for *bed & breakfast operation*.
- 2.3.3 (2) A *bed & breakfast operation* shall not use more than three (3) bedrooms per *dwelling unit*.
- 2.3.3 (3) No *cooking facilities* shall be installed within the bedrooms intended for *bed & breakfast operation*.
- 2.3.3 (4) Despite Sentence 7.1.3(1), the *parking facility* for motor vehicles used by the patrons of a *bed & breakfast* shall be provided on the *lot* where the *bed & breakfast* operates.

Room & Board

- 2.3.4 (1) No *cooking facilities* shall be installed within the bedrooms intended for *room & board* operation.
- 2.3.4 (2) Despite Sentence 7.1.3(1), the *parking facility* for motor vehicles used by the patrons of a *room & board* shall be provided on the *lot* where the *room & board* operates.

Out-door Swimming Pool

- 2.3.5 (1) An out-door swimming pool shall not be located within 3.0 m (9.8 ft) of a fence.
- 2.3.5 (2) the height of an above-ground, out-door swimming pool shall not exceed 1.8 m (5.9 ft) above the finished grade.

Fence and Hedge

- 2.3.6 (1) The height of a fence or hedge within a *residential, commercial, or public zone* shall be in accordance with Table 2.3.6(a) which forms a part of this Bylaw.

Table 2.3.6(a) - Maximum Height of Fence and Hedge

Location of the Fence or Hedge	Maximum Height
Anywhere on the Lot	1.2 m (3.9 ft)
Area behind the Front Face or Exterior Side Face of a Principal Building	2.0 m (6.6 ft)
Area within the Building Envelope (area beyond the required minimum setback)	2.5 m (8.2 ft)
Column A	Column B

- 2.3.6 (2) Sentence 2.3.6(1) is not applicable to:
  - (2) *buffer strips or barrier screens* that are required under the other provisions of this Bylaw; or
  - (3) chain link fences installed on a *lot* primarily used for:
    - (i) municipal playgrounds and recreation areas;
    - (ii) *public utilities*; or
    - (iii) schoolyards.

## Division 2.4 Home Occupation

### Permitted Businesses

- 2.4.1 (1) Only the following types of businesses are permitted as *home occupations*:
- (a) advertising or promotional agents, insurance agents, financial advisors;
  - (b) locksmiths, security system services;
  - (c) repair services for household goods, repair or alteration of clothing;
  - (d) business administration offices;
  - (e) child day care services tending, at one time, less than 6 children per premises;
  - (f) clinics;
  - (g) hairdressers;
  - (h) offices for accountants, lawyers, engineers, consultants, counselors or other professionals;
  - (i) studios for fine arts, graphic design, wood carving, ceramics, photographs, picture framing;
  - (j) personal lessons of painting, sculpting, music, dancing and other skills of arts with less than 6 students at one time;
  - (k) retail sales of commodities that are manufactured on the same premises; or
  - (l) mail order retail sales or rentals that are ordered by mail, telephone or e-mail, provided that the customers do not enter the premises to inspect, rent or purchase.
- 2.4.1 (2) Despite Sentence 2.4.1(1), businesses involving the use of a commercial passenger motor vehicle such as taxis or buses, or use of a motor vehicle weighing more than 5,500 kg (12,000 lb) shall not be deemed to be a *home occupation*.

### Scale of Home Occupation

- 2.4.2 (1) The maximum floor area devoted to a *home occupation* use shall be 50 m<sup>2</sup> (538 ft<sup>2</sup>) or 25% of the *gross floor area*, whichever is less.
- 2.4.2 (2) The activities of a *home occupation* shall be conducted entirely within the *principal building* except where such activity involves *horticulture*.
- 2.4.2 (3) No more than one employee (as defined by the Labour Relations Code) in addition to the resident of the premises may be employed in a *home occupation*.
- 2.4.2 (4) No more than one commercially licensed motor vehicle may be parked on the premises for a *home occupation* purpose.

### Protection of Neighbourhood

- 2.4.3 (1) Despite Sentence 7.1.1(2), a *home occupation* shall provide one *off-street parking space* in addition to the minimum number of spaces required for the principal use of *the building*.

- 2.4.3 (2) A *home occupation* shall not discharge or emit:
- (a) odorous, noxious or toxic matter or vapour;
  - (b) smoke, fumes, glare, radiation;
  - (c) recurring noise, ground vibration; or
  - (d) fire hazard, electrical interference.
- 2.4.3 (3) No internal or external structural alterations of a building shall be made for a home occupation so as to indicate that the building is being utilized for any purpose other than that of a dwelling.
- 2.4.3 (4) There shall be no external storage or outdoor display of materials, containers, finished products or equipment for a *home occupation business*.
- 2.4.3 (5) There shall be no external display or advertisement on the *lot* other than a non-illuminated *sign* not exceeding 0.3 m<sup>2</sup> (3.2 ft<sup>2</sup>) and bearing only the name and occupations of the owner.
- 2.4.3 (6) No *sign* shall be used to indicate a *home occupation* within a multi-unit residential *building*.

## Division 2.5 Siting and Height Exceptions

### Siting Exceptions

- 2.5.1 (1) Despite the specific provisions of this Bylaw with respect to minimum *setback* requirements, where the following *structures* project beyond the face of a *building*, the minimum *setback* requirements for those *structures* may be reduced by a maximum of 0.6 m (2.0 ft):
- (a) chimneys, smoke stacks;
  - (b) cornices, leaders, gutters;
  - (c) sills, bay windows, ornamental features.
- 2.5.1 (2) Despite the specific provisions of this Bylaw with respect to minimum *setback* requirements, where the following *structures* project beyond the face of a *building*, the minimum *setback* requirements for those *structures* may be reduced by a maximum of 1.2 m (3.9 ft) for a *front or exterior side lot line setback* and by maximum of 0.6 m (2.0 ft) for an *interior side lot line setback*
- (a) steps
  - (b) eaves, canopies, sunlight control projections;
  - (c) balconies, porches.
- 2.5.1 (3) Despite other provisions of this Bylaw, where no part of an underground *structure* extends more than 0.3 m (1.0 ft) above the *finished grade*, the *structure* may be sited on any portion of a parcel.
- 2.5.1 (4) Despite the specific provisions of this Bylaw with respect to minimum *setback* requirements, free standing lighting poles, warning devices, antennas, masts, utility poles, wires and flag poles may be sited on any portion of a *lot*.
- 2.5.1 (5) Despite the specific provisions of this Bylaw with respect to minimum *setback* requirements, one *accessory building* with a floor area of less than 9.0 m<sup>2</sup> (96.9 ft<sup>2</sup>) and on a non-permanent foundation may be located anywhere on a *lot* but not closer to the *front or exterior side lot line* than the *principal building*.

### Highway Encroachment

- 2.5.2 (1) No *building or structure* shall encroach onto a *street, lane*, utility corridor or another *lot*.
- 2.5.2 (2) Despite Sentences 2.5.2(1), canopies, decks or awnings attached to a commercial *building* in C-4 Zone may encroach onto a *street* where it provides a minimum of 2.8 m (9.2 ft) vertical clearance from the surface of the *street* and maintains a minimum horizontal distance of 0.6 m (2.0 ft) from the curb. (**Bylaw 1000**)



- 2.5.2 (3) When a *building, structure, sign* or any part of it encroaches onto a highway or a public place, the owner shall enter into an encroachment agreement in accordance with Highway Encroachment Bylaw 628 and amendments thereto.

Building Height Exceptions

- 2.5.3 (1) Despite the specific provisions of this Bylaw with respect to maximum *building height* requirements, the following *buildings and structures* may be higher than the maximum otherwise allowed:

- (a) retaining walls;
- (b) radio and television antennas;
- (c) *church* spires and belfries, monuments, towers;
- (d) chimneys and smoke stacks, silos, air-conditioners;
- (e) elevator shafts, stair towers;
- (f) drive-in theatre screens, stadium bleachers, scenery lofts.

- 2.5.3 (2) Sentence 2.5.3(1) is not applicable to the *buildings or structures* within C-3B Zone.

Visibility on Corner Lots

- 2.5.4 (1) Despite any other provisions of this Bylaw, no *building or structures* except fences shall be placed within a *sight triangle*.

- 2.5.4 (2) Despite any other provisions of this Bylaw:

- (a) no fence higher than 1.2 m (3.9 ft) shall be placed; or
- (b) no tree, shrub or hedge shall be left to grow higher than 1.2 m (3.9 ft)

within a *sight triangle*.

**PART 3 RESIDENTIAL AND RURAL ZONES**  
**Division 3.1 Single Residential Zone (R-1) and**  
**Single Residential-B Zone (R-1B)**

Standards

3.1.1 Uses permitted in R-1 or R-1B Zones shall comply with the provisions of Part 1, Part 2, Division 3.1, Part 7, Part 8 and Part 9.

Permitted Uses

3.1.2 Lands, buildings and structures within R-1 or R-1B Zone shall be used for the following purposes only:

- (a) one-family dwellings;
- (b) home occupations;
- (c) secondary suites.

Lot Sizes

3.1.3(1) Lots to be created through subdivision within R-1 or R-1B Zone shall conform to Table 3.1.3(a) which forms a part of this Bylaw.

Zone	Type of Street Fronting the	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
R-1	Bulb of Cul-de-sac	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	12.0 m (39.4 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
	Other Type of Street	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
R-1B	Bulb of Cul-de-sac	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )	12.0 m (39.4 ft)	15.0 m (49.2 ft)	27.0 m (88.6 ft)
	Other Type of Street	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )	15.0 m (49.2 ft)	15.0 m (49.2 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F

3.1.3(2) Lots to be created through subdivision within R-1 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.

3.1.3(3) Lots to be created through subdivision within R-1B Zone shall be large enough to encompass a horizontal rectangle which is 15.0 m (49.2 ft) wide and 27.0 m (88.6 ft) long.

Setback and Building Height

3.1.4(1) Buildings and structures within the R-1 or R-1B Zone shall be sited and have heights in accordance with Table 3.1.4(a) which forms a part of this Bylaw.

Table 3.1.4 (a) - *Setbacks and Building Height, R-1 and R-1B Zones*

Zone	Type of Buildings or Structures	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-1, R-1B	Principal Building	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
	Accessory Buildings or Structures*	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

\*Note: The siting of *accessory buildings or structures* shall also comply with Sentences 2.3.1(3) and 2.3.1(4)

3.1.4(2) Despite Sentence 3.1.4(1), no *building or structure* except a fence may be located within 18.0 m (59.1 ft) from the *centre line of Columbia Avenue South*.

Lot Coverage and Density

3.1.5 The size of the *buildings and structures* in R-1 or R-1B Zone shall conform to Table 3.1.5(a) which forms a part of this Bylaw.

Table 3.1.5(a) - *Lot Coverage and Density*, R-1 and R-1B Zones

Zone	Maximum Number of <i>Principal Buildings per Lot</i>	Maximum <i>Lot coverage</i>	Maximum <i>Floor Area Ratio (FAR)</i>	Maximum Number of <i>Dwelling Units per Lot</i>
R-1, R-1B	1	40%	0.6	2
Column A	Column B	Column C	Column D	Column E

**Division 3.2 Single Manufactured Home Zone (R-1C)**

Standards

3.2.1 Uses permitted in R-1C Zone shall comply with the provisions of Part 1, Part 2, Division 3.2, Part 7, Part 8 and Part 9.

Permitted Uses

3.2.2 Lands, *buildings and structures* within R-1C Zone shall be used for the following purposes only:

- (a) *mobile homes;*
- (b) *one-family dwellings;*
- (c) *home occupations.*

Lot Size

3.2.3 (1) *Lots* to be created through subdivision within R-1C Zone shall conform to Table 3.2.3(a) which forms a part of this Bylaw.

Table 3.2.3(a) - *Lot Sizes, R-1C Zone*

Zone	Type of <i>Street</i> Fronting the Lot	Minimum <i>Lot Area</i>	Minimum <i>Frontage</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
R-1C	Bulb of Cul-de-sac	360 m <sup>2</sup> (3,875 ft <sup>2</sup> )	9.0 m (29.5 ft)	12.0 m (39.4 ft)	27.0 m (88.6 ft)
	Other Type of <i>Street</i>	360 m <sup>2</sup> (3,875 ft <sup>2</sup> )	12.0 m (39.4 ft)	12.0 m (39.4 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F

3.2.3 (2) *Lots* to be created through subdivision in R-1C Zone shall be large enough to encompass a horizontal rectangle which is 12.0 m (39.4 ft) wide and 27.0 m (88.1 ft) long.

Set-backs and Building Height

3.2.4 *Buildings and structures* in R-1C Zone shall be sited and have heights in accordance with Table 3.2.4(a) which forms a part of this Bylaw.

Table 3.2.4(a) - *Setback and Building Height, R-1C Zone*

Zone	Type of Buildings or Structures	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-1C	<i>Principal Building</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)	9.0 m (29.5 ft)
	<i>Accessory Buildings or Structures*</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

\*Note: The siting of *accessory buildings or structures* shall also comply with Sentences 2.3.1(3) and 2.3.1 (4).

Lot Coverage and Density

3.2.5 The size of the *buildings and structures* in R-1C Zone shall conform to Table 3.2.5(a), which forms a part of this Bylaw.

Table 3.2.5(a) – *Lot Coverage and Density, R-1C Zone*

Zone	Maximum Number of Principal Buildings per Lot	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Dwelling Units per Lot
R-1C	1	40%	0.6	1
Column A	Column B	Column C	Column D	Column E

**Division 3.3 Single and Duplex Residential zone (R-2)**

Standards

3.3.1 Uses permitted in R-2 Zone shall comply with the provisions of Part 1, Part 2, Division 3.3, Part 7, Part 8 and Part 9.

