



## DISTRICT OF BARRIERE

# ZONING BYLAW NO. 111

District of Barriere  
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**Consolidated by Amendment Bylaws 127, 160, 165, 170, 188, 195, 199, 200, 206, 208, 220, 223, 224, 225, 227, 228, 237, 239, 244, 245, 257, 258**

<a href="#">111</a>	District of Barriere Zoning Bylaw No. 111	June 23/14	Repeals Bylaw No. 0008
127	Zoning Bylaw No. 111 Amendment Bylaw No. 127	Feb 9/16	General Amendment re mapping corrections
160	Zoning Bylaw No. 111 Amendment Bylaw No. 160	Sept 4/18	General Amendment re RVs as dwelling units & Cannabis
165	Zoning Bylaw No. 111 Amendment Bylaw No. 165	Sept 30/19	Site Specific for Cannabis Sales - Armour Mnt. Mahal
170	Zoning Bylaw No. 111 Amendment Bylaw No. 170	Sept 3/19	Site Specific Zoning for Multi-Family @ HY Louie Prop.
171	Zoning Bylaw No. 111, Amendment Bylaw No. 171	DEFEATED	Site Specific for Cannabis Sales - Bakey
188	Zoning Bylaw No. 111, Amendment Bylaw No. 188	Dec 7/20	To split zone Lots 1 & 2 in LCIP from C2 to C2/I
195	Zoning Bylaw No. 111, Amendment Bylaw No. 195	Mar 8/21	To rezone R1 (Wildfire M. Site) to C2/Industrial
199	Zoning Bylaw No. 111, Amendment Bylaw No. 199	Mar 22/21	RZ-21-02 Hodson BLR - reduce min. lot size & road frontage
200	Zoning Bylaw No. 111, Amendment Bylaw No. 200	Apr 27/21	RZ 21-02 Mahal C2 to RM
206	Zoning Bylaw No. 111, Amendment Bylaw No. 206	Oct 18/21	Clary RZ 21 04 on Barriere Town Rd. RM to R
208	Zoning Bylaw No. 111, Amendment Bylaw No. 208	Oct 18/21	RZ 21 05 BMI Yellowhead Hwy C2 to RM
212	Zoning Bylaw No. 111, Amendment Bylaw No. 212	WITHDRAWN	RZ 22 02 Clary R to RM
220	Zoning Bylaw No. 111, Amendment Bylaw No. 220	Aug 12/22	RZ 22 03 Ive CR to R
223	Zoning Bylaw No. 111, Amendment Bylaw No. 223	Oct 17/22	RZ 22 05 Hodson (to permit smaller lot size 649 BLR)
224	Zoning Bylaw No. 111, Amendment Bylaw No. 224	Jan 9/23	RZ-22-04 CLA (to add MF use to P2 Zone 4818 Annesty Rd)
225	Zoning Bylaw No. 111, Amendment Bylaw No. 225	DEFEATED	RZ-22-06 Fan (from SH to R of DL 1570)
227	Zoning Bylaw No. 111, Amendment Bylaw No. 227	Mar 6/23	RZ-23-02 Smile (to add site specific "Cannabis Sales")
228	Zoning Bylaw No. 111, Amendment Bylaw No. 228	Feb 21/23	Adds Division 18 - Residential Private Zone
237	Zoning Bylaw No. 111, Amendment Bylaw No. 237	Jan 8/23	RZ-23-03 P2 Dixon DL1570 Fan
239	Zoning Bylaw No. 111, Amendment Bylaw No. 239	May 13/24	RZ 24 01 Waterwheel (Thompson)
244	Zoning Bylaw No. 111, Amendment Bylaw No. 244	May 13/24	RZ 24-02 - Site specific to reduce lot size on 2 lots - Dunn Lk Rd
245	Zoning Bylaw No. 111, Amendment Bylaw No. 245	Jun 10/24	SSMUH - Remove Sec.Dwell max size & setback reduction
257	Zoning Bylaw No. 111, Amendment Bylaw No. 257	July 21/25	General Amendment to remove RV, Wrecking Yard & Tow Uses
258	Zoning Bylaw No. 111, Amendment Bylaw No. 258	July 21/25	RZ-25-01 Thompson to reduce min. lot size

**Please check with the District of Barriere  
for the most current information on this Bylaw.**

**ZONING BYLAW  
BYLAW NO. 111**

A Bylaw to adopt a new Zoning Bylaw  
for the District of Barriere

**Consolidated by Amendment Bylaws 127, 160, 165, 170, 188, 195, 199, 206, 208, 220, 220,  
223, 224, 225, 227, 228, 237, 239, 244, 245, 257, 258— for convenience purposes only\***

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**WHEREAS**, Section 903 of the Local Government Act provides that the Council may adopt a Bylaw respecting Land Use in the form of a Zoning Bylaw;

**AND WHEREAS**, the District of Barriere has now adopted a new Official Community Plan, Bylaw No. 85;

**AND WHEREAS**, it is deemed desirable to adopt a new Zoning Bylaw in conformity with the Official Community Plan for the District of Barriere,

**AND WHEREAS**, the current Zoning Bylaw was originally adopted for the unincorporated areas of the Thompson Nicola Regional District and subsequently inherited by the District at incorporation;

**NOW THEREFORE**, the Council of the District of Barriere in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as the **"District of Barriere Zoning Bylaw No. 111"**.
2. That District of Barriere Zoning Bylaw 0008 and all amendments thereto are hereby repealed.
3. That this document entitled, District of Barriere Zoning Bylaw No. 111, including the associated Zoning Map entitled Schedule "A", is hereby adopted as the Land Use Bylaw for the District of Barriere.

READ a FIRST and SECOND time the 7<sup>th</sup> day of April, 2014.  
PUBLIC HEARING held the 26<sup>th</sup> day of May, 2014.  
READ a THIRD time the 23<sup>rd</sup> day of June, 2014.

ADOPTED the 23<sup>rd</sup> day of June, 2014.

Original signed by, \_\_\_\_\_  
Mayor Bill Humphreys

Original signed by, \_\_\_\_\_  
Colleen Hannigan, CAO

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## **DIVISION ONE - DEFINITIONS**

All words or phrases shall have their normal or common meaning except where they are changed, modified or expanded by the definitions in this Division.

**"Accessory Building"** means a subordinate detached building or structure, including a shipping or storage container or fabric-covered structure:

- (a) Used for the better enjoyment of the principal building to which it is accessory; and,
- (b) Situated upon the lot on which the principal building is, or is being, erected.

**"Agriculture-based Commercial"** means a commercial enterprise directly associated with an Intensive Agricultural use conducted on the property (e.g. winery, Guest Ranch).

**"Animal Breeding Facility"** means premises in which animals are housed for commercial breeding purposes and one or more are bred more than once a year.

**"Building"** means a structure, having a roof supported by columns or walls.

**"Campground"** means premises used for the temporary accommodation of travellers in trailers, recreational vehicles, campers or tents.

**"Cannabis Sales"** means a business that sells cannabis but excludes the sale of cannabis for exclusively medical purposes where that sale is made in accordance with federal medical cannabis or medical marihuana enactments or regulations. Bylaw 160

**"Community Wastewater System"** means a sewage collection and disposal system that has been approved by the authority having jurisdiction over the system that services more than one separately-owned dwelling unit.

**"Community Water System"** means a waterworks system that is owned and operated by the District.

**"Convenience Store"** means a retail store (maximum 140 sq. m. gross floor area) catering to the day to day needs of residents of the immediate neighbourhood.

**"Crematorium"** means a premise providing for the incineration of the deceased.

**"District"** means the District of Barriere.

**"Duplex"** means a detached building containing 2 similar sized dwelling units on the same parcel.

**"Dwelling, Multi-Family"** means a detached building, used exclusively for residential purposes, consisting of 3 or more dwelling units, either with private individual access from the exterior or common access from the exterior and interior hallways. Dwelling, Multi-Family shall include apartments and townhomes.

**"Dwelling Unit"** means a building or portion of a building consisting of one or more rooms with self-contained cooking, eating, living, sleeping and sanitary facilities used or intended to be used as a single residential unit for one or more persons comprising a single household.

**"Fence"** means a barrier, constructed as an obstruction to passage or as a visual screen.

**"Flood Construction Level"** means:

- (a) the elevation of a flood (including freeboard); which has a statistical frequency of occurrence of once every 200 years or,
- (b) the elevation of a flood with recorded levels greater than those of a such a flood,

as determined by the Ministry of Environment of the Province of British Columbia or, in the absence of Ministry of Environment flood hazard data, by a professional engineer or geoscientist with appropriate qualifications and experience.

**"Funeral Services"** means premises providing for the preparation of the deceased for burial or cremation, including an associated service.

**"Gross Floor Area"** means the total floor area of all buildings and structures on a *parcel* measured to the exterior surfaces of exterior walls, except the area of any unfinished cellar or attic.

**"Guest Ranch"** means an agri-tourism development.

**"Health Facility"** means premises in which human health services are provided and can include a group of physicians or other health professionals working in cooperation or sharing the same facilities; and short or long term care facilities.

**"Height "** in relation to a building or structure whose height is regulated by this Bylaw means the vertical distance from the average finished ground level to the highest point, excluding chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery and roof top heating/cooling units.

**"Highway"** includes a street, road, lane, bridge, viaduct, and any other way open to the use of the public, but does not include a private right of way or easement on private property except that minimum setback requirements specified in this Bylaw apply in relation to lot lines that abut access routes in bare land strata plans.

**"Home Occupation"** means a business that is carried out in a dwelling unit that does not:

- (a) change the external residential character of the *dwelling unit* or *parcel*;
- (b) create a nuisance;
- (c) involve exterior storage of any materials or products used directly or indirectly in the business;
- (d) involve the storage or use of material or products that produce flammable or explosive vapours or gases under ordinary temperatures;
- (e) involve the display of advertising or identification signs exceeding 0.3 square metres in area; and,

(f) occupy more than 25% of the habitable area of the dwelling unit.

Bylaw 160 (g) Include "Cannabis Sales"

**"Home-based Business"** means a *Home Occupation* that is carried out partly or entirely within an accessory structure on the same parcel as the principal dwelling unit and conforms to (a) to (f) of the Home Occupation definition.

**"Industrial Commercial Workshop"** means an industrial workshop that may have an associated retail sales component and can include small scale manufacturing.

**"Intensive Agriculture"** means the use of land classified as a farm by the British Columbia Assessment Authority, primarily for the production of farm products such as dairy products, poultry products, cattle, hogs, sheep or other animals, wheat or other grains, vegetables, fruit or other field crops, and any other activity designated as a farm use under the Agricultural Land Commission Act (or its successors) or as a farm operation under the Farm Practices Protection (Right to Farm Act or its successors) Act.

**"Large Single Retail"** means retail sales premises with more than 500 square metres of retail sales area operated as a single business enterprise.

**"Lot"** means the same as *parcel*.

**"Lot Coverage"** means the portion of a *parcel*, expressed as a percentage, which is covered above ground by any building or structure, excluding landscaping structures, stairs and unenclosed decks.

**"Lot Line, Front"** means the lot boundary that is common to a parcel and a highway. Where a lot is at the corner of two highways the determination which lot line is Front and which is Exterior Side, in order to establish Minimum Required Lot Line Yard Setbacks, will be at the discretion of the owner. On a lot with a continuous curve (no abrupt change in direction) the entire curve will be considered the Front Lot Line.

**"Lot Line, Rear"** means the lot boundary that is common to a parcel and that is generally parallel and opposite to the front lot line.

**"Lot Line, Side"** means a lot boundary that is not a front lot line or a rear lot line, and includes an exterior side lot line being the lot boundary that is common to a parcel and a flanking highway and an interior side lot line being the lot boundary that is common to a parcel and an immediately neighbouring lot.

Bylaw 160 **"Manufactured Modular Home"** means a *Single Detached Dwelling* factory-built to CAN/CSA A277 standards for residential occupancy and designed to be transported to the building site by transport and placed onto a permanent foundation. ~~Manufactured~~ **Modular Home** shall not include a recreational vehicle or a park model recreation unit.

**"Minimum Required Setback"** means a portion of a parcel adjacent to a lot line that is required by this Bylaw to be unoccupied by buildings and structures, but excluding eaves, gutters, cornices, sills, chimneys, or other similar building features, provided that such projections do not encroach more than 60 centimetres into the *minimum required setback*, and uncovered patios, terraces, steps or stairs.

**"Mobile Home"** means a *Single Detached Dwelling* built to CAN/CSA Z240 standards for residential occupancy and designed to be transportable on wheels. *Mobile Home* shall not include a recreational vehicle or a park model recreation unit.

**"Mobile Home Park"** means premises used for the placement of two or more *Mobile Homes* on a *Lot*, and may include associated services or offices.