Permitted Uses

3.3.2 Lands, buildings and structures within R-2 Zone shall be used for the following purposes:

- (a) duplexes;
- (b) one-family dwellings;
- I secondary suites;
- (d) home occupations;

Lot Sizes

3.3.3(1) Lot to be used or created in R-2 Zone shall conform to Table 3.3.3(a) which forms a part of this Bylaw.

Table 3.3.3(a) – Lot Sizes, R-2 Zone

Zone	Type of Uses	Type of Street Fronting the Lot	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
R-2	Duplexes	Bulb of Cul-de-sac	720 m <sup>2</sup> (7,750 ft <sup>2</sup> )	18.0 m (59.1 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
		Other Type of Street	720 m <sup>2</sup> (7,750 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
	One-family Dwellings or Non-residential	Bulb of Cul-de-sac	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	12.0 m (39.4 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
		Other Type of Street	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

3.3.3 (2) *Lots* to be used or created through subdivision in R-2 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.

3.3.3 (3) Despite Sentences 3.3.3(1) and 3.3.3(2), where a *lot* shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for:

- (a) *one-family dwelling*;
- (b) *home occupation*; or
- (c) *secondary suite*,

provided that all other requirements of this Bylaw are complied with.

*Setbacks and Building Height*

3.3.4 *Buildings and structures* in R-2 Zone shall be sited and have heights in accordance with Table 3.3.4 (a) which forms a part of this Bylaw.

Table 3.3.4(a) – *Setbacks and Building Height R-2 Zone*

Zone	Type of Buildings or Structures	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-2	<i>Principal Building</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
	<i>Accessory Buildings or Structures*</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

\*Note: The siting of *accessory buildings or structures* shall also comply with Sentences 2.3.1(3) and 2.3.1(4).



Lot Coverage and Density

3.3.5 The size of the *buildings and structures* in R-2 Zone shall conform to Table 3.3.5(a) which forms a part of this Bylaw.

Table 3.3.5(a) – *Lot Coverage and Density, R-2 Zone*

Zone	Maximum Number of <i>Principal Buildings per Lot</i>	Maximum <i>Lot Coverage</i>	Maximum <i>Floor Area Ratio (FAR)</i>	Maximum Number of <i>Dwelling Units per Lot</i>
R-2	1	40%	0.6	2
Column A	Column B	Column C	Column D	Column E

### Division 3.4 Low Density Multiple Residential Zone (R-3)

#### Standards

3.4.1 Uses permitted in R-3 Zone shall comply with the provisions of Part 1, Part 2, Division 3.4, Part 7, Part 8 and Part 9.

#### Permitted Uses

3.4.2 Lands, buildings and structures within R-3 Zone shall be used for the following purposes only:

- (a) multiple residential buildings; (**Bylaw 898**)
- (b) senior citizens homes;
- (c) child care centers;
- (d) room & board;
- (e) duplexes;
- (f) one-family dwellings;
- (g) secondary suites attached to one-family dwellings;
- (h) home occupations;
- (i) multiple dwellings. (**Bylaw 898**)

#### Lot Size

3.4.3 (1) Lots to be used or created through subdivision in R-3 Zone shall conform to Table 3.4.3(a) that forms a part of this Bylaw.

Table 3.4.3(a) – Lot Sizes, R-3 Zone

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
R-3	1,080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
Column A	Column C	Column D	Column E	Column F

3.4.3 (2) Lots to be used or created through subdivision in R-3 Zone shall be large enough to encompass a horizontal rectangle which is 24.0 m (78.7 ft) wide and 30.0 m (98.4 ft) long.

3.4.3 (3) Despite Sentences 3.4.3.(1) and 3.4.3(2), where a lot shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or frontage less than the minimum required, the lot may be used for the purposes permitted under Clauses 3.4.2(f) to 3.4.2(h) inclusive, provided that the other requirements of this Bylaw are complied with.

Setbacks and Building Height

3.4.4 (1) *Buildings and structures* in R-3 Zone shall be sited and have heights in accordance with Table 3.4.4(a) which forms a part of this Bylaw.

Table 3.4.4(a) – *Setbacks and Building Height, R-3 Zone*

Zone	Type of Uses	Layer	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-3	Uses permitted under Clauses 3.4.2(a) to 3.4.2(d) inclusive	Single* Layer	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (19.7 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
		Multiple** Layer	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)
		<i>Accessory Buildings or Structures***</i>	6.0 m (19.7 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.9 ft)
	Other Uses	<i>Principal Building</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
		<i>Accessory Buildings or Structures***</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.9 ft)
	Column A	Column B	Column C	Column D	Column E	Column F	Column G

Notes:\* Single layer means a *multiple residential building* in which no *dwelling unit* is located above other *dwelling unit(s)*.  
 \*\* Multiple layer means *multiple residential buildings* in which a *dwelling unit* is located above other *dwelling unit(s)*.  
 \*\*\* The siting of *accessory buildings* or *structures* shall also comply with Sentences 2.3.1 (3) and 2.3.1 (4).  
 (Bylaw 898)

3.4.4 (2) Despite Sentence 3.4.4(1), no *building or structure* except a fence may be located within 21.0 m (68.9 ft) from the *center line of Columbia Avenue South*.

- 3.4.4 (3) No *multiple residential building* shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:
- (a) 10.8 m (35.4 ft) from the center of any living room window of the *multiple residential building* that is required by the B.C. Building Code;
  - (b) 7.5 m (24.6 ft) from the center of any window of the *multiple residential building* required by the B.C. Building Code in a *habitable room* other than a living room; or,
  - (c) 4.5 m (14.8 ft) from the center of any other window of the *multiple residential building*.

Lot Coverage and Density

3.4.5 The size of the *buildings and structures* in R-3 Zone shall conform to Table 3.4.5(a) which forms a part of this Bylaw.

Table 3.4.5(a) – *Lot Coverage and Density, R-3 Zone*

Zone	Lot Size	Maximum Number of <i>Principal Buildings</i> per Lot	Maximum Lot Coverage	Maximum <i>Floor Area Ratio</i> (FAR)	Maximum <i>Unit Density</i>
R-3	Conforming to Sentences 3.4.3(1) & 3.4.3(2)	No restriction	30%	0.8	60 units/ha (24 nits/acre)
	Not Conforming to Sentences 3.4.3(1) & 3.4.3(2)	1	40%	0.6	2 dwelling units per lot
Column A	Column B	Column C	Column D	Column E	Column F

Out-door Storage and Landscaping

- 3.4.6 (1) All materials and equipment other than licensed motor vehicles shall be stored within a *building*.
- 3.4.6 (2) No garbage containers or recycling bins shall be located within 6.0 m (19.7 ft) of a *lot line*.

- 3.4.6 (3) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
  
- 3.4.6 (4) Where a *lot line* forms a common boundary with another *lot*, which is used for a purpose different from the said *lot*, a *buffer strip* or a *barrier screen* shall be provided along the *lot line*.

**Division 3.5 Medium Density Multiple Residential Zone (R-4)**

Standards

3.5.1 Uses permitted in R-4 Zone shall comply with the provisions of Part 1, Part 2, Division 3.5, Part 7, Part 8 and Part 9.

Permitted Uses

3.5.2 Lands, *buildings* and *structures* within R-4 Zone shall be used for the following purposes only:

- (a) *multiple residential buildings; (Bylaw 898)*
- (b) *senior citizens homes;*
- (c) *child care centers;*
- (d) *room & board;*
- (e) *care facilities, community services;*
- (f) *duplexes;*
- (g) *one-family dwellings;*
- (h) *secondary suites attached to one-family dwellings;*
- (i) *home occupations;*
- (j) *multiple dwellings. (Bylaw 898)*

Lot Size

3.5.3 (1) *Lots* to be used or created through subdivision in R-4 Zone shall conform to Table 3.5.3(a) which forms a part of this Bylaw.

Table 3.5.3(a) – *Lot Sizes, R-4 Zone*

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
R-4	1,080 m <sup>2</sup> (11,625ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
Column A	Column B	Column C	Column D	Column E

3.5.3 (2) *Lots* to be used or created through subdivision in R-4 Zone shall be large enough to encompass a horizontal rectangle which is 24.0 m (78.7 ft) wide and 30.0 m (98.4 ft) long.

3.5.3 (3) Despite Sentences 3.5.3(1) and 3.5.3(2), where a *lot* in R-4 Zone, shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for the purposes permitted under Clauses 3.5.2(g) to 3.5.2(i) inclusive provided that all other requirements of this Bylaw are complied with.

Setbacks and Building Height

3.5.4 (1) *Buildings and structures* in R-4 Zone shall be sited and have heights in accordance with Table 3.5.4(a) which forms a part of this Bylaw.

Table 3.5.4(a) – *Setbacks and Building Height, R-4 Zone*

Zone	Type of Uses	Type of Building or Structure	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-4	Uses permitted under Clauses 3.5.2(1)(a) to 3.5.2(1)(e) inclusive	<i>Principal Buildings</i>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
		<i>Accessory Buildings or Structures*</i>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
	Other Uses	<i>Principal Buildings</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
		<i>Accessory Buildings or Structures*</i>	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H

\*Note: The siting of *accessory buildings or structures* shall also comply with Sentences 2.3.1(3) and 2.3.1(4).

3.5.4 (2) Despite Sentences 3.5.4(1), *no building or structure* shall be located within 21.0 m (68.9 ft) from the *center line of Columbia Avenue South*.

3.5.4 (3) No *multiple residential building* shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:

- (a) 10.8 m (35.4 ft) from the center of any living room window of the *multiple residential building* that is required by the B.C. Building Code;
- (b) 7.5 m (24.6 ft) from the center of any window of the *multiple residential building* required by the B.C. Building Code in a *habitable room* other than a living room; or,
- (c) 4.5 m (14.8 ft) from the center of any other window of the *multiple residential building*.

Lot Coverage and Density

3.5.5 The size of the *buildings and structures* in R-4 Zone shall conform to Table 3.5.5(a) which forms a part of this Bylaw.

Table 3.5.5(a) – *Lot Coverage and Density, R-4 Zone*

Zone	Lot Size	Maximum Number of <i>Principal Buildings per Lot</i>	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Unit Density
R-4	Conforming to Sentences 3.5.3(1) and 3.5.3(2)	no restriction	55%	1.65	120 units/ha (48 units/acre)
	Not Conforming to Sentences 3.5.3(1) and 3.5.3(2)	1	40%	0.6	2 dwelling units per lot
Column A	Column B	Column C	Column D	Column E	Column F

Outdoor Storage and Landscaping

- 3.5.6 (1) All materials and equipment other than licensed motor vehicles shall be stored within a *building*.
- 3.5.6 (2) No garbage containers or recycling bins shall be located within 6.0 m (19.7 ft) of a *lot line*.



- 3.5.6 (3) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
  
- 3.5.6 (4) Where a *lot line* forms a common boundary with another *lot*, a *buffer strip or barrier screen* shall be provided along the *lot line*.

**Division 3.6 Medium Density Multiple Residential-B Zone (R-4B)**

Standards

3.6.1 Uses permitted in R-4B Zones shall comply with the provisions of Part 1, Part 2, Division 3.6, Part 7, Part 8 and Part 9.

Permitted Uses

3.6.2 Lands, *buildings and structures* within R-4B Zone shall be used for the following purposes only:

- (a) *multiple dwellings;*
- (b) *senior citizens homes;*
- (c) *care facilities, community services;*
- (d) *home occupations.*

Lot Size

3.6.3 (1) *Lots* to be created through subdivision in R-4B Zone shall conform to Table 3.6.3(a). which forms a part of this Bylaw.

Table 3.6.3(a) – *Lot Sizes, R-4B Zone*

Zone	Minimum <i>Lot Area</i>	Minimum <i>Frontage</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
R-4B	4,500 m <sup>2</sup> (48,438 ft <sup>2</sup> )	60.0 m (196.9 ft)	60.0 m (196.9 ft)	54.0 m (177.2 ft)
Column A	Column B	Column C	Column D	Column E

3.6.3 (2) *Lots* to be created through subdivision in R-4B Zone shall be large enough to encompass a horizontal rectangle which is 60.0 m (196.9 ft) wide and 54 m (177. 2 ft) long.

Setbacks and Building Height

3.6.4 (1) *Buildings and structures* in R-4B Zone shall be sited and have heights in accordance with Table 3.6.4(a) which forms a part of this Bylaw.

Table 3.6.4(a) – *Setbacks and Building Height, R-4B Zone*

Zone	Type of Building or Structure	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-4B	<i>Principal Buildings</i>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
	<i>Accessory Buildings or Structures*</i>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

\*Note: The siting of accessory buildings or structures shall also comply with Sentences 2.3.1(3) and 2.3.1(4).

3.6.4 (2) Despite Sentence 3.6.4(1), no *building or structure* shall be located within 21.0 m (68.9 ft) from the *center line of Columbia Avenue South*.

3.6.4 (3) No *multiple residential building* shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:

- (a) 10.8 m (35.4 ft) from the center of any living room window of the *multiple residential building* that is required by the BC. Building Code;
- (b) 7.5 m (24.6 ft) from the center of any window of the *multiple residential building* required by the B.C. Building Code in a *habitable room* other than a living room; or,
- (c) 4.5 m (14.8 ft) from the center of any other window of the *multiple residential building*.

Lot Coverage and Density

3.6.5 The size of the *buildings and structures* in R-4B Zone shall conform to Table 3.6.5(a) which forms a part of this Bylaw.