**"Motel" or "Hotel"** means a building or group of buildings containing rentable units, occupied or intended to be occupied temporarily by tourists or transients with each unit having its own parking space conveniently located on the parcel and being self-contained, having its own bathroom with a water closet and a bath or shower, with or without cooking facilities. Access may be by individual access from the exterior for each unit or by common access and hallways.

**"Natural Boundary"** means the visible high water mark of any lake, river, stream or other body of water, where the presence and action of the water are so common and usual, and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself. The District may require verification of such by a BC Land Surveyor.

**"Nuisance"** means an unreasonable interference with the use and enjoyment of land.

**"Panhandle Lot"** means a *Parcel* which has its primary legal access from an access road through a narrow strip of land which is an integral part of the *Parcel*. This narrow strip is referred to as the panhandle area.

**"Parcel"** means:

- (a) a single area of land with defined boundaries and registered under the provisions of the Land Title Act; or,
- (b) a single area of land with defined boundaries held by way of lease granted by the Federal or Provincial Crown or their agencies.

**"Party Wall Agreement"** has the meaning prescribed by the Land Title Act.

**"Passive Recreation"** means a recreational use that: has a minimal impact on the environment; may be subject to Barriere Riparian Area Regulations as detailed in Appendix A of the Barriere Official Community Plan; and, does not create a general nuisance to other users or, adjacent property owners, with respect to safety or the production of continuous or loud noise.

**"Personal Service Shop"** means a use providing for services to an individual related to the care and appearance of the body. Typical uses include, but are not limited to: barber shops, hair salons, manicurists, tanning salons, tailors, dress makers, dry cleaners and laundromats.

**"Persons with Disabilities"** means a person whose mobility is limited as a result of a permanent or temporary disability that makes it impossible or difficult to walk.

**"Place of Assembly"** means as defined under the BC Building Code.

Bylaw 160

**“Recreational Vehicle (RV)”** means any camper, travel trailer, fifth wheel or motor home with a maximum width of 2.6m in transit mode which can be used to provide sleeping accommodation and which is capable of being licensed for highway use pursuant to the Motor Vehicle Act or any subsequent Act or Acts which may be enacted in substitution therefore.

**“Restaurant”** means a use providing for the sale of prepared food to the general public for either consumption within the facility or offsite.

Bylaw 160

**“Retail Sales”** means the use of a building for the sale of goods, merchandise, and other materials to the general public, **excluding “Cannabis Sales”**, and includes limited on-site storage, limited seasonal outdoor sales to support the *Retail Sales* operation, and the manufacturing of products to be sold on site, provided the Gross Floor Area used for manufacturing does not exceed 25% of the Gross Floor Area of the *Retail Sales* premises.

Bylaw 160

**“RV Park”** means premises where RVs are used for:

- (i) the temporary accommodation of travellers in RVs; or,
- (ii) the longer term accommodation of residents in RVs, including Park Model RVs, on designated fully serviced sites,

both approved through the District Development Permit approval process.

**“Screened”** means blocked by a fence, building, structure or landscape area providing a visual barrier to conceal parking, garbage collection, or storage uses.

Bylaw 245

**“Secondary Dwelling Unit”** means a dwelling unit located either within the principal dwelling unit, or in an accessory building such as a coach house or garden suite that complies with Special Provisions Section 3.8

**“Service Station”** means a building or structure, used or intended to be used primarily for automobile servicing, including but not limited to vehicle repair and retail sales of fuel and automotive accessories but excluding outdoor storage of towed vehicles or salvage of any description. **Bylaw No. 127**

**“Single Detached Dwelling”** means a building containing only one *dwelling unit* or, where permitted by this Bylaw, one principal dwelling unit and a secondary dwelling unit.

**“Townhome”** means a building containing 2 or more dwelling units, each joined to the next by a vertical party wall.

**“Watercourse”** means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration

**“Wholesale Sales”** means the use of a building or part of a building for the sale of goods to be sold at retail by others.

**“Wrecking and Storage of Automobiles”** means the wrecking, salvaging, dismantling, or storage of vehicles, vehicle parts, vehicle frames or vehicle bodies and includes the storage of inoperable or unlicensed vehicles and the storage of towed vehicles, but excludes services associated with a **Service Station**. **Bylaw No. 257**



**"Yard, Front"** means the yard extending across the full width of a *parcel* between the front lot line and the closest projection of the principal building or structure toward the front lot line.

**"Yard, Rear"** means the yard extending across the full width of a *parcel* between the rear lot line and the closest projection of the principal building or structure toward the rear lot line.

**"Yard, Side"** means the yard between the front yard and the rear yard. An **"Exterior Side Yard"** is a Side Yard abutting a street.

**"Zone"** means the areas into which the District is divided by the *Zoning Map* [Schedule "B"] of this Bylaw, and for which specific regulations are outlined herein for each area.

**"Zoning Map"** means the map attached as a Schedule "B" to this Bylaw.

## **DIVISION TWO - GENERAL PROVISIONS**

### **2.1 PURPOSE**

The purpose of this bylaw is to implement the direction set out in the District of Barriere Official Community Plan, Bylaw No. 85, with relation to land use. The Zoning Bylaw regulates land use in a systematic and orderly manner for the ultimate benefit of the community and surrounding area by ensuring the various uses made of land and structures develop in proper relationship to one another, having due regard to:

- (a) the promotion of health, safety, convenience and welfare of the public;
- (b) the prevention of the overcrowding of land and preservation of the amenities peculiar to any zone;
- (c) the securing of adequate light, air and access;
- (d) the value of the land and the nature of its present and prospective use and occupancy;
- (e) the character of each zone, the character of the buildings already erected and the compatibility of the permitted uses within each zone; and
- (f) the conservation of property values.

### **2.2 COMPLIANCE**

- (a) No person shall, contrary to the provisions of this bylaw, subdivide any land; erect, construct, locate, alter, reconstruct or maintain any building or structure; locate or carry on any industry, business, trade or calling; or, use any land, building or structure.
- (b) No use of land is permitted in any zone unless that use is specified under the heading "Permitted Uses" in that zone, or in section 3.13 of this Bylaw.

### **2.3 ZONING BOUNDARIES**

- (a) Zoning boundaries shown on Schedule A are generally intended to correspond with *Parcel* boundaries.
- (b) Where a zoning boundary is designated on Schedule A as following a creek that is not a *Parcel* boundary, the centre line of creek shall be the zoning boundary.
- (c) Where a zoning boundary does not follow a legally defined line or creek, and where the distances are not specifically indicated on Schedule A, the location of the boundary shall be determined by scaling from Schedule A.

### **2.4 AGRICULTURAL LAND RESERVE**

- (a) Notwithstanding any other provisions of this bylaw, all lands within the provincial Agricultural Land Reserve except those exempted under Section 19 of the Agricultural Land Reserve Act or a general Order of the Commission, are subject to the provisions of the Agricultural Land Reserve Act, Regulations thereto, and Orders

of the Commission (thereby not permitting the subdivision of land or new non-farm uses unless approved by the Agricultural Land Commission).

- (b) The specification in this Bylaw of minimum parcel sizes for subdivision does not imply that land to which the minimum parcel size applies may be subdivided without the approval of the Agricultural Land Commission.

## 2.5 INSPECTION

The Building Inspector, the Bylaw Enforcement Officer, or any other official who may be appointed by Council for that purpose, is hereby authorized to enter, at all reasonable times, upon any property or premises to ascertain whether the provisions of this Bylaw are being obeyed.

## 2.6 ENFORCEMENT

Penalties for non-compliance will be in accordance with the District of Barriere Municipal Ticketing Bylaw No. 71.

## 2.7 BYLAW AMENDMENTS

An Application for Rezoning shall be treated as an application to amend this Bylaw.

## 2.8 SEVERABILITY

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

### **DIVISION THREE - SPECIAL PROVISIONS**

#### **3.1 NON-CONFORMING USES**

A lawful use of premises existing at the time of adoption of the Zoning Bylaw, although such use does not conform to the provisions of the Bylaw, may be continued subject to the provisions of Section 911 of the Local Government Act.

#### **3.2 EXISTING LOT OF RECORD**

On any *parcel* of land shown on a plan duly filed in the Land Title Office prior to the passage of this Bylaw, which has less than the required minimum *parcel* size, all permitted uses in the zone shall be allowed provided that all other provisions of this Bylaw are met and the method of sewage disposal complies with the Public Health Act and regulations under that Act.

#### **3.3 MULTIPLE ZONINGS**

Where a *parcel* of land is included within two or more separate zoning classifications, each classification with its respective permitted uses, minimum *parcel* size, setback requirements, and conditions of use applies to the area of the *parcel* included within that zone.

#### **3.4 SITING OF BUILDINGS**

- (a) The purpose of the requirements of Sections 3.4 (b) through (f) is to reduce the risk of injury, loss of life and property damage due to flooding and erosion. However, the District of Barriere does not represent to the owner or any other person that any building constructed or located in accordance with the said requirements will not be damaged by flooding or erosion.
- (b) Notwithstanding any other provisions of this Bylaw, no building or structure or any part thereof shall be located, constructed, moved or extended:
  - i) within 30 metres of the natural boundary of the Barriere, and North Thompson Rivers;
  - ii) within 15 metres of the natural boundary of any other watercourse; or
  - iii) within 7.5 metres of the inboard toe of a dike constructed to Ministry of Environment standards
- (c) Notwithstanding any other provisions of this Bylaw, no building or structure with the underside of any floor system or the top of any pad supporting any space or room, used for habitation, business, or storage of goods damageable by floodwaters, shall be located:
  - i) lower than the *Flood Construction Level* for the North Thompson or Barriere Rivers or, where the Flood Construction Level has not been determined by the Ministry of Environment or a qualified professional, lower than 3 metres above the natural boundary of the Barriere River.

- ii) lower than 1.5 metres above the natural boundary of any other watercourse.
- (d) Section 3.4 (c) shall not apply to:
  - i) a renovation of an existing building used as a residence that does not involve an addition thereto;
  - ii) an addition to a building for residential use that would increase the size of the building by less than 25 percent of the existing floor area;
  - iii) that portion of a building used or intended to be used as a carport or garage;
  - iv) farm buildings, other than dwelling units and closed-sided livestock housing;
  - v) light or heavy industrial development which is required to flood proof to the engineered *Flood Construction Level*; or,
  - vi) industrial buildings and structures protected by a dike approved by the Ministry of Environment.
- (e) The required elevation may be achieved by structural elevation of the said building, structure or storage area or by adequately compacted fill on which any building or structure is to be located or constructed, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
 

Where fill is used to achieve the required elevations stated in Section 3.4 (c), no portion of the landfill slope shall be closer than the distances in Section 3.4 (b) from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.
- (f) The District may require an applicant for a building permit to provide a plan prepared by a B.C. Land Surveyor locating, in relation to any proposed building or structure, a natural boundary or dike or the horizontal extent of the floodplain associated with an established Flood Construction Level, for the purpose of ensuring compliance with this section.

### 3.5 ACCESSORY BUILDINGS AND USES

- (a) An *accessory building* may not be erected on any *parcel* unless the principal building exists or a building permit for the principal building has been issued and the principal building is constructed before the building permit expires.
- (b) An *accessory building* or structure used for the storage of marine equipment, not normally damageable by flood waters, may be located along a watercourse without having to comply with the applicable setback requirements in relation to the lot line abutting the watercourse, subject to current riparian area regulations or any applicable development permit conditions.

- (c) The maximum height for a storage container used as an accessory structure in any zone other than Industrial, shall be 3 metres, unless provided with a peaked roof structure, adhering to the character of the principal building.
- (d) The maximum floor area of an accessory building is 65 square metres except where the parcel size is 4,000 square metres or greater.
- (e) Accessory buildings must meet minimum setback requirements for the principal use in relation to front and exterior side lot lines and adhere to the character of the principal building.

### 3.6 TEMPORARY SITE ACCOMMODATION DURING BUILDING/RENOVATION

A temporary accommodation unit (including a Recreational Vehicle) may be located on a *parcel* for a period not to exceed the duration of the Building Permit issued for the construction of a principal building or structure on the *parcel*. At the expiration of such Building Permit, the temporary accommodation unit shall be removed or brought into conformity with the regulations in this Bylaw applicable to that zone.