Table 3.6.5(a) – *Lot Coverage and Density, R-4B Zone*

Zone	Maximum Number of <i>Principal Buildings per Lot</i>	Maximum <i>Lot Coverage</i>	Maximum <i>Floor Area Ratio (FAR)</i>	Maximum <i>Unit Density</i>
R-4B	no restriction	45%	1.35	90 units/ha (36 units/acre)
Column A	Column B	Column C	Column D	Column E

Out-door Storage and Landscaping

- 3.6.6 (1) All materials and equipment other than licensed motor vehicles shall be stored within a *building*.
- 3.6.6 (2) No garbage containers or recycling bins shall be located within 6.0 m (19.7 ft) of a *lot line*.
- 3.6.6 (3) All developed portions of the lot *not* covered by *buildings, structures* or paved areas shall be landscaped and maintained.
- 3.6.6 (4) Where a *lot line* forms a common boundary with another *lot*, a *buffer strip* or a *barrier screen* shall be provided along the lot line.

**Division 3.7 Manufactured Home Park Zone (R-5)**

Standards

- 3.7.1 Uses permitted in R-5 Zone shall comply with the provisions of:
- (a) Part 1, Part 2, Division 3.7, Part 7, Part 8 and Part 9 of this Bylaw; and
  - (b) Mobile Home Park Bylaw 201 and amendments thereof.

Permitted Uses

- 3.7.2 (1) Lands, *buildings and structures* within R-5 Zone shall be used for the following purposes only:
- (a) *manufactured home parks;*
  - (b) *auxiliary dwellings;*
  - I *home occupations.*
- 3.7.2 (2) No more than one *auxiliary dwelling* is permitted per *lot*.

Lot Size

- 3.7.3 (1) *Lots* to be used or created through subdivision in R-5 Zone shall conform to Table 3.7.3(a) which forms part of this Bylaw.

Table 3.7.3(a) – *Lot Sizes, R-5 Zone*

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
R-5	2.0 ha (4.94 acre)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	60.0 m (196.9 ft)
Column A	Column B	Column C	Column D	Column E

- 3.7.3 (2) Despite Sentence 3.6.3(1), where a *lot* in R-5 Zone, shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for:
- (a) *one-family dwelling;*
  - (b) *secondary suite; or*
  - (c) *home occupation.*

provided that all other requirements of this Bylaw are complied with.

**Division 3.8 Rural Zone (RR-1)**

Standards

3.8.1 Uses permitted in RR-1 Zone shall comply with the provisions of Part 1, Part 2, Division 3.8, Part 7, Part 8 and Part 9.

Permitted Uses

3.8.2 Lands, buildings and structures within RR-1 Zone shall be used for the following purposes only:

- (a) one-family dwellings, mobile homes;
- (b) duplexes;
- (c) secondary suites attached to one-family dwellings;
- (d) room & board, bed & breakfasts;
- (e) child care centers;
- (f) agricultural uses, horticulture, nurseries, garden supplies, feed stores;
- (g) dairy product processing;
- (h) gravel processing;
- (i) animal hospitals, veterinary clinics, kennels, dog grooming;
- (j) auction halls;
- (k) museums, art galleries;
- (l) outdoor recreational facilities;
- (m) home occupations;

Lot Size

3.8.3 (1) Lots to be created through subdivision in RR-1 Zone shall conform to Table 3.8.3(a) which forms a part of this Bylaw.

Table 3.8.3(a) – Minimum Lot Sizes, RR-1 Zone

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
RR-1	1.2 ha (3.0 acre)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	54.0 m (177.2 ft)
Column A	Column B	Column C	Column D	Column E

3.8.3 (2) Lots to be created through subdivision in RR-1 Zone shall be large enough to encompass a horizontal rectangle which is 60.0 m (196.9 ft) wide and 54.0 m (177.2 ft) long.

Setbacks and Building Height

3.8.4 *Buildings and structures* in RR-1 Zone shall be sited and have heights in accordance with Table 3.8.4(a) which forms a part of this Bylaw.

Table 3.8.4(a) – *Setbacks and Building Height, RR-1 Zone*

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
RR-1	Facilities Housing Animals, Manure Piles, Dairy Product Processing	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	No restriction
	Other Uses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	12.0 m (39.4 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

Lot Coverage and Density

3.8.5 The size of the *buildings and structures* in RR-1 Zone shall conform to Table 3.8.5(a) which forms a part of this Bylaw.

Table 3.8.5(a) – *Lot Coverage and Density, RR-1 Zone*

Zone	Type of Uses	Maximum Number of Principal Buildings per Lot*	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Dwelling Units per Lot
RR-1	<i>One-family Dwellings, Mobile Homes, Duplexes</i>	1	20%	0.4	2
	Other Uses	no restriction	20%	0.4	2
Column A	Column B	Column C	Column D	Column E	Column F

**Division 3.9 Suburban Residential Zone (R1-S)**

Standards

3.9.1 Uses permitted in R-1S Zone shall comply with the provisions of Part 1, Part 2, Division 3.9, Part 7, Part 8 and Part 9.

Permitted Uses

3.9.2 (1) Lands, buildings and structures within R-1S Zone shall be used for the following purposes only:

- (a) one-family dwellings;
- (b) duplexes;
- (c) home occupations;
- (d) secondary suites.

Lot Sizes

3.9.3 (1) Lots to be used or created in R-1S Zone shall conform to Table 3.9.3(a) which forms a part of this Bylaw.

Table 3.9.3(a) – Lot Sizes, R-1S Zone

Zone	Type of Uses	Type of Street Fronting the Lot	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
R-1S	Duplexes	Bulb of Cul-de-Sac	2000 m <sup>2</sup> (21,528 ft <sup>2</sup> )	18.0 m (59.1 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
		Other type of street	2000 m <sup>2</sup> (21,528 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
	One-family dwelling	Bulb of Cul-de-Sac	1000 m <sup>2</sup> (10,746 ft <sup>2</sup> )	18.0 m (59.1 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
		Other type of street	1,000 m <sup>2</sup> (10,764 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G



- 3.9.3 (2) Lots to be created through subdivision in R-1S Zone must be able to accommodate two (2) full septic systems as determined by the Ministry of Health where no community sewer system is in place.
- 3.9.3 (3) Despite sentences 3.9.3(1) and 3.9.3(2) where a lot shown on a subdivision plan filed in the Land Title Office prior to May 20, 2004 has an area, width, depth or frontage less than the minimum required the lot may be used for:
- (a) one-family dwelling;
  - (b) home occupation; or
  - (c) secondary suite,

provided that all other requirements of this Bylaw are complied with and provided that the method by which sewage is to be disposed of complies with any restrictions set out under any regulation under the Health Act.

Setbacks and Building Height

3.9.4 Buildings and structures in R-1S Zone shall be sited and have heights in accordance with Table 3.9.4(a) which forms a part of this Bylaw.

Table 3.9.4(a) – Setbacks and Building Height, R-1S Zone

Zone	Type of Buildings or Structures	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-1S	Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
	Accessory Buildings or Structures*	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

\*Note: The siting of accessory buildings or structures shall also comply with sentences 2.3.1(3) and .3.1(4).

Lot Coverage and Density

3.9.5 The size of the buildings and structures in R-1S Zone shall conform to Table 3.9.5(a) which forms a part of this Bylaw.

Table 3.9.5(a) – Lot Coverage and Density, R-1S Zone

Zone	Maximum Number of Principal Buildings per Lot	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of dwelling Units per Lot
R-1S	1	30%	0.6	2
Column A	Column B	Column C	Column D	Column E

**(Bylaw 1000)**

**Division 3.10 Rural Cultural Zone (RR-2)**

Standards

3.10.1 Uses permitted in RR-2 Zone shall comply with the provisions of Part 1, Part 2, Division 3.10, Part 7, Part 8 and Part 9.

Permitted Uses

- 3.10.2 Land, buildings and structures within RR-2 Zone shall be used for the following purposes only:
- (a) caretaker residences;
  - (b) agricultural uses, horticulture, nurseries, garden supplies, feed stores;
  - (c) museums, art galleries, exhibition centres;
  - (d) outdoor recreation facilities;
  - (e) produce sales;
  - (f) handicraft/gift shops;
  - (g) ethnic restaurants.

Lot Sizes

3.10.3 (1) Lots to be created through subdivision in RR-2 Zone shall conform to Table 3.10.3(a) which forms a part of this Bylaw.

Table 3.10.3(a) - Minimum Lot Sizes, RR-2 Zone

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
RR-2	1.2 ha (3.0 acres)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	54.0 m (177.2 ft)
Column A	Column B	Column C	Column D	Column E

3.10.3 (2) Lots to be created through subdivision in RR-2 Zone shall be large enough to encompass a horizontal rectangle which is 60.0 m (196.9 ft) wide and 54.0 m (177.2 ft) long.

Setbacks and Building Height

3.10.4 *Buildings and structures* in RR-2 Zone shall be sited and have heights in accordance with Table 3.10.4(a) which forms a part of this Bylaw.

Table 3.10.4(a) - *Setbacks and Building Height, RR-2 Zone*

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
RR-2	Agricultural Uses, Nurseries, Horticulture	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	no restriction
	Other Uses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	12.0 m (39.4 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

Lot Coverage and Density

3.10.5 The size of the *Buildings and Structures* in RR-2 Zone shall conform to Table 3.10.5(a) which forms a part of this Bylaw.

Table 3.10.5(a) - *Lot Coverage and Density, RR-2 Zone*

Zone	Type of Uses	Maximum Number of Principal Buildings per Lot *	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Dwelling Units per Lot
RR-2	Caretaker Residences	2	20%	0.4	1
	Other Uses	no restriction	20%	0.4	1
Column A	Column B	Column C	Column D	Column E	Column F

**PART 4 COMMERCIAL ZONES**

**Division 4.1  
Regional Commercial Zone (C-1)**

Standards

4.1.1 Uses permitted in C-1 Zone shall comply with the provisions of Part 1, Part 2, Division 4.1, Part 7, Part 8 and Part 9.

Permitted Uses

4.1.2 Lands, buildings, and structures in C-1 Zone may be used for the following purposes only:

- (a) *Department stores, shopping centres, retail warehouses;*
- (b) *hotels, motels;*
- (c) *assembly halls, convention centres, theatres;*
- (d) *retail stores, building supplies;*
- (e) *office uses;*
- (f) *general services uses;*
- (g) *restaurants, neighbourhood pubs;*
- (h) *automobile dealers, automobile rentals;*
- (i) *libraries, museums, art galleries;*
- (j) *music, dance and art studios, private schools;*
- (k) *health spas, gymnasia;*
- (l) *arcades, billiard halls, bowling alleys;*
- (m) *auto-repair shops, gasoline stations, car washes;*
- (n) *taxi dispatchers, bus depots.*

Lot Sizes

4.1.3 (1) *Lots* to be used or created through subdivision in C-1 Zone shall conform to Table 4.1.3(a) that forms a part of this Bylaw.

Table 4.1.3(a) - *Lot Sizes, C-1 Zone*

Zone	Intended Uses	Minimum <i>Lot Area</i>	Minimum <i>Frontage</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
C-1	Uses permitted under Clauses 4.1.2(a) to 4.1.2(c) inclusive	1,620 m <sup>2</sup> (17,438 ft <sup>2</sup> )	36.0 m (118.1 ft)	36.0 m (118.1 ft)	30.0 m (98.4 ft)
	Other Uses	1,080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
Column A	Column B	Column C	Column D	Column E	Column F

- 4.1.3 (2) *Lots* to be used or created through subdivision in C-1 Zone shall be large enough to encompass a horizontal rectangle which is 24.0 m (78.7 ft) wide and 30.0 m (98.4 ft) long.
- 4.1.3 (3) Despite Sentences 4.1.3(1) and 4.1.3(2), where a *lot* shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for the purposes permitted under Clauses 4.1.2(d) to 4.1.2(n) inclusive provided that all other requirements of this Bylaw are complied with.

Setbacks and Building Height

- 4.1.4 (1) *Buildings and structures* in C-1 Zone shall be sited and have heights in accordance with Table 4.1.4(a) which forms a part of this Bylaw.

Table 4.1.4(a) - *Setbacks and Building Height, C-1 Zone*

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
C-1	Uses permitted under Clauses 4.1.2(a) to 4.1.2(c) inclusive	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	14.0 m (45.9 ft)
	Other Uses	4.5 m (14.8 ft)	4.5 m (14.8 ft)	3.6 m (11.8 ft)	3.6 m (11.8 ft)	14.0 m (45.9 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

- 4.1.4 (2) Despite Sentences 4.1.4(1), *no building or structure* except a fence shall be located within 19.5 m (64.0 ft) from the *centre line of Columbia Avenue South*.

Lot Coverage and Density

4.1.5 The size of the *buildings and structures* shall conform to Table 4.1.5(a) which forms a part of this Bylaw.

Table 4.1.5(a) - *Lot Coverage and Density, C-1 Zone*

Zone	Maximum <i>Lot Coverage</i>	Maximum <i>Floor Area Ratio (FAR)</i>
C-1	70%	2
Column A	Column B	Column C

Out-door Storage and Landscaping

- 4.1.6 (1) Garbage containers, recycling bins or material not stored within a *building*, except automobiles and *recreational vehicles*, shall:
  - (a) be enclosed by a *barrier screen*; and
  - (b) not be piled higher than the *barrier screen*.
- 4.1.6 (2) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
- 4.1.6 (3) Where a *lot line* forms a common boundary with another *lot* on which a principal *residential use* is permitted, a *buffer strip* complete with a *barrier screen* shall be provided along the *lot line*.

## Division 4.2 Highway Commercial Zone (C-2)

### Standards

- 4.2.1 Uses permitted in C-2 Zone shall comply with the provisions of Part 1, Part 2, Division 4.2, Part 7, Part 8 and Part 9.

### Permitted Uses

- 4.2.2(1) Lands, *buildings, and structures* in C-2 Zone maybe used for the following purposes only:
- (a) *hotels, motels;*
  - (b) *multiple dwellings;*
  - (c) *auto-repair shops, gasoline stations, car washes;*
  - (d) *retail stores, building supplies;*
  - (e) *office uses;*
  - (f) *general service uses;*
  - (g) *restaurants, neighbourhood pubs;*
  - (h) *automobile dealers, automobile rentals;*
  - (i) *music, dance and art studios, private schools;*
  - (j) *health spas, gymnasia;*
  - (k) *arcades, billiard halls, bowling alleys;*
  - (l) *taxi dispatchers, bus depots;*
  - (m) *recycling depots;*
  - (n) *child care centres, community services;*
  - (o) *auxiliary dwellings.*
- 4.2.2(2) Uses permitted under Clauses 4.2.2(1)(b), 4.2.2(1)(n) and 4.2.2(1)(o) shall not be combined with a use permitted in Clauses 4.2.2(1)(c) or 4.2.2(1)(m) within a *lot*.
- 4.2.2(3) No more than one *auxiliary dwelling* is permitted on a *lot*.
- 4.2.2(4) An *auxiliary dwelling* shall:
- (a) be contained in the same *building* with the commercial use;
  - (b) be located above or to the rear of the commercial use; and
  - (c) have its own entrance from the outside.
- 4.2.2(5) A *storey (or storeys)* used for a *multiple dwelling* shall not:
- (a) contain any other use; or
  - (b) share its entrance from the outside with any other use.



Lot Sizes

4.2.3(1) *Lots to be used or created through subdivision in C-2 Zone shall conform to Table 4.2.3(a) that forms a part of this Bylaw.*

Table 4.2.3(a) - *Lot Sizes, C-2 Zone*

Zone	Type of Uses	Minimum <i>Lot Area</i>	Minimum <i>Frontage</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
C-2	Uses permitted under Clauses 4.2.2(1)(a) to 4.2.2(1)(c) inclusive	1,080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
	Other Uses	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F

4.2.3(2) *Lots to be used or created through subdivision in C-2 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.*

4.2.3(3) *Despite Sentences 4.2.3(1) and 4.2.3(2), where a lot shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or frontage less than the minimum required, the lot may be used for any purpose permitted under Sentence 4.2.2(1) provided that all other requirements of this Bylaw are complied with.*

Setbacks and Building Height

4.2.4(1) *Buildings and structures in C-2 Zone shall be sited and have heights in accordance with Table 4.2.4(a) which forms a part of this Bylaw.*

Table 4.2.4(a) - *Setbacks and Building Height, C-2 Zone*

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
C-2	Uses permitted under Clauses 4.2.2(1) (a) to 4.2.2(1)(c) inclusive	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	14.0 m (45.9 ft)
	Other Uses	4.5 m (14.8 ft)	4.5 m (14.8 ft)	3.6 m (11.8 ft)	3.6 m (11.8 ft)	14.0 m (45.9 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

4.2.4(2) *Despite Sentence 4.2.4(1), one interior side lot line setback on a lot may be less than the minimum setback specified in Table 4.2.4(a), only if the interior side lot line forms a common boundary with a lot zoned primarily for non-residential uses.*

4.2.4(3) *Sentence 4.2.4(2) is not applicable to the uses permitted under Clauses 4.2.2(1)(a) and 4.2.2(1)(b).*

4.2.4(4) *The building walls placed closer to an interior side lot line than the minimum setback required under Sentence 4.2.4(1) shall be rated as a firewall in accordance with the B.C. Building Code and its amendments thereto.*

4.2.4(5) *Despite Sentence 4.2.4(1), no building or structure except a fence may be located within 18.0 m (59.1 ft) from the centre line of Columbia Avenue South.*

4.2.4(6) *Despite Sentences 4.2.4(1) and 4.2.4(5), a building or structure for the uses permitted under Clauses 4.2.2(1)(a) to 4.2.2(1)(c) inclusive may not be located within 19.5 m (64.0 ft) from the centre line of Columbia Avenue South.*

4.2.4(7) *Despite Sentence 4.2.4(1), a gasoline pump island or fuel tank shall not be located within 6.0 m (19.7 ft) of a lot line.*

- 4.2.4(8) No *multiple residential building* shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:
- (a) 10.8 m (35.4 ft) from the centre of any living room window of the *multiple residential building* that is required by the B.C. Building Code;
  - (b) 7.5 m (24.6 ft) from the centre of any window of the *multiple residential building* required by the B.C. Building Code in a *habitable room* other than a living room; or,
  - (c) 4.5 m (14.8 ft) from the centre of any other window of the *multiple residential building*.

Lot Coverage and Density

4.2.5 The size of the *buildings and structures* shall conform to Table 4.2.5(a) which forms a part of this Bylaw.

Table 4.2.5(a) - *Lot Coverage and Density, C-2 Zone*

Zone	Maximum <i>Lot Coverage</i>	Maximum <i>Floor Area Ratio (FAR)</i>
C-2	70%	2
Column A	Column B	Column C

Out-door Storage and Landscaping

- 4.2.6(1) Garbage containers, recycling bins or material not stored within a *building*, except automobiles and *recreational vehicles*, shall:
- (a) be enclosed by a *barrier screen*; and
  - (b) not be piled higher than the *barrier screen*.
- 4.2.6(2) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
- 4.2.6(3) Where a *lot line* forms a common boundary with another *lot* zone primarily for *residential uses*, a *barrier screen* shall be provided along the *lot line*.

**Division 4.3 Tourist Accommodation Zone (C-2B)**

Standards

4.3.1 Uses permitted in C-2B Zone shall comply with the provisions of Part 1, Part 2, Division 4.3, Part 7, Part 8 and Part 9.

Permitted Uses

4.3.2 Lands, buildings, and structures in C-2B Zone may be used for the following purposes only:

- (a) hotels, motels;
- (b) room & board, bed & breakfast
- (c) campgrounds;
- (d) child care centres, community services;
- (e) multiple dwellings;
- (f) one-family dwellings;
- (g) auxiliary dwellings;

Lot Sizes

4.3.3(1) Lots to be created through subdivision in C-2B Zone shall conform to Table 4.3.3(a) that forms a part of this Bylaw.

Table 4.3.3(a) - Lot Sizes, C-2B Zone

Zone	Type of Uses	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
C-2B	<i>Hotels, Motels, Multiple Dwellings</i>	1,620 m <sup>2</sup> (17,438 ft <sup>2</sup> )	36.0 m (118.1 ft)	36.0 m (118.1 ft)	30.0 m (118.1 ft)
	Other Uses	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F

4.3.3(2) Lots to be created through subdivision in C-2B Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.

Setbacks and Building Height

4.3.4(1) *Buildings and structures* in C-2B Zone shall be sited and have heights in accordance with Table 4.3.4(a) which forms a part of this Bylaw.

Table 4.3.4(a) - *Setbacks and Building Height, C-2B Zone*

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
C-2B	<i>Hotels, Motels, Multiple Dwellings</i>	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	14.0 m (45.9 ft)
	Other Uses	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

4.3.4 (2) Despite Sentence 4.3.4 (1), no *building* or *structure* except a fence may be located within 19.5 m (64.0 ft) from the *centre line* of *Columbia Avenue South*.

4.3.4 (3) No *multiple residential building* shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:

- (a) 10.8 m (35.4 ft) from the centre of any living room window of the *multiple residential building* that is required by the B.C. Building Code;
- (b) 7.5 m (24.6 ft) from the centre of any window of the *multiple residential building* required by the B.C. Building Code in a *habitable room* other than a living room;  
or,
- (d) 4.5 m (14.8 ft) from the centre of any other window of the *multiple residential building*.

Lot Coverage and Density

4.3.5 The size of the *buildings and structures* shall conform to Table 4.3.5 (a) which forms a part of this Bylaw.

Table 4.3.5(a) - *Lot Coverage and Density, C-2B Zone*

Zone	Type of Uses	Maximum Number of <i>Principal Buildings per Lot</i>	Maximum <i>Lot Coverage</i>	Maximum <i>Floor area Ratio (FAR)</i>	Maximum <i>Unit Density</i>
C-2B	<i>Hotels, Motels</i>	no restriction	70%	2	no restriction
	<i>Multiple Dwellings</i>	no restriction	30%	0.8	60 unit/ha (24 unit/acre)
	Other Uses	1	40%	0.6	no restriction
Column A	Column B	Column C	Column D	Column E	Column F

Out-door Storage and Landscaping

- 4.3.6 (1) Garbage containers, recycling bins or material not stored within a *building* except automobiles and *recreational vehicles* shall:
  - (a) be enclosed by a *barrier screen*; and
  - (b) not be piled higher than the *barrier screen*.
  
- 4.3.6 (2) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
  
- 4.3.6 (3) Where a *lot* is used for a *hotel* or *motel* and its *lot line* forms a common boundary with another *lot* zoned primarily for *residential uses*, a *barrier screen* shall be provided along the *lot line*.
  
- 4.3.6 (4) Where a *lot* is used for *multiple dwelling* and its *lot line* forms a common boundary with another *lot*, a *buffer strip* or a *barrier screen* shall be provided along the *lot line*.

**Division 4.4 Service Commercial Zone (C-3)**

Standards

4.4.1 Uses permitted in C-3 Zone shall comply with the provisions of Part 1, Part 2, Division 4.4, Part 7, Part 8 and Part 9.

Permitted Uses

4.4.2 Lands, *building*, and *structures* in C-3 Zone may be used for the following purposes only:

- (a) *retail stores*, building supplies;
- (b) *office uses*;
- (c) *general service uses*;
- (d) *restaurants, neighbourhood pubs*;
- (e) music, dance and art studios, private schools;
- (f) health spas, gymnasia;
- (g) automobile dealers, automobile rentals;
- (h) *recreational vehicle dealers*;
- (i) *auto-repair shops, gasoline stations*, car washes;
- (j) *auto-body shops, truck repair shops*;
- (k) driving schools, taxi dispatchers, bus depots;
- (l) *recycling depots*;
- (m) *small warehouses*;
- (n) flea markets.

Lot Sizes

4.4.3 (1) *Lots* to be used or created through subdivision in C-3 Zone shall conform to Table 4.4.3 (a) that forms a part of this Bylaw.

Table 4.4.3 (a) - *Lot Sizes, C-3 Zone*

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
C-3	1.080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
Column A	Column B	Column C	Column D	Column E

4.4.3 (2) *Lots* to be used or created through subdivision in C-3 Zone shall be large enough to encompass a horizontal rectangle which is 24.0 m (78.7 ft) wide and 30.0 m (98.4 ft) long.

4.4.3 (3) Despite Sentences 4.4.3(1) and 4.4.3(2), where a *lot* shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for any purpose permitted under Section 4.4.2.

Setbacks and Building Height

4.4.4 (1) *Buildings and structures* in C-3 Zone shall be sited and have heights in accordance with Table 4.4.4 (a) which forms a part of this Bylaw.

Table 4.4.4 (a) - *Setbacks and Building Height, C-3 Zone*

Zone	Minimum <i>Front Lot Line Setback</i>	Minimum <i>Exterior Side Lot Line Setback</i>	Minimum <i>Interior Side Lot Line Setback</i>	Minimum <i>Rear Lot Line Setback</i>	Maximum <i>Building Height</i>
C-3	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.6 m (11.8 ft)	3.6 m (11.8 ft)	14.0 m (45.9 ft)
Column A	Column C	Column D	Column E	Column F	Column G

4.4.4 (2) Despite Sentence 4.4.4 (1), one *interior side lot line* setback on a *lot* may be less than the distance specified in Table 4.4.4 (a), only if the *interior side lot line* forms a common boundary with a *lot* zoned primarily for non-residential uses.

4.4.4 (3) The *building* walls placed closer to an *interior side lot line* than the minimum setback required under Sentence 4.4.4 (1) shall be rated as a firewall in accordance with the B.C. Building Code and its amendments thereto.

4.4.4 (4) Despite Sentence 4.4.4 (1), no *building* or *structure* except a fence may be located within 19.5 m (64.0 ft) from the *centre line of Columbia Avenue South*.

4.4.4 (5) Despite Sentence 4.4.4 (1), a gasoline pump island or fuel tank shall not be located within 6.0 m (19.7 ft) of a *lot line*.



Lot Coverage and Density

4.4.5 The size of the *buildings* and *structures* shall conform to Table 4.4.5 (a) which forms a part of this Bylaw.

Table 4.4.5 (a) - *Lot Coverage and Density, C-3 Zone*

Zone	Maximum <i>Lot Coverage</i>	Maximum <i>Floor Area Ratio (FAR)</i>
C-3	70%	2
Column A	Column B	Column C

Out-door Storage and Landscaping

4.4.6 (1) Garbage containers, recycling bins or material not stored within a *building*, except automobiles and *recreational vehicles*, shall:

- (a) be enclosed by a *barrier screen*; and
- (b) not be piled higher than the *barrier screen*.

4.4.6 (2) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped and maintained.

4.4.6 (3) Where a *lot line* forms a common boundary with another *lot* zoned primarily for *residential uses*, a *buffer strip* complete with a *barrier screen* shall be provided along the *lot line*.

### Division 4.5 Airport Zone (C-3B)

#### Standards

4.5.1 Uses permitted in C-3B Zone shall comply with the provisions of Part 1, Part 2, Division 4.5, Part 7, Part 8 and Part 9.