### 3.7 TEMPORARY ACCOMMODATION FOR THE PURPOSES OF CAREGIVING

- (a) Notwithstanding any restrictions contained in this Bylaw or any other bylaw, one additional detached dwelling of a temporary nature may be permitted on any *parcel* of land where a detached dwelling is a permitted use subject to the following:
  - i) the *parcel* of land contains not more than one (1) detached dwelling.
  - ii) The *parcel* of land is a minimum of:
    - a) 4,000 square metres in area if served by a community water system; or
    - b) 8,000 square metres in area if not served by a community water system.
  - iii) The temporary accommodation is to be occupied by a person:
    - a) who is cared for or maintained by the owner of the said *parcel* of land; or,
    - b) who provides required care or maintenance to the owner of said *parcel* of land; and
    - c) where a physician has certified that such care or maintenance is necessary.
  - iv) The temporary accommodation shall meet the minimum required setback of the zone.
  - v) Approved wastewater disposal facilities shall be provided for the temporary accommodation.

- vi) The temporary accommodation use shall be removed from the said *parcel* of land or converted to an otherwise permitted use if any of the conditions specified in Section 3.7 (a) iii) cease to exist.
- vii) Not later than the 31st day of December in each year the owner of the said *parcel* of land shall complete and return to the District Office a statutory declaration stating that:
  - a) the said temporary accommodation is still located on the said *parcel* of land and is still occupied in accordance with the conditions set out in Section 3.7 (b) iii); or,
  - b) the said temporary accommodation use has ceased.

### 3.8 SECONDARY DWELLING UNIT

- (a) Where a Secondary Dwelling Unit, either detached or within the principal dwelling, is permitted in a zone, the following provisions shall be complied with:
  - i) a building permit is obtained from the District for the Secondary Dwelling Unit;
  - ii) parking is provided in accordance with the requirements of this By-law;
  - Bylaw 245 iii) A detached Secondary Dwelling Unit entrance shall be identified and visible from the public road frontage;
  - iv) A Secondary Dwelling Unit must be appropriately serviced;
  - v) No detached Secondary Dwelling Unit shall be used for short term rental or bed and breakfast operation;
  - vi) A detached Secondary Dwelling must be setback a minimum of 4 meters from the rear of the property, a minimum of 4 meters from the front of the property, and a minimum of 1.5 meters from the side of the property unless the side lot abuts a highway where it shall be 4.5 meters; and
  - vii) The maximum height of a detached Secondary Dwelling Unit shall be 12 meters.

### 3.9 MANUFACTURED MODULAR AND MOBILE HOME STANDARDS

Bylaw 160

- (a) A ~~Manufactured~~ Modular or Mobile Home, located outside a Mobile Home Park, must:
  - i) be placed upon a permanent foundation as per the current BC Building Code or Screw Piles as approved by a Registered Professional Engineer and approved by the Local Authority having jurisdiction, as opposed to blocking or other temporary form of support acceptable in CAN/CSA - Z240 for Mobile Homes;

- ii) be finished to grade with an insulated perimeter wall or insulated skirting properly clad as per the current BC Building Code;
  - iii) have a floor dimension between exterior walls of at least 6.5 metres for a minimum of 50% of the building length;
  - iv) comply with CAN/CSA standards (A277 for Factory-built / Manufactured and CAN/CSA Z240 for Mobile Homes);
- (b) As an exception to 3.9 (a)(iii), a ~~Manufactured~~ Modular or Mobile home outside a Mobile Home Park, existing at the passage of this bylaw and not meeting the minimum width requirements will be deemed to be an additional legal permitted use on that specific property and can be replaced.
- (c) Mobile Homes located in Mobile Home Parks shall comply with CAN/CSA Z240 standards and be protected by insulated skirting.

### 3.10 OFF-STREET PARKING AND LOADING

- (a) No person shall use any land, building or structure for a use indicated in the left hand column of the following table without providing the number of off-street parking spaces indicated for that use in the right hand column. Where the table requires a fractional number of spaces, the next highest whole number of spaces are required and where a use is not listed in the table the applicable requirement is the requirement for the most similar use that is listed:

<b>Use</b>	<b>Parking Spaces Required</b>
Residential	2 parking spaces per dwelling unit
Multi-Family residential	1.5 parking spaces per dwelling unit
Secondary Suite	1 parking space per suite
Pet boarding and breeding kennels	1 parking space per 30 square metres of service area, plus 1 parking space per 90 square metres of storage area
Elementary schools	2 parking spaces per classroom
Secondary schools	5 parking space per classroom
Assembly Use	1 parking space per 5 seats
Retail stores, excluding shopping centres	1 parking space per 40 square metres of gross floor area
Shopping centres/ Large Single Retail	6.5 parking spaces per 100 square metres of gross floor area
Banks and financial institutions	1 parking space per 20 square metres of gross floor area
Personal service shops, excluding laundromats, dry cleaning, barber and beauty shops	1 parking space per 30 square metres of service area, plus 1 parking space per 90 square metres of storage area
Medical and dental clinics	2 parking spaces per examination room plus 3 for ER plus 3 per other clinic services room
Restaurants	1 parking space per 3 seats

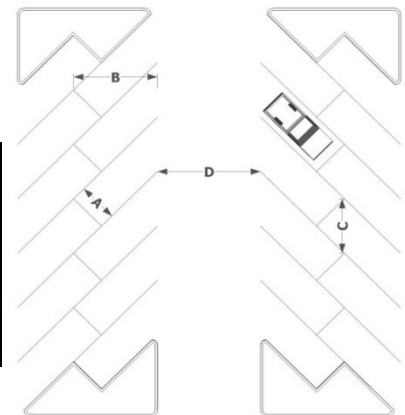


Funeral Services	1 parking space per 4 seats
Motels and hotels	1.25 parking spaces per rentable unit
Entertainment establishments	1 parking space per 3 seats
Campgrounds	1 parking space per campsite
Amusement parks, zoos, and museums	0.5 per 100 square metres of gross floor area
Fruit and vegetable stands	1 parking space per 15 square metres of gross floor area with a minimum of 4 parking spaces
Offices	1 parking space per 30 square metres of gross floor area
Fair, exhibition and rodeo grounds	1 parking space per 10 square metres of gross floor area

- (b) Every off-street parking space shall have, at all times, direct vehicle access to a public thoroughfare.
- (c) Where a number of uses are located in the same building or on the same *parcel*, the number of parking spaces required shall be the total of required parking spaces for each use.
- (d) Every parking space required by this Bylaw shall be hard surfaced or gravelled and treated by the owner to render the *parcel* and the adjacent highway free from mud and dust at all times.
- (e) Parking lots shall be provided with curbs or other barriers to ensure vehicular movement only from authorized points of egress and to completely contain vehicles within the area so used.
- (f) The minimum site maneuvering and aisle dimensions shall be as shown in the following table and diagrams:



Site Maneuvering and Aisle Dimensions (All dimensions shown in metres)					
Description	Symbol	Parallel	45°	60°	90°
Width of Space	A		2.60	2.60	2.60
Depth of Space	B		2.60	5.93	6.32
Length of Space	C		7.00	3.67	3.00
Width of Aisle	D		3.70	4.10	5.60



Parking space length may be reduced to 4.57m for isolated spaces (caused by column placement, etc.) up to 5% of the number of required spaces. Such spaces must be clearly marked "small auto only" on the pavement or wall facing. In lots exceeding 100 spaces in number, up to 20% of the spaces may be reduced to 4.57m in width provided those spaces are provided in groups of at least 20 spaces

marked "small auto only" on the pavement or wall facing and provided the area is signed "This section small autos only".