#### Permitted Uses

4.5.2 Lands, building, and structures in C-3B Zone may be used for the following purposes only:

- (a) *department stores, shopping centres, retail warehouses (Bylaw 966);*
- (b) *hotels, motels;*
- (c) *restaurants, neighbourhood pubs;*
- (d) *office uses;*
- (e) *arcades, billiard halls, bowling alleys;*
- (f) *automobile dealers, automobile rentals;*
- (g) *recreational vehicle dealers;*
- (h) *auto-repair shops, gasoline stations, car washes;*
- (i) *auto-body shops, truck repair shops;*
- (j) *aircraft fuel sales, gasoline key locks, bulk fuel depots;*
- (k) *driving schools, flight training schools, flying clubs;*
- (l) *taxi dispatchers, bus depots;*
- (m) *airports;*
- (n) *aircraft sales, repairs and rentals;*
- (o) *small warehouses;*
- (p) *retail stores (Bylaw 966).*

#### Lot Sizes

4.5.3 (1) Lots to be created through subdivision in C-3B Zone shall conform to Table 4.5.3 (a) that forms a part of this Bylaw.

Table 4.5.3 (a) - Lot Sizes, C-3B Zone

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
C-3B	1,620 m <sup>2</sup> (17,438 ft <sup>2</sup> )	36.0 m (118.1 ft)	36.0 m (118.1 ft)	30.0 m (98.4 ft)
Column A	Column B	Column C	Column D	Column E

4.5.3 (2) *Lots* to be created through subdivision in C-3B Zone shall be large enough to encompass a horizontal rectangle which is 36.0 m (118.1 ft) wide and 30.0 m (98.4 ft) long.

Setbacks and Building Height

4.5.4 (1) *Buildings and structures* in C-3B Zone shall be sited and have heights in accordance with Table 4.5.4 (a) which forms a part of this Bylaw. \*

Table 4.5.4 (a) - Setbacks and Building Height, C-3B Zone

Zone	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
C-3B	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)
Column A	Column C	Column D	Column E	Column F	Column G

4.5.4 (2) Despite Sentence 4.5.4 (1), no *building* or *structure* except a fence may be located within 15 m (49.2 ft) of Highway #3 or Highway #3A. \*

Lot Coverage and Density

4.5.5 The size of the *buildings* and *structures* shall conform to Table 4.5.5 (a), which forms a part of this Bylaw. \*

Table 4.5.5 (a) - Lot Coverage and Density, C-3B Zone

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
C-3B	70%	1.4
Column A	Column B	Column C

\*Note: In addition to Sections 4.5.4 and 4.5.5, the *buildings* and *structures* within C-3B Zone shall obtain an approval from the Ministry of Transport regarding their location, size and material prior to the construction.

Out-door Storage and Landscaping

- 4.5.6 (1) Garbage containers, recycling bins or material not stored within a *building* except aircraft, automobiles and *recreational vehicles* shall:
- (a) be enclosed by a *barrier screen*; and
  - (b) not be piled higher than the *barrier screen*.
- 4.5.6 (2) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped and maintained.
- 4.5.6 (3) Where a *lot line* forms a common boundary with Highway #3 or Highway #3A, a *buffer strip* shall be provided along the *lot line*.
- 4.5.6 (4) Landscaping required under Sentence 4.5.6 (1) to 4.5.6 (3) inclusive shall not include growing crops.

## Division 4.6 Downtown Commercial Zone (C-4)

### Standards

- 4.6.1 Uses permitted in C-4 Zone shall comply with the provisions of Part 1, Part 2, Division 4.6, Part 7, Part 8 and Part 9.

### Permitted Uses

- 4.6.2 (1) Lands, building, and structures in C-4 Zone may be used for the following purposes only:
- (a) *department stores*;
  - (b) *hotels, motels*;
  - (c) *assembly halls, convention centres, theatres*;
  - (d) *retail stores; home improvement supplies; (Bylaw 974)*
  - (e) *restaurants, neighbourhood pubs*;
  - (f) *office uses*;
  - (g) *general service uses*;
  - (h) *libraries, museums, art galleries*;
  - (i) *music, dance and art studios, private schools*;
  - (j) *health spas, gymnasia*;
  - (k) *arcades, billiard halls, bowling alleys*;
  - (l) *auto-repair shops, gasoline stations*;
  - (m) *multiple dwellings, senior citizens homes*;
  - (n) *child care centres, community services*;
  - (o) *care facilities*;
  - (p) *auxiliary dwellings*.
- 4.6.2 (2) Uses permitted under Clauses 4.6.2 (1)(m) to 4.6.2 (1)(p) inclusive shall not be combined with a use permitted in Clause 4.6.2 (1)(l) within a *lot*.
- 4.6.2 (3) An auxiliary dwelling shall:
- (a) be contained in the same *building* with the commercial use;
  - (b) be located above or to the rear of the commercial use; and
  - (c) have its own entrance from the outside.
- 4.6.2 (4) A *storey (or storeys)* used for a *multiple dwelling* shall not:
- (a) contain any other use; or
  - (b) share its entrance from the outside with any other use.
- 4.6.2. (5) A *home improvement supplies* use permitted under Clause 4.6.2. (1)(d) shall be provided with an off-street *loading facility* in accordance with sentences 7.2.2. (1) and 7.2.2. (2). (**Bylaw 974**)

Lot Sizes

4.6.3. (1) Lots to be used or created through subdivision in C-4 Zone shall conform to Table 4.6.3(a) that forms a part of this Bylaw

Table 4.6.3 (a) - Lot Sizes, C-4 Zone

Zone	Type of Uses	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
C-4	Uses permitted under Clauses 4.6.2 (1)(a) to 4.6.2 (1)(c) inclusive	1,080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
	Other Uses	270 m <sup>2</sup> (2,906 ft <sup>2</sup> )	9.0 m (29.5 ft)	9.0 m (29.5 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F

4.6.3 (2) Lots to be used or created through subdivision in C-4 Zone shall be large enough to encompass a horizontal rectangle which is 9.0 m (29.5 ft) wide and 27.0 m (88.6 ft) long.

4.6.3. (3) Despite Sentences 4.6.3 (1) and 4.6.3 (2), where a lot shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or frontage less than the minimum required, the lot may be used for any purpose permitted under Sentence 4.6.2 (1) provided that all other requirements of this Bylaw are complied with.

Setbacks and Building Height

4.6.4. (1) *Buildings and structures* in C-4 Zone shall be sited and have heights in accordance with table 4.6.4 (a) which forms a part of this Bylaw.

Table 4.6.4 (a) - *Setbacks and Building Height, C-4 Zone*

Zone	Type of Uses	Minimum <i>Front Lot Line Setback</i>	Minimum <i>Exterior Side Lot Line Setback</i>	Minimum <i>Interior Side Lot Line Setback</i>	Minimum <i>Rear Lot Line Setback</i>	Maximum <i>Building Height</i>
C-4	<i>Multiple Dwellings, Senior Citizens Homes</i>	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	no restriction
	Other Uses	no restriction				
Column A	Column B	Column C	Column D	Column E	Column F	Column G

4.6.4 (2) Despite Sentence 4.6.4 (1), where a *multiple dwelling* use is combined with a commercial use and is located on the second or higher floor of a *building*, the *setback* regulations in respect of *multiple dwelling* in Table 4.6.4 (a) are not applicable.

4.6.4 (3) No *multiple residential building* shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:

- (a) 10.8 m (35.4 ft) from the centre of any living room window of the *multiple residential building* that is required by the B.C. Building Code;
- (b) 7.5 m (24.6 ft) from the centre of any window of the *multiple residential building* required by the B.C. Building Code in a *habitable room* other than a living room;  
or,
- (c) 4.5 m (14.8 ft) from the centre of any other window of the *multiple residential building*.

Out-door Storage and Landscaping

4.6.5 (1) All materials, merchandises and equipments other than licensed motor vehicles shall be stored within a *building*.

4.6.5 (2) Garbage containers or recycling bins shall be enclosed by a *barrier* screen.

4.6.5 (3) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.

- 4.6.5 (4) Where a *lot line* forms a common boundary with another *lot* zoned primarily for *residential uses*, a *barrier screen* shall be provided along the *lot line*.
- 4.6.5 (5) All materials, merchandises and equipments other than licensed motor vehicles associated with a *home improvement supplies* use permitted under Clause 4.6.2 (1)(d) not stored within a *building* shall be enclosed by a *barrier screen*. (**Bylaw 974**)



**PART 5 INDUSTRIAL ZONES**  
**Division 5.1 Light Industrial Zone (M-1)**

Standards

5.1.1 Uses permitted in M-1 Zone shall comply with the provisions of Part 1, Part 2, Division 5.1, Part 7, Part 8 and Part 9.

Permitted Uses

5.1.2 Lands, *buildings*, and *structures* in M-1 Zone may be used for the following purposes only:

- (a) *light industrial uses*, industrial equipment rentals;
- (b) *small warehouses, warehouses*, wholesale stores, storage facilities excluding *junkyards*;
- (c) *retail warehouses*, building supplies;
- (d) automobile dealers, automobile rentals;
- (e) *recreational vehicle* dealers, *mobile home* and *modular home* dealers;
- (f) *auto-repair shops, gasoline stations*, car washes;
- (g) *auto-body shops*, truck repair shops;
- (h) *gasoline key locks, bulk fuel depots*;
- (i) taxi dispatchers, bus depots;
- (j) *recycling depots*;
- (k) truck terminals, freight stations;
- (l) garden supplies, feed stores;
- (m) nurseries;
- (n) animal hospitals, veterinary clinics, kennels, dog grooming;
- (o) machine shops, metal plating shops;
- (p) *office* uses.

Lot Sizes

5.1.3 (1) *Lots* to be created through subdivision in M-1 Zone shall conform to Table 5.1.3 (a) that forms a part of this Bylaw.

Table 5.1.3 (a) - Lot Sizes, M-1 Zone

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
M-1	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E

5.1.3 (2) *Lots* to be created through subdivision in M-1 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.

Setbacks and Building Height

5.1.4 (1) *Buildings and structures* in M-1 Zone shall be sited and have heights in accordance with Table 5.1.4 (a) which forms a part of this Bylaw.

Table 5.1.4 (a) - *Setbacks and Building Height, M-1 Zone*

Zone	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
M-1	4.5 m (14.8 ft)	4.5 m (14.8 ft)	no restriction	no restriction	14.0 m (45.9 ft)
Column A	Column C	Column D	Column E	Column F	Column G

5.1.4 (2) Despite Sentence 5.1.4 (1), no *building or structure* except a fence may be located within 7.5 m (24.6 ft) from a property zoned primarily for *residential uses*.

5.1.4 (3) Despite Sentence 5.1.4 (1), a gasoline pump island or fuel tank shall not be located within 6.0 m (19.7 ft) of a *lot line*.

Lot Coverage and Density

5.1.5 The size of the *buildings and structures* in M-1 Zone shall conform to Table 5.1.5 (a) which forms a part of this Bylaw.

Table 5.1.5 (a) - *Lot Coverage and Density, M-1 Zone*

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
M-1	60%	1.8
Column A	Column B	Column C

Out-door Storage and Landscaping

- 5.1.6 (1) Material not stored within a *building* shall:
- (a) be enclosed by a *barrier screen*; and
  - (c) not be piled higher than the *barrier screen*.
- 5.1.6 (2) Sentence 5.1.6 (1) is not applicable to:
- (a) automobiles that are used by the owner or employee of the business; and
  - (b) *recreational vehicles* with a valid license.
- 5.1.6 (3) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
- 5.1.6 (4) Where a *lot line* forms a common boundary with another *lot* zoned primarily for *residential uses*, a *buffer strip* complete with a *barrier screen* shall be provided along the *lot line*.

**Division 5.2 Industrial Park Zone (M-1B)  
And Industrial Park - C Zone (M-1C)**

Standards

5.2.1 Uses permitted in M-1 or M-1B Zone shall comply with the provisions of Part 1, Part 2, Division 5.2, Part 7, Part 8 and Part 9.

Permitted Uses

- 5.2.2 (1) Lands, *buildings*, and *structures* in M-1B Zone may be used for the following purposes only:
- (a) light industrial uses, industrial equipment rentals;
  - (b) small warehouses, warehouses, wholesale stores, storage facilities excluding junkyards;
  - (c) retail warehouses, building supplies;
  - (d) automobile dealers, automobile rentals;
  - (e) recreational vehicle dealers, mobile home and modular home dealers;
  - (f) auto-repair shops, gasoline stations, car washes;
  - (g) auto-body shops, truck repair shops;
  - (h) gasoline key locks, bulk fuel depots;
  - (i) taxi dispatchers, bus depots;
  - (j) recycling depots;
  - (k) truck terminals, freight stations;
  - (l) garden supplies, feed stores;
  - (m) nurseries;
  - (n) animal hospitals, veterinary clinics, kennels, dog grooming;
  - (o) office uses;
  - (p) restaurants, neighbourhood pubs.
- 5.2.2 (2) Lands, *buildings*, and *structures* in M-1C Zone may be used for the following purposes only:
- (a) light industrial uses;
  - (b) concrete batch plants, manufacturing and storage of cement products;
  - (c) recycling depots, junkyards;
  - (d) office uses.

Lot Sizes

5.2.3 (1) *Lots* to be created through subdivision in M-1B or M-1C Zone shall conform to Table 5.2.3(a) that forms a part of this Bylaw.

Table 5.2.3(a) – Lot Sizes, M-1B and M-1C Zone

Zone	Minimum <i>Lot Area</i>	Minimum <i>Frontage</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
M-1B M-1C	1,620 m <sup>2</sup> (17,438 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
Column A	Column B	Column C	Column D	Column E

5.2.3 (2) *Lots* to be created through subdivision in M-1B and M-1C Zones shall be large enough to encompass a horizontal rectangle which is 24.0 m (78.7 ft) wide and 30.0 m (98.4 ft) long.

5.2.3 (3) Despite sentences 5.2.3(1) and 5.2.3(2) the minimum lot area for a property in a M-1B Zone that is not connected to the City of Castlegar sanitary sewer system shall be one (1) hectare (10,000 m<sup>2</sup>). **(Bylaw 1000)**

Setback and Building Height

5.2.4 (1) *Buildings* and *structures* in M-1B and M-1C Zones shall be sited and have heights in accordance with Table 5.2.4 (a) which forms a part of this Bylaw.

Table 5.2.4 (a) – *Setback and Building Height, M-1B and M-1C Zone*

Zone	Minimum <i>Front Lot Line Setback</i>	Minimum <i>Exterior side Lot Line Setback</i>	Minimum <i>Interior Side Lot Line Setback</i>	Minimum <i>Rear Lot Line Setback</i>	Maximum <i>Building Height</i>
M-1B M-1C	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.6 m (11.8 ft)	No restriction	14.0 m (45.9 ft)
Column A	Column C	Column D	Column E	Column F	Column G

5.2.4 (2) Despite Sentence 5.2.4 (1), no *building* or *structure* except a fence may be located within 7.5 m (24.6 ft) from a property zoned primarily for *residential uses*.

- 5.2.4 (3) Despite Sentence 5.2.4 (1), a gasoline pump island or fuel tank shall not be located within 6.0 m (19.7 ft) of a *lot line*.
- 5.2.4 (4) Despite sentences 5.2.4 (1) and 5.2.4 (2) a property in a M-1B Zone that was included within the City of Castlegar by order in Council No. 489, Approved and Ordered on May 20, 2004 shall have Buildings and Structures sited as follows:
- a. Excepting a fence, no building or structure may be located within
    - (i) 15 metres (49.2 ft) of the front or exterior side lot lines,
    - (ii) 4.5 metres (14.8 ft) of the rear or interior side lot lines, or
    - (iii) 25 metres (82.0 ft) of a rear or interior side lot line that abuts an agricultural or residential zone. **(Bylaw 1000)**

Lot Coverage and Density

- 5.2.5 (1) The size of the *buildings* and *structures* in M-1B or M-1C Zone shall conform to Table 5.2.5 (a) which forms a part of this Bylaw.

Table 6.2.5 (a) – *Lot Coverage and Density, M-1B and M-1C Zone*

Zone	Maximum <i>Lot Coverage</i>	Maximum <i>Floor Area Ratio (FAR)</i>
M-1B, M-1C	60%	1.8
Column A	Column B	Column C

- 5.2.5 (2) Despite sentences 5.2.4 (1), 5.2.4 (2), 5.2.4 (3) and 5.2.5 (1), an approval from the Ministry of Transport regarding the location, size and material of the *buildings* and *structures* within M-1B and M-1C Zones shall be obtained prior to the construction.

Out-door Storage and Landscaping

- 5.2.6 (1) Material not stored within a *building* shall:
- (a) be enclosed by a *barrier screen*; and
  - (b) not be piled higher than the *barrier screen*.
- 5.2.6 (2) Sentence 5.2.6 (1) is not applicable to:
- (a) automobiles that are used by the owner or employee of the business; and
  - (b) *recreational vehicles* with a valid license.

- 5.2.6 (3) *Junkyard* material not stored in a *building* shall not be piled higher than the *barrier screen*.
- 5.2.6 (4) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped and maintained.
- 5.2.6 (5) Where a *lot line* forms a common boundary with another *lot* zoned primarily for *residential uses*, a *buffer strip* complete with a *barrier screen* shall be provided along the *lot line*.

**Division 5.3 Heavy Industrial Zone (M-2)**

Standards

5.3.1 Uses permitted in M-2 Zone shall comply with the provisions of Part 1, Part 2, Division 5.3, Part 7, Part 8 and Part 9.

Permitted Uses

5.3.2 Lands, *buildings* and *structures* in M-2 Zone may be used for the following purposes only:

- (a) asphalt plants, manufacturing and storage of cement products;
- (b) saw mills, pulp mills, paper mills, particle board plants;
- (c) sewage treatment plants, solid waste processing facilities;
- (d) gravel processing;
- (e) chemical plants, recycling plants;
- (f) abattoirs;
- (g) auto-body shops, truck repair shops;
- (h) gasoline key locks, bulk fuel depots;
- (i) truck terminals, freight stations;
- (j) recycling depots, junkyards;
- (k) light industrial uses;
- (l) industrial equipment rentals;
- (m) storage facilities.

Lot Sizes

5.3.3 (1) *Lots* to be used or created through subdivision in M-2 Zone shall conform to Table 5.3.3 (a) that forms a part of this Bylaw.

Table 5.3.3 (a) – *Lot Sizes, M-2 Zone*

Zone	Type of Uses	Minimum <i>Lot Area</i>	Minimum <i>Frontage</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
M-2	Uses Permitted Under Clauses 5.3.2(a) to 5.3.2(c) inclusive	4,000 m <sup>2</sup> (1.0 acre)	36.0 m (118.1 ft)	36.0 m (118.1 ft)	60.0 m (196.8 ft)
	Other Type of Uses	1,620 (17,438 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
Column A	Column B	Column C	Column D	Column E	Column F



5.3.3 (2) Despite sentence 5.3.3 (1), where a lot shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or *frontage* less than the minimum required, the lot may be used for the purposes permitted under Clauses 5.3.2 (d) to 5.3.2 (m) inclusive provided that all other requirements of this Bylaw are complied with.

Setbacks and Building Height

5.3.4 Buildings and structures in M-2 Zone shall be sited and have heights in accordance with Table 5.3.4 (a) which forms a part of this Bylaw.

Table 5.3.4(a) – Setbacks and Building Height, M-2 Zone

Zone	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
M-2	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	no restriction
Column A	Column C	Column D	Column E	Column F	Column G

**Division 5.4 Heavy Industrial Zone (M-3)**

Standards

5.4.1 Uses permitted in M-3 Zone shall comply with the provisions of Part 1, Part 2, Division 5.3, Part 7, Part 8 and Part 9.

Permitted Uses

5.4.2 Lands, building, and structures in M-3 Zone may be used for the following purposes only:

- (a) Hydro Electric generation, transmission lines, substations;
- (b) Storage facilities.

Lot Sizes

5.4.3 (1) Lots to be used or created through subdivision in M-3 Zone shall conform to Table 5.4.3 (a) that forms a part of this Bylaw.

Table 5.4.3 (a) – Lot Sizes, M-3 Zone

Zone	Type of Uses	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
M-3	Uses Permitted Under clauses 5.4.2 (a) and (b) inclusive	4,000 m <sup>2</sup> (1.0 acre)	36.0 m (118.1 ft)	36.0 m (118.1 ft)	60.0 m (196.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F

5.4.3 (2) Despite sentence 5.4.3. (1) where a lot shown on a subdivision plan filed in the Land Title Office prior to May 20, 2004 has an area, width, depth or frontage less than the minimum required, the lot may be used for the purposes permitted under Clauses 5.4.2 (a) and (b) provided that all other requirements of this Bylaw are complied with.

Setbacks and Building Height

5.4.4 Buildings and structures in M-3 Zone shall be sited and have heights in accordance with Table 5.4.4 (a) which forms a part of this Bylaw.

Table 5.4.4 (a) – Setbacks and Building Height, M-4 Zone

Zone	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
M-3	no restriction	no restriction	no restriction	no restriction	no restriction
Column A	Column B	Column C	Column D	Column E	Column F

**(Bylaw 1000)**

**PART 6 PUBLIC ZONES**  
**Division 6.1 Public and Institutional Zone (P-1)**

Standards

6.1.1 Uses permitted in P-1 Zone shall comply with the provisions of Part 1, Part 2, Division 6.1, Part 7, Part 8 and Part 9.

Permitted Uses

- 6.1.2 Lands, *buildings and structures* within P-1 Zone shall be used for the following purposes only:
- (a) schools;
  - (b) hospitals;
  - (c) arenas, curling rinks, public swimming pools, gymnasias;
  - (d) assembly halls, convention centers, public theatres;
  - (e) out-door recreational facilities, campgrounds;
  - (f) sewage treatment plants, solid waste processing facilities;
  - (g) government office uses, fire halls;
  - (h) churches;
  - (i) child care centers;
  - (j) care facilities, community services;
  - (k) museums, art galleries;
  - (l) music, dance and art studios;

Lot Size

6.1.3 (1) *Lots* to be used or created through subdivision in P-1 Zones shall conform to Table 6.1.3 (a) which forms a part of this Bylaw.

Table 6.1.3 (a) – Lot Sizes, P-1 Zone

Zone	Type of Uses	Minimum Lot Area	Minimum Frontage	Minimum Lot width	Minimum Lot Depth
P-1	Uses permitted under Clauses 6.1.2(a) to 6.1.2(f) inclusive	1,080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
	Other Uses	540 m <sup>2</sup> (5,812 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column B	Column C	Column D	Column E	Column F

- 6.1.3 (2) *Lots* to be used or created through subdivision in P-1 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.
- 6.1.3 (3) Despite sentences 6.1.3 (1) and 6.1.3 (2) where a *lot* shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999 has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for the purposes permitted under Clauses 6.1.2 (g) to 6.1.2 (j) inclusive provided that all other requirements of this Bylaw are complied with.
- 6.1.3 (4) Despite sentences 6.1.3 (1) and 6.1.3 (2) the minimum lot area for a property I a P-1 Zone that is not connected to the City of Castlegar sanitary sewer system shall be one (1) hectare (10,000 m<sup>2</sup>). (**Bylaw 1000**)

Setbacks and Building Height

- 6.1.4 (1) Buildings and structures in P-1 Zone shall be sited and have heights in accordance with Table 6.1.4 (a) which forms a part of this Bylaw.

Table 6.1.4 (a) – *Setbacks and Building Height, P-1 Zone*

Zone	Type of Uses	Minimum <i>Front Lot Line Setback</i>	Minimum <i>Exterior Side Lot Line Setback</i>	Minimum <i>Interior Side Lot Line Setback</i>	Minimum <i>Rear Lot Line Setback</i>	Maximum Building Height
P-1	Uses permitted under Clauses 6.1.2 (a) to 6.1.2 (f) inclusive	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
	Other Uses	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	12.0 m (39.4 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

- 6.1.4 (2) Despite Sentence 6.1.4 (1), no *building or structure* shall be located within 19.5 m (64.0 ft) from the *center line of Columbia Avenue South*.

Lot Coverage and Density

6.1.5 The size of the buildings and structures shall conform to Table 6.1.5 (a) which forms a part of this Bylaw.

Table 6.1.5(a) – Lot Coverage and Density, P-1 Zone

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
P-1	40%	0.8
Column A	Column B	Column C

Out-door storage and Landscaping

- 6.1.6 (1) Garbage containers, recycling bins or material not stored within a *building*, except automobiles, sporting equipments and playground equipments, shall:
  - (a) be enclosed by a *barrier screen*; and
  - (b) not be piled higher than the *barrier screen*.
- 6.1.6 (2) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
- 6.1.6 (3) Where a *lot line* forms a common boundary with another *lot* zoned primarily for *residential uses*, a *barrier screen* shall be provided along the *lot line*.

**Division 6.2 Parks and Open Space Zone (P-2)**

Standards

6.2.1 Uses permitted in Zone shall comply with the provisions of Part 1, Part 2, Division 6.2, Part 7, Part 8 and Part 9.

Permitted Uses

6.2.2 Lands, *buildings and structures* within P-2 Zone shall be used for the following purposes only:

- (a) arenas, curling rinks, public swimming pools, gymnasias;
- (b) out-door recreational facilities, *campgrounds*;
- (c) museums, art galleries;
- (d) *assembly halls*, convention centers, public theatres;
- (e) cemeteries, crematoriums, mortuaries.

Lot Size

6.2.3 (1) *Lots* to be created through subdivision in P-2 Zones shall conform to Table 6.2.3 (a) which forms a part of this Bylaw.

Table 6.2.3 (a) – *Lot Sizes, P-2 Zone*

Zone	Minimum <i>Lot Area</i>	Minimum <i>Frontage</i>	Minimum <i>Lot Width</i>	Minimum <i>Lot Depth</i>
P-2	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
Column A	Column C	Column D	Column E	Column F

6.2.3 (2) *Lots* to be created through subdivision in P-2 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.

Setbacks and Building Height

6.2.4 Buildings and structures in P-2 Zone shall be sited and have heights in accordance with Table 6.2.4 (a) which forms a part of this Bylaw.

Table 6.2.4 (a) – *Setbacks and Building Height, P-2 Zone*

Zone	Minimum <i>Front Lot Line Setback</i>	Minimum <i>Exterior Side Lot Line Setback</i>	Minimum <i>Interior Side Lot Line Setback</i>	Minimum <i>Rear Lot Line Setback</i>	Maximum <i>Building Height</i>
P-2	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
Column A	Column C	Column D	Column E	Column F	Column G

Out-door Storage and Landscaping

- 6.2.5 (1) Garbage containers, recycling bins or material not stored within a building, except automobiles, sporting equipments and playground equipments, shall:
  - (a) be enclosed by a *barrier screen*; and
  - (b) not be piled higher than the *barrier screen*.
  
- 6.2.5 (2) All developed portions of the lot not covered by *buildings, structures* or paved areas shall be landscaped and maintained.
  
- 6.2.5 (3) Where a *lot line* forms a common boundary with another *lot* zoned primarily for *residential uses*, a *barrier screen* shall be provided along the lot line.



**PART 7 PARKING AND LOADING**  
**Division 7.1 Parking and Loading Space Requirements**

Number of Parking Spaces

- 7.1.1 (1) No *lot* may be used and no *building or structure* may be erected, altered or expanded without providing a *parking facility*.
- 7.1.1 (2) A *parking facility* shall contain a number of *parking spaces* with respect to the intended *uses* according to Table 7.1.1 (a) which forms a part of this Bylaw.