(g) Designated Parking Spaces for Persons with Disabilities

Off-street parking spaces for persons with disabilities must be:

i) provided with an access space of 1.3 metres in width adjacent to the parking space and not part of any other required parking space. Where this access space is adjacent to another off-street parking space for persons with disabilities, the access space may be shared between the parking spaces.

ii) clearly marked by a painted wheelchair symbol on the pavement, and by a sign facing toward the parking space and complying with the size and design specifications for such a sign prescribed in the Motor Vehicle Act Regulations;

iii) constructed and located so as to allow convenient access to the entrance to the building or use for which the spaces are provided, in accordance with the following table:

Required number of spaces under subsection (a)	Required number of spaces for persons with disabilities
Under 26	0
26-75	1
76-125	2
Over 125	3

(h) Off-street parking spaces required by this Bylaw may be provided and maintained off the parcel on which the use requiring the spaces is located or proposed, provided the *parcel* containing the spaces is located within 90 metres of the *parcel* requiring the spaces.

(i) Where off-street parking spaces are provided in accordance with subsection (h), a covenant in favour of and approved by the District shall be registered in the Land Title Office limiting the use of the parcel or portion thereof containing the parking spaces to parking uses only, and prohibiting the use of the parcel requiring the spaces for any use requiring off-street parking spaces under this Bylaw unless the parking spaces are being provided on the other parcel.

(j) Each building, structure, or parcel being used in a manner which involves receipt or delivery of goods or materials by vehicles, shall provide off-street loading spaces in accordance with the following requirements:

- i) Each off-street loading space be no smaller in area than 37 square metres;
- ii) Each off-street loading space shall have direct vehicular access to a public thoroughfare;

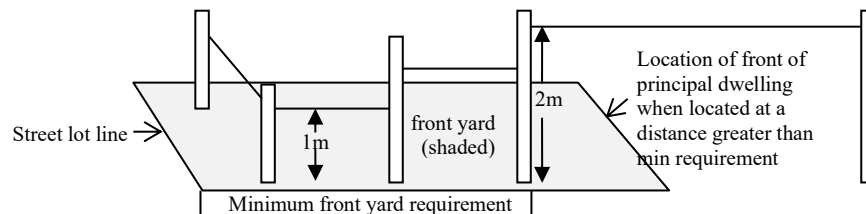
- iii) One off-street loading space shall be provided for every 2,000 square metres, or any part thereof, of gross floor area; and
- iv) Every off-street loading space required by this Bylaw shall be hard surfaced or gravelled and treated by the owner to render the space and the adjacent highway free from mud and dust at all times.
- (k) Off-street vehicle loading spaces, as required by this Bylaw, shall not be credited against the calculated requirement for off-street parking spaces, nor shall any off-street vehicle parking space be credited against the calculated requirement for off-street loading spaces.
- (l) No off-street parking space or off-street loading space shall be used for any other purpose than parking, loading, or unloading as required by this Bylaw, including without limitation for the storage of snow, goods or materials.

### 3.11 VISIBILITY AT INTERSECTIONS

There shall be no obstruction to the line of vision in any zone above the height of 0.8 metres from the established grade of highways, within an area bounded by the centre line of intersecting highways, and a line joining a point on each of the centre lines 24 metres from their intersection.

### 3.12 FENCES

- (a) Maximum fence heights in residential zones, shall be:
  - i) 1 metre within the front yard;
  - iv) 2 metres in side and rear yards.
- (b) As an exception to 3.12(a) i) above, fences that run along or parallel to the side lot line may be stepped in equal size steps, from 1 metre to 2 metres, attaining the maximum 2 metre height at the minimum front yard requirement, as established for that zone.



### 3.13 PERMITTED USES IN ANY ZONE

The following uses are permitted in any zone:

- (a) a telephone booth or public transit shelter;

- (b) a tool shed, scaffold or other such building or structure incidental to any construction, provided it is located on the parcel where such work is under way, until such construction has been finished or discontinued for sixty days;
- (c) a temporary sales office incidental to construction and sale of lots, units or buildings until construction has been finished or discontinued for sixty days, but no such sales office shall be established within 30 metres of any occupied dwelling.
- (d) a guardhouse or gatehouse located in any industrial zone;
- (e) a ticket office to serve a vehicle parking lot;
- (f) a receiving/transmitting tower or any steel tower used for telecommunications purposes and associated buildings, provided the tower and buildings are located at a minimum distance of 150 metres from the boundary of a residential zone, and provided the lot area is at least 2 hectares;
- (g) decorative walls, fences, planting strips, walkways and other landscaping structures subject to the siting and height regulations contained herein;
- (h) recreational trails and minor associated structures, outdoor sports courts and fields;
- (i) the occasional processing of firewood for private use;
- (j) temporary special events licensed or approved by the District;
- (k) public uses such as roads, parks, tourist information facilities, water intake, treatment, distribution and storage facilities, sewage collection, pumping, treatment and disposal facilities, hydro substations, telephone exchanges, municipal halls, fire and ambulance stations, schools.
- (l) a conservation use;
- (m) flood or erosion control facilities;
- (n) a Home Occupation, except that a Home-based Business is not permitted in an RM Zone.

### 3.14 PROHIBITED USES IN ALL ZONES

The following uses are prohibited in all zones:

- (a) the bulk storage of: industrial chemicals; radioactive hazardous waste; gun or blasting powder; hazardous biological waste; or, liquid industrial waste; unless in direct association with a Permitted Use in the Zone;
- (b) the commercial slaughtering or rendering of fats or animal products, tanneries and abattoirs;
- (c) feedlots (intensive agricultural confined feeding operations) and stockyards.

- (d) bulk importation, storage and/or composting of bio-solids for commercial resale purposes.