Table 7.1.1 (a) – Minimum Number of *Parking Spaces*

Category	Type of Uses	Parking Spaces	Per Unit	Notes
Residential	One-family Dwelling, Auxiliary Dwelling Duplex	2 spaces	Dwelling unit	
	Multiple Dwelling, Mobile Home	1.5 spaces	Dwelling unit	
	Secondary Suite	1 space	Dwelling unit	
	Senior Citizens Home	0.75 space	Dwelling unit	
	Child Care Centre, Community Service	4.4 spaces	100 m <sup>2</sup> of GFA	
	Bed & breakfast, Room & board	1 space	Rental unit	Plus 2 spaces for operators residence.
Commercial	Retail Store, Department Store, Shopping Centre, Retail Warehouse	4.4 spaces	100 m <sup>2</sup> of GFA	Minimum 5 spaces per business
	General Service Use, Driving School, Taxi Dispatcher, Dance Studio, Gymnasium, Health Spa, Arcade	2 spaces	Employee	Whichever is greater Minimum 5 spaces per business.
		Or, 4.4 spaces	100 m <sup>2</sup> of GFA	
	Office Use	3.4 spaces	100 m <sup>2</sup> of GFA	Minimum 5 spaces per building.
	Library, Museum, Art Gallery	2.5 spaces	100 m <sup>2</sup> of GFA	
	Restaurant, Neighbourhood Pub	1 space	4 seats	Whichever is greater. Minimum 5 spaces per businesses.
Or, 10 spaces		100 m <sup>2</sup> of GFA		

Category	Type of Uses	Parking Spaces	Per Unit	Notes
	Hotel, Motel	1.2 space	Guest room	Plus number of spaces required for each incidental use.
	Automobile Dealership, Automobile Rental, Recreational Vehicle Dealership, Aircraft Sales and Rentals	1 space	420 m <sup>2</sup> of indoor and outdoor display or storage area	Outdoor display or storage area is defined as all portions of the lot not covered by buildings, designated parking facilities and landscaping.
	Gasoline Station, Auto-repair Shop, Auto-body Shop, car wash	2 spaces	Gasoline pump	Minimum 5 spaces per business
		And, 2 spaces	Service bay	
		And, 2 spaces	100 m <sup>2</sup> of GFA	
	Building Supply, Garden Supply, Nursery	1 space	100 m <sup>2</sup> of display, sales, greenhouse and storage area	Minimum 10 spaces per business
	Bus Depot	12 spaces	Depot	Plus bus/freight loading facility
Public	Assembly Hall, Auditorium, Convention Centre, Church, Theatre, Funeral Home, Clubhouse	1 space	5 seats	Whichever is greater
		Or, 10 spaces	100 m <sup>2</sup> of floor area used for customers, patrons or clients	
	School	1.2 space	Employee	Whichever is greater. Plus 1 space per 10 students who are at Grade 11 or higher.
		Or, 2 spaces	Class room including gymnasium, assembly hall and library	
	Hospital, Care Facility	1 space	5 beds	Plus 10 spaces for doctors (for hospital only)
		And, 1 space	2 employees	

Category	Type of Uses	Parking Spaces	Per Unit	Notes
	Curling Rink	4 spaces	Curling sheet	Plus 1 space per 100 m <sup>2</sup> of GFA
	Bowling Alley	3 spaces	Bowling alley	Plus 1 space per 100 m <sup>2</sup> of GFA
	Billiard Hall	1 space	Pool table	Plus 2 space per 100 m <sup>2</sup> of GFA
	Arena, Swimming Pool	1 space	10 viewers' seats	Plus 2 per 100 m <sup>2</sup> of GFA
Industrial & Agricultural	Industrial Use, Warehouse, Storage, Wholesale Store, Industrial Equipment Rental, Recycling Depot, Feed Store, Dairy Product Processing	2 spaces	100 m <sup>2</sup> of GFA	
		And, 1 space	Employee	
	Truck Repair Shop, Bulk Fuel Depot, Gasoline Key Lock	1 space	420 m <sup>2</sup> of operation area	Operation area is defined as lot area minus areas used for parking facilities and landscaping.
	Truck Terminal, Freight Station	2 spaces	Truck loading bay	
	Pulp Mill, Saw Mill, Particle Board Plant, Asphalt Plant, Concrete Batch Plant	0.8 space	Employee	
	Auction Hall	10 spaces	100 m <sup>2</sup> of GFA	
Column A	Column B	Column C	Column D	Column E

- 7.1.1 (3) Where a certain use is not listed in Table 7.1.1 (a), the required number of *parking spaces* shall be determined by applying the most similar use listed in the said table.
- 7.1.1 (4) Where a *building or lot* contains more than one principal use, the required number of parking spaces shall be determined by summing the number of spaces for each use.
- 7.1.1 (5) Where the calculation of number of required parking spaces results in a fraction less than 0.5, it may be disregarded while a fraction 0.5 or greater shall require one (1) full parking space.

Parking Exemption

7.1.2 Despite Sentence 7.1.1 (1), no *parking facility* is required in respect to use, *buildings or structures* within C-4 (Downtown Commercial) Zone except where the *building* is used for *one-family dwelling, auxiliary dwelling, duplex, multiple dwelling or senior citizens home*.

Off-site Parking

- 7.1.3 (1) Where a required *parking facility* cannot be provided on the same *lot* as the principal use, it may be provided on a separate *lot* located within 150 m (492 ft) of the principal *lot*.
- 7.1.3 (2) Where an off-site *parking facility* is provided under Sentence 7.1.3 (1), a restrictive covenant shall be registered in favour of the *City* onto the *lot* on which the off-site *parking facility* is installed, guaranteeing that the facility is permanently reserved and maintained for the use or *building* for which it is required.

Parking for Disabled

7.1.4 (1) Unless required otherwise by the British Columbia Building Code, where more than 20 *parking spaces* are provided in a *parking facility*, a number of them shall be designated for disabled in accordance with Table 7.1.4 (a), which forms a part of this Bylaw.

Table 7.1.4 (a) – Minimum Number of *Parking Spaces* for Disabled

Total Number of <i>Parking Spaces</i>	20 or less	21 to 50	51 to 150	151 to 300	301 or more
Number of <i>Parking Spaces</i> Designated for Disabled	None	1	2	3	4
Column A	Column B	Column C	Column D	Column E	Column F

7.1.4 (2) A parking *space* designated for disabled shall be:

- (a) at least 3.9 m (12.8 ft) wide;
- (b) located reasonably close to the main entrance to the *principal building*;
- (c) located in a manner that a disabled rider can avoid crossing of a *driveway or aisle* if possible; and
- (d) clearly identified as being for the use of disabled only.

Number of Loading Spaces

7.1.5 Where a *building* is used for one of the following purposes, an *off-street loading facility* shall be provided in accordance with Table 7.1.5 (a) which forms a part of this Bylaw.

- (a) agricultural uses, horticulture, nurseries, garden supplies, feed stores;
- (b) dairy product processing;
- (c) department stores, shopping centers, retail warehouses;
- (d) retail stores, building supplies;
- (e) automobile dealers, recreational vehicle dealers;
- (f) recycling depots;
- (g) small warehouses, warehouses, wholesale stores, storage facilities excluding junkyards;
- (h) other uses similar to a use listed in the Clauses (a) to (g) inclusive.

Table 7.1.5 (a) – Minimum Number of *Loading Spaces*

Gross Floor Area (GFA)	Minimum Number of Loading Spaces
Less than 300 m <sup>2</sup> (3,229 ft <sup>2</sup> )	Not required
300 m <sup>2</sup> to 1800 m <sup>2</sup> (19,375 ft <sup>2</sup> )	1
More than 1800 m <sup>2</sup>	1 per each 1800 m <sup>2</sup>
Column A	Column B

**Division 7.2 Construction of Parking and Loading Facility**

Parking Spaces and Aisles

7.2.1 (1) A parking facility shall be constructed in accordance with Figure 7.2.1 (a) and Table 7.2.1 (b) which form parts of this Bylaw.

Figure 7.2.1 (a) – Dimensional Elements of Parking Layouts

<u>LEGEND</u>	
D	Parking Angle
SW	Width of Parking Space
SL	Length of Parking Space
VPI	Projected Length of Parking Space from Interlock
VPW	Projected Length of Parking Space from wall measured perpendicular to Aisle
WP	Width of Parking Space Parallel to Aisle
AW	Width of Aisle

Table 7.2.1 (b) - Dimensions of *Parking Spaces and Aisles*

Angle D	Minimum SW	Minimum SL	Minimum VPI	Minimum VPW	Minimum WP	Minimum AW	
						One-way	Two-ways
90°	2.75 m (9.0 ft)	5.40 m (17.7 ft)	5.40 m	5.40 m	2.75 m	7.50 m	7.80 m (25.6 ft)
75°			5.60 m	5.95 m	2.85 m	6.70 m	
60°			5.40 m	6.05 m	3.20 m	5.50 m	
45° or less					4.80 m	5.75 m	3.90 m
0° (parallel)	2.60 m (8.5 ft)	6.70 m (22.0 ft)	2.60 m (8.5 ft)	2.60 m (8.5 ft)	6.70 m (22.0 ft)	4.20m (13.8 ft)	6.00 m (19.7 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H

- 7.2.1 (2) Where a *parking space* abuts a wall along its side, the width of the *parking space* shall be increased by 0.60 m (1.97 ft) from the minimum required.
- 7.2.1 (3) Each *parking space* shall be so located as to have an unobstructed access to a *street* or *lane* except the *parking spaces* for *one-family dwellings* or *duplexes* in a *residential zone* or *mobile homes* in R-1C Zone, in which case a portion of *aisle* may be counted as a *parking space* when it meets the minimum size of a *parking space*.
- 7.2.1 (4) A *parking facility* shall be so designed that motor vehicles do not back out onto a *street* except for the *parking facilities* of *one-family dwellings* or *duplexes* in a *residential zone* or *mobile homes* in R-1C Zone.

Loading Spaces

- 7.2.2 (1) A *loading space* shall not be less than 3.0 m (9.8 ft) in width and 7.5m (24.6 ft) in length and shall have height clearance of 4.2 m (13.8 ft).
- 7.2.2 (2) A *loading space* shall be located to the rear or side of a *principal building* if possible.

Driveways

- 7.2.3 (1) A *driveway* shall have a width in accordance with Table 7.2.3 (a) which forms a part of this Bylaw.

Table 7.2.3 (a) – Width of *Driveways*

Type of Driveway	Minimum Width	Maximum Width
One-way Driveway Serving Ten (10) or More <i>Parking Spaces</i>	4.2 m (13.8 ft)	7.2 m (23.6 ft)
Two-way Driveway Serving Ten (10) or More <i>Parking Spaces</i>	6.0 m (19.7 ft)	9.0 m (29.5 ft)
Driveway Serving a <i>Loading Space</i>		
Other <i>Driveways</i>	3.6 m (11.8 ft)	7.2 m (23.6 ft)
Column A	Column B	Column C

- 7.2.3 (2) The minimum width required under Sentence 7.2.3 (1) shall be applicable throughout the entire length of the *driveway*.
- 7.2.3 (3) The maximum width required under Sentence 7.2.3 (1) shall be applicable only to the portion of the *driveway* located within a *street* right-of-way.
- 7.2.3 (4) Unless otherwise approved by the *City Engineer*, there shall be one (1) *driveway* per each *lot* used for *mobile home* in R-1C Zone or one-family dwelling, and there shall be no more than two (2) *driveways* per each *lot* used for other purposes.
- 7.2.3 (5) Sentence 7.2.3 (4) is not applicable to a *lot* which contains more than one hundred (100) *parking spaces*.
- 7.2.3 (6) A *driveway* shall not be located within 7.5 m (24.6 ft) of a corner where two *lot lines* form a *street* intersection.
- 7.2.3 (7) The *driveway* for a *loading facility* shall be located in a manner that will not obstruct the normal traffic movement on the *street*.
- 7.2.3 (8) Prior to issuing a building permit, the *City Engineer* may determine the final location of a *driveway*, if the location proposed by the developer, in the opinion of the *City Engineer*, may cause a traffic hazard.

#### Surface of *Parking and Loading Facilities*

- 7.2.4 (1) All *parking spaces*, *aisles*, *loading spaces* and *driveways* except those in conjunction with *one-family dwellings*, *mobile homes* in R-1C Zone or *duplexes* shall be paved with asphaltic concrete, cement concrete, paving blocks, paving stones or similar material.
- 7.2.4 (2) The design and construction of asphalt paving required under Sentence 7.2.4 (1) shall conform to the standards for a *lane* in Subdivision and Development Bylaw 675 and amendments thereto.
- 7.2.4 (3) The paved area required under Sentence 7.2.4 (1) shall be so sloped or curbed as to contain and drain the surface water within the paved area.
- 7.2.4 (4) The surface water on the paved area of a *parking or loading facility* shall be drained to the *City's* drainage system or an on-site soak-away.
- 7.2.4 (5) The design and construction of the drainage system required under Sentences 7.2.4(3) and 7.2.4 (4) shall conform to the standards in Subdivision and Development Bylaw 675 and amendments thereto.



Lighting and Buffer for *Parking and Loading Facilities*

- 7.2.5 (1) *A loading facility or a parking facility with ten (10) or more parking spaces shall be illuminated in accordance with the standards for a local highway in Subdivision and Development Bylaw 675 and amendments thereto.*
- 7.2.5 (2) *A loading or a parking facility with twenty (20) or more parking spaces shall be screened with a *buffer strip or a barrier screen* along the *lot line* common to an adjacent *lot or street*.*

**PART 8 SIGNS**  
**Division 8.1 Administration**

Administration

- 8.1.1 (1) A *sign* may be erected altered, rebuilt, relocated or attached to any *building, structure* or land only in conformance with the provisions of this Bylaw and Building Bylaw 570 and amendments thereto.
- 8.1.1 (2) A *sign* is considered as a structure under Building Bylaw 570 and amendments thereto.
- 8.1.1 (3) Despite sentences 8.1.1 (1) and 8.1.1 (2) a permit is not required for change or repair of letterings or the internal equipment of *signs*.
- 8.1.1 (4) Despite any other provisions of this Bylaw and Building Bylaw 570, no permit is required for the type of *signs* that are “allowed without permit” under Tables 8.2.2 (a), 8.2.3 (a) and 8.2.4 (a).

## Division 8.2 Sign Restriction by Zoning Designation

### Type of Signs by Purpose

8.2.1 In this Part, the type of a *sign* classified by its purpose is defined as Table 8.2.1 (a) which forms a part of this Bylaw.

Table 8.2.1 (a) – Definition of *Signs* Classified by Purpose

Type	Definition
Commercial Sign	1) a sign intended to advertise or promote a business, product, service, place or commercial event; 2) a sign showing the list of tenants of a commercial or industrial building or complex; or 3) a sign intended to deliver a religious, social or political message; but, not including home occupation signs, real estate signs and temporary signs.
Directory Sign	1) a sign, usually free-standing or imbedded in a fence, which carries only the name of a housing complex, subdivision, commercial park or industrial park; 2) a sign, usually located on a highway approaching the City, built under the auspices of a government or non-profit organization, and intended to guide tourists to the location of the community or community facilities; or 3) a plaque, cenotaph or similar structure permanently installed to commemorate an event or a person.
Home Occupation Sign	a sign indicating that a home occupation is carried out.
Identification Sign	1) a sign indicating the name of the occupation or address or a non-commercial or non-industrial building; 2) a sign, usually imbedded permanently in a wall or fence, carrying the name or completion date of a building, or non-profit facility; 3) a sign showing the list of tenants of a multiple residential building; or 4) a flag excluding banners and pennants, containing distinctive colours, patterns or symbols used as a symbol of a government or other non-profit organization.
Real Estate Sign	1) a sign, excluding kiosks, located on the subject property, to promote sale, lease or rent of a property; or, 2) a sign installed during the construction of a building or facility on the subject property, and intended to promote sale, lease or rental of the said building or facility.
Regulatory Sign	1) a sign to control or guide vehicular or pedestrian traffic including traffic signs, traffic signals, traffic markings and road name signs, complying with the standards in the latest version of Uniform Traffic Control Devices for Canada; 2) a sign posted and maintained by a law, governmental order, rule or regulation; or 3) a sign within a property intended to prohibit parking, trespassing or dumping.
Temporary Sign	1) a sign indicating that community activity or event such as a fair, exhibition, festival or sport tournament is held; 2) a sign intended for a political campaign during an election or referendum; 3) a sign or decoration, such as Christmas decoration, with or without written message, to celebrate a season, holiday or non-commercial event/anniversary; 4) a sign intended to announce the construction of a public facility funded by a government or non-profit organization; or, 5) a sign, attached on the window of a retail store, announcing a discount sales event.
Column A	Column B

Signs in Residential Zone

8.2.2 Signs in a residential zone shall be installed and maintained in accordance with Table 8.2.2 (a), which forms part of this Bylaw.

Table 8.2.2 (a) – Regulation for Type of Signs in Residential Zone

Type of Signs	Restriction	Maximum No. of Signs	Maximum Sign Area	Maximum Sign Height	Other Requirements
Commercial Sign	Prohibited	Not Applicable			
Directory Sign	Permit required	No restriction			
Home Occupation Sign	Allowed only for one-family dwelling or duplex with a permit	1 per front or exterior side lot line	0.3 m <sup>2</sup> (3.2 ft <sup>2</sup> ) each	3.0 m (9.8 ft)	
Identification Sign	Allowed without permit	1 per front or exterior side lot line	0.3 m <sup>2</sup> (3.2 ft <sup>2</sup> ) each	Lower than the lowest level of roof	No size or height restriction for flags
Real Estate sign	Allowed without permit	1 per front or exterior side lot line	1.5 m <sup>2</sup> (16.1 ft <sup>2</sup> ) each for single residence, 6.0 m <sup>2</sup> (64.5 ft <sup>2</sup> ) each for others	1.5 m (4.9 ft) for single residence, 30.0 (9.8 ft) for others	
Regulatory Sign (Private)	Permit required	1 per front or exterior side lot line	0.3 m <sup>2</sup> (3.2 ft <sup>2</sup> ) each	3.0 m (9.8 ft)	Maximum duration of a temporary sign (except construction notice) shall be 60 days
Regulatory Sign (Government)	Allowed without permit	No restriction			
Temporary Sign					
Column A	Column B	Column C	Column E	Column F	Column G

Signs in Commercial and Industrial Zone

8.2.3 Signs in a commercial or industrial zone may be installed and maintained in accordance with Table 8.2.3 (a), which forms a part of this Bylaw.

Table 8.2.3 (a) – Sign Regulation In a Commercial Zone or Industrial Zone

Type of Signs	Restriction	Maximum No. of Signs	Maximum Sign Area	Maximum Sign Height	Other Requirements
Commercial Sign	Permit required	1 per 30 m of frontage plus 2 per premises	In total, 10.0 m <sup>2</sup> (107 ft <sup>2</sup> ) per lot or per 100 m <sup>2</sup> (1076 ft <sup>2</sup> ) of GFA whichever is greater	15.0 m (49.2 ft) for freestanding sign. Lower than the lowest level of roof or eave for others.	
Directory Sign	Permit required	No restriction			
Home Occupation Sign	Allowed only for one-family dwelling or duplex with permit	1 per front or exterior side lot line	0.3 m <sup>2</sup> (3.2 ft <sup>2</sup> ) each	3.0 m (9.8 ft)	
Identification Sign	Allowed without permit	2 per front or exterior side lot line	6.0 m <sup>2</sup> (64.5 ft <sup>2</sup> ) in total	Not higher than the lowest part of roof or eave	No size or height restriction for flags
Real Estate Sign	Allowed without permit	1 per front or exterior side lot line	6.0 m <sup>2</sup> (64.5 ft <sup>2</sup> ) each	3.0 m (9.8 ft)	
Regulatory Sign (private)	Permit required	No restriction	0.6 m <sup>2</sup> (6.4 ft <sup>2</sup> )	3.0 m (9.8 ft)	Maximum duration of a temporary sign (except construction notice) shall be 60 days
Regulatory Sign (government)	Allowed without permit	No restriction			
Temporary Sign					
Column A	Column B	Column C	Column D	Column E	Column F

8.2.3 (1) Despite Table 8.2.3 (a) the maximum sign area for a portable sign shall be 3.0 m<sup>2</sup> (32 sq ft.). **(Bylaw 899)**

Signs in Public Zone

8.2.4 Signs in a public zone may be installed and maintained in accordance with Table 8.2.4 (a), which forms a part of this Bylaw.

Table 8.2.4 (a) – Sign Regulation in Public Zone

Type of Signs	Restriction	Maximum No. of Signs	Maximum Sign Area	Maximum Sign Height	Other Requirements
Commercial Sign	Prohibited	Not applicable			
Directory Sign	Permit required	No restriction			
Home Occupation Sign	Prohibited	Not applicable			
Identification Sign	Permit required	1 per front or exterior side lot line	0.6 m <sup>2</sup> (6.4 ft <sup>2</sup> ) each	3.0 m (9.8 ft)	No size or height restriction for flags
Real Estate Sign	Allowed without permit	1 per front or exterior side lot line	6.0 m <sup>2</sup> (64.5 ft <sup>2</sup> ) each	3.0 m (16.1 ft)	
Regulatory Sign (private)	Permit required	1 per front or exterior side lot line	0.3 m <sup>2</sup> (3.2 ft <sup>2</sup> ) each	3.0 m (9.8 ft)	Maximum duration of temporary sign (except construction notice) shall be 60 days
Regulatory Sign (Government)	Allowed without permit	No restriction			
Temporary Sign					
Column A	Column B	Column C	Column E	Column F	Column G

### Division 8.3 Form of Signs

#### Permitted Form of Signs

8.3.1 The form of a sign distinguished by its shape, material or the object that the sign is affixed to shall be defined and regulated as per Table 8.3.1 (a), which forms a part of this Bylaw.

Table 8.3.1 (a) – Permitted Form of Signs in each Zone

Form	Definition	Residential Zone	Commercial & Industrial Zone	Public Zone
Air-inflated sign	A sign whose shape or erection is maintained by compressed air or by light gas	Prohibited		
Animated sign	A sign that uses movement or change of lighting to depict action or to create a special effect or scene	Prohibited		
Banner	A sign of light-weight fabric or similar material mounted to a frame at one or more edges, excluding flags and canopy signs	Prohibited	Allowed	
Bench Sign	A sign attached or painted to a bench or a bus-stop shelter on a roadside or in a park	Prohibited	Allowed	
Billboard Sign	A commercial sign, excluding kiosks, where the object promoted by it is located on another parcel	Prohibited		
Canopy Sign	A sign painted, or attached to an awning, canopy or marquee	Prohibited	Allowed	Prohibited
Free-standing Sign	A sign attached to a permanent foundation, which is independent of any building or other structure	Allowed. A free-standing sign shall not be closer than 30.0 m (98.4 ft) to other free-standing sign located in the same lot.		
Kiosk	A free-standing structure showing a number of small signs to promote businesses of same kind or real estates	Prohibited	Allowed one for each lot	Prohibited

Pennant	A light-weight fabric or similar material, that may or may not contain a written message, suspended from a string or wire usually in series.	Prohibited		
Form	Definition	Residential Zone	Commercial & Industrial Zone	Public Zone
Portable Sign	A sign which is not attached to the ground or other permanent structure, such as sandwich board signs, signs on a wheel, signs carried by a person or animal, or signs set upon or supported by a motor vehicle	Prohibited	Allowed one for each premises <b>(Bylaw 899)</b>	Prohibited
Projecting Sign	A sign affixed to a building in a manner that its leading edge extends more than 30 cm beyond the surface of the such building	Prohibited	Allowed one for each premises.	
Roof Sign	1) a sign erected upon or above a roof or parapet of a building, or 2) a sign affixed to a building and extending vertically above the roof line, but 3) excluding projecting signs or canopy signs	Prohibited		
Wall Sign	A sign painted or attached flush to a wall or window, and shall not include projecting signs	Allowed one for each premises.		
Column A	Column B	Column C	Column D	Column E

8.3.1 (1) Portable signs shall be factory made or be constructed of wood with painted or raised messages on a painted background. **(Bylaw 899)**



Setback

8.3.2 Despite any other provision of this Bylaw, a *free-standing sign or a kiosk* in any zone shall be sited in accordance with Table 8.3.2 (a) which forms part of this Bylaw.

Table 8.3.2 (a) – *Setback of Free-standing Signs and Kiosks*

Style of Signs	Minimum <i>Front Lot Line Setback</i>	Minimum <i>Interior Side Lot Line Setback</i>	Minimum <i>Exterior Side Lot Line Setback</i>	Minimum <i>Rear Lot Line Setback</i>
<i>Free-standing Kiosk</i>	3.0 m (9.8 ft)	0.5 m (1.64 ft) <b>(Bylaw 1000)</b>	3.0 m (9.8 ft)	6.0 m (19.7 ft)
Column A	Column B	Column C	Column D	Column E

Highway Encroachment

- 8.3.3 (1) When a *sign* or any part of a *sign* encroaches onto a highway or a public place, the owner shall obtain written approval from the *City Engineer* before installation.
- 8.3.3 (2) Signs projecting over a pedestrian area shall have a clearance to the underside of the projection of at least 2.8 m (9.2 ft) above grade or sidewalk.
- 8.3.3 (3) Signs projecting over a vehicular traffic area shall have a clearance to the underside of the projection of at least 4.5 (14.8 ft) above grade.

Note: Sentence 2.5.2 (3)  
 “When a *building, structure, sign* or any part of it encroaches onto a highway or a public place, the owner shall enter into an encroachment agreement in accordance with Highway Encroachment Bylaw 628 and amendments thereto.”

Nuisance Signs

- 8.3.4 (1) A *sign* may not be erected or lighted in such a manner as to interfere with:
- (a) the ability of a motorist to see oncoming traffic;
  - (b) the visibility at an access to or egress from a highway; or
  - (c) the visibility of a highway traffic control device.
- 8.3.4 (2) A *sign* may not be illuminated or equipped with flashing, oscillating or moving lights or beacons in such a manner as to cast a direct beam on any highway or residential premises.
- 8.3.4 (3) No *sign except regulatory signs* shall be attached or painted to a power pole, telephone pole, street light pole or traffic control device.

## **PART 9 REPEAL AND EFFECTIVE DATE**

### Repealing Bylaws

9.0.1 (1) City of Castlegar Zoning Bylaw 553 is hereby repealed.

9.0.1 (2) City of Castlegar Sign Bylaw 385 is hereby repealed.

### Effective Date

9.0.2 This Bylaw shall come to full force upon adoption.

READ A FIRST TIME on the 23<sup>rd</sup> day of November 1998.

READ A SECOND TIME on the 22<sup>nd</sup> day of February 1999.

PUBLIC HEARING HELD on the 12<sup>th</sup> day of April 1999.

APPROVED BY THE MINISTER OF TRANSPORTATION AND HIGHWAYS on the 1<sup>st</sup> day of March 1999.

READ A THIRD TIME AND PASSED on the 12<sup>th</sup> day of April 1999.

RECONSIDERED AND ADOPTED on the 12<sup>th</sup> day of April 1999.

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**MIKE O'CONNOR, MAYOR**

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**DIANE HUNTER, CITY CLERK**