Bylaw 127

### 3.15 SITING OF TOWNHOMES

The minimum required setbacks specified in this Bylaw in relation to interior side lot lines do not apply to townhomes where a party wall is located at the interior side lot line and is the subject of a party wall agreement.

### 3.16 RV PARK REGULATIONS

Bylaw 160

- (a) **Provision of an appropriate Wastewater System** – RVs staying in the RV Park for longer than one week must be provided with a wastewater disposal service option, approved by the District of Barriere or other legislatively responsible authority.
- (b) **Provision of an appropriate Water System** – RVs staying in the RV Park for longer than one week must be provided with a potable water service option, approved by Interior Health or other legislatively responsible authority.
- (c) **Spacing** – RVs must have a minimum 3.0m separation from any adjacent RV or structure.
- (d) **Heating/Cooking Appliances** – Any heating/cooking appliances (wood or otherwise) that are not part of the original certified manufactured RV, shall be in accordance with the regulations of the authority having jurisdiction and proof of such shall be provided, upon request, to the District of Barriere.
- (e) **Vehicle Lane Access** – Lane width accessing RV sites must be a minimum of 6m (5m if one way) to allow emergency vehicles (e.g. fire truck, ambulance) to safely access a site in an emergency.
- (f) **Structures/additions** constructed adjacent to or connected to an RV must provide safe ingress and egress from the RV in case of emergency and may be subject to a safety inspection by the District of Barriere.
- (g) **A Development Permit is required** for all RV Parks, whether or not they were existing at the time of passage of this bylaw.

## **DIVISION FOUR - SMALL HOLDING (SH) ZONE**

### **PURPOSE**

The purpose of this zone is to secure a rural environment so that those homeowners who seek privacy of a rural environment may be protected from the premature intrusion of higher density residential development.

#### **4.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• <i>Single Detached Dwelling</i></li><li>• <i>Duplex</i></li><li>• <i>Intensive Agriculture</i></li><li>• <i>Animal Training, Breeding &amp; Boarding Facilities</i></li><li>• <i>Golf Course</i></li><li>• <i>Resource Extraction</i></li><li>• <i>Forestry</i></li></ul>	<ul style="list-style-type: none"><li>• <i>Secondary Dwelling Unit</i></li><li>• <i>Home-based business</i></li><li>• <i>Accessory buildings</i></li><li>• <i>Agriculture-based Commercial</i></li><li>• <i>Large animals (kept outside the dwelling unit and limited to 1 per 0.4ha)</i></li></ul>

#### **4.2 MINIMUM PARCEL SIZE**

The minimum parcel size for subdivision shall be 2 hectares.

#### **4.3 MAXIMUM LOT COVERAGE**

The maximum lot coverage shall be 25 percent of the lot area.

#### **4.4 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres.
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.
- (d) Buildings or structures required for intensive agricultural uses shall be set back a minimum of:
  - i) 30 metres from a residential zone;
  - ii) 30 metres from the boundary of a highway;
  - iii) 15 metres from any lot line.

- (e) Livestock pens and containment basins used for intensive agricultural uses shall be set back a minimum of 90 metres from the natural boundary of a lake, river, stream, or other body of water.

#### 4.5 DWELLINGS PER PARCEL

- (a) Where a parcel is classified as a farm by the British Columbia Assessment Authority, an additional single detached dwelling required for farm use is permitted. The minimum yard requirements for the zone as specified in this bylaw apply to the additional dwelling.

#### 4.6 CONDITIONS OF USE

- (a) All livestock pens used in intensive agricultural uses shall be drained by shallow ditching collecting runoff from each pen and sloping to an impervious containment basin, and shall be designed so that surface runoff from areas surrounding the pens is diverted away from the pens.
- (b) Animal Boarding facilities shall be subject to the following:
  - i) the kennel shall be sited at least 30 metres from all lot lines;
  - ii) outdoor runs shall be screened from adjacent parcels by a solid fence or wall not less than 2 metres in height nor more than 2.5 metres in height and designed to effectively contain the animals being accommodated;
  - iii) kennels are maintained in a clean, dry, and well ventilated condition, and shall not create a nuisance.
- (c) Animal Breeding facilities shall be subject to 4.6 (b) as well as the following restrictions:
  - i) The number of litters per year is one per breeding female.
  - ii) The facility will be subject to annual ad hoc inspections by the District of Barriere Bylaw Enforcement Officer.

## **DIVISION FIVE - COUNTRY RESIDENTIAL (CR) ZONE**

### **PURPOSE**

The purpose of this zone is to permit low density residential development for those wishing to live in a semi-rural environment.

#### **5.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• <i>Single Detached Dwelling</i></li><li>• <i>Duplex</i></li><li>• <i>Intensive Agriculture</i></li><li>• <i>Animal Training, Breeding &amp; Boarding Facilities</i></li></ul>	<ul style="list-style-type: none"><li>• <i>Secondary Dwelling Unit</i></li><li>• <i>Home-based business</i></li><li>• <i>Accessory buildings</i></li><li>• <i>Agriculture-based Commercial</i></li><li>• <i>Large animals (kept outside the dwelling unit and limited to 1per 0.4ha)</i></li></ul>

#### **5.2 MINIMUM PARCEL SIZE**

The minimum parcel size for subdivision shall be 8,000 square metres.

#### **5.3 MAXIMUM LOT COVERAGE**

The maximum lot coverage shall be 25 percent of the lot area.

#### **5.4 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres.
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.
- (d) Buildings or structures required for intensive agricultural uses shall be set back a minimum of:
  - i) 30 metres from a residential zone;
  - ii) 30 metres from a public road;
  - iii) 15 metres from any lot line.
- (e) Livestock pens and containment basins used for intensive agricultural uses shall be set back a minimum of 90 metres from the natural boundary of a lake, river, stream, or other body of water.



## 5.5 DWELLINGS PER PARCEL

- (a) Where a parcel is classified as a farm by the British Columbia Assessment Authority, an additional single detached dwelling required for farm use is permitted. Setbacks of the principal detached dwelling apply.

## 5.6 CONDITIONS OF USE

- (a) All livestock pens used in intensive agricultural uses shall be drained by shallow ditching collecting runoff from each pen and sloping to an impervious containment basin, and shall be designed so that surface runoff from areas surrounding the pens is diverted away from the pens.
- (b) Animal Boarding facilities shall be subject to the following:
  - i) the kennel shall be sited at least 30 metres from all lot lines;
  - ii) outdoor runs shall be screened from adjacent parcels by a solid fence or wall not less than 2 metres in height nor more than 2.5 metres in height and designed to effectively contain the animals being accommodated;
  - iii) kennels are maintained in a clean, dry, and well ventilated condition, and shall not create a nuisance.
- (c) Animal Breeding facilities shall be subject to 5.6 (b) as well as the following restrictions:
  - i) The number of litters per year is one per breeding female.
  - ii) The facility will be subject to annual ad hoc inspections by the District of Barriere Bylaw Enforcement Officer.

## **DIVISION SIX - RESIDENTIAL (R) ZONE**

### **PURPOSE**

The purpose of this zone is to permit a mix of conventional, low density urban residential development on municipal services.

#### **6.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Single Detached Dwelling</li><li>• Duplex</li><li>• Townhome (max. two dwelling units per building)</li></ul>	<ul style="list-style-type: none"><li>• Secondary Dwelling Unit</li><li>• Accessory buildings</li><li>• Large animals (kept outside the dwelling unit and limited to 1 per 0.4ha)</li></ul>
<b>Site Specific</b>	
<ul style="list-style-type: none"><li>• 645b Barriere Lakes Rd</li></ul>	Permitted Minimum Lot Size 2,200sq m
<ul style="list-style-type: none"><li>• Part of Lot 7, Plan KAP5207 (4756 Barriere Town Road)</li></ul>	Permitted Minimum Lot Size 260sq m when a townhome duplex (a building with two similarly sized units joined by a vertical party wall) is subdivided into two fee simple lots.

Bylaw 199

Bylaw 258

#### **6.2 MINIMUM LOT SIZE**

- (a) The minimum parcel size for subdivision is 500 square metres for a lot serviced by a community water system and a community wastewater system;
- (b) The minimum parcel size for subdivision is 4,000 square metres for a lot serviced by a community water system but no community wastewater system;

#### **6.3 LOT COVERAGE**

- (a) The maximum lot coverage permitted shall be 25 percent of the lot area unless the lot is serviced by both a community water system and a community wastewater system, where the maximum lot coverage shall be 40 percent.

#### **6.4 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

#### **6.5 HEIGHT OF BUILDINGS**

The maximum height permitted shall be:

- (a) 12 metres for the principal building

- (b) 5 metres for any accessory building.

6.6 CONDITIONS OF USE

- (a) Newly subdivided lots must be serviced by community water and where available, community wastewater.

## **DIVISION SEVEN - RESIDENTIAL MULTI-FAMILY (RM) ZONE**

### **PURPOSE**

The purpose of this zone is to permit development of multi-family dwellings in areas serviced by approved community water and community wastewater systems in order to provide an integrated mix of housing types.

### **7.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• <i>Multi-family Dwelling Unit(s)</i></li><li>• <i>Townhomes</i></li><li>• <i>Single Detached Dwellings</i></li></ul>	<ul style="list-style-type: none"><li>• Accessory buildings</li></ul>

### **7.2 MINIMUM LOT SIZE**

The minimum lot size shall be 1,000 square metres.

### **7.3 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres.
- (b) **Side**
  - i) 6 metres
  - ii) The side setback for accessory structures shall be 1.5 metres, except where the side lot line abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.
- (d) Where there are two or more multi-family buildings on a lot, they must be no less than 6 metres apart and have suitable provisions for safe pedestrian access.

### **7.4 HEIGHT OF BUILDINGS**

The maximum height permitted shall be:

- (a) 12 metres for the multi-family dwelling or townhome; and
- (b) 5 metres for any accessory building.

## 7.5 CONDITIONS OF USE

- (a) New development must be serviced by community water and wastewater systems.
- (b) Amenity open space, meaning a landscaped area of land available to the residents of the dwelling located on that particular lot for their personal enjoyment and recreation, shall be provided having an area of at least 20 square metres per dwelling unit. Parking areas shall not be considered as part of or contributing to any amenity area.
- (c) All communal parking areas shall be paved and screened from the adjoining street or streets and from all adjoining lots by a uniformly painted, view-obscuring fence or wall of not less than 1.25 metres in height which shall be maintained in good condition at all times.
- (d) Parking shall not be permitted within the minimum required setback from the front lot line.
- (e) Stormwater must be managed on-site such that the construction of buildings and structures on the parcel does not result in any increase of surface water runoff to adjacent highways or District drainage works.

## **DIVISION EIGHT- MOBILE HOME PARK (MH) ZONE**

The purpose of this zone is to encourage a high standard of mobile home park development in appropriate locations.

### **8.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• <i>Mobile Home Park</i></li></ul>	<ul style="list-style-type: none"><li>• Accessory buildings</li><li>• Accessory service buildings and structures related to the mobile home park, including a common storage area for the storage of recreational vehicles and boats</li><li>• One permanent single detached dwelling for the accommodation of the owner or operator</li></ul>

### **8.2 MAXIMUM DENSITY**

The maximum density permitted in this zone shall be no more than 20 mobile homes per hectare.

### **8.3 MINIMUM PARCEL SIZE**

The minimum parcel size for a mobile home park use shall be 2 hectares.

### **8.4 HEIGHT**

The maximum height permitted shall be:

- (a) 12 metres for the single detached dwelling
- (b) 5 metres for any accessory building.

### **8.5 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres.
- (b) **Side** - The side setback for accessory structures shall be 1.5 metres, except where the side lot line abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

### **8.6 CONDITIONS OF USE**

- (a) The Mobile Home Park shall comply with the requirements of the Thompson-Nicola Regional District Manufactured Home Parks Bylaw No.1949 or any successor bylaw.
- (b) Mobile Home Parks must be serviced by community water and wastewater systems.

## **DIVISION NINE - DOWNTOWN CORE COMMERCIAL (C1) ZONE**

### **PURPOSE**

The purpose of this zone is to provide for comprehensive commercial development for the sale of consumer goods and services that are commonly available in the downtown core.

#### **9.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Retail sales</li><li>• Service station</li><li>• Bank and financial institution</li><li>• Personal service shop</li><li>• Office</li><li>• Clinic</li><li>• Restaurant</li><li>• Entertainment Establishment</li><li>• Funeral Home</li><li>• Motel</li><li>• Hotel</li></ul>	<ul style="list-style-type: none"><li>• Dwelling units in the principal commercial building</li><li>• Accessory buildings</li></ul>

#### **9.2 MINIMUM PARCEL SIZE**

- (a) The minimum parcel size for subdivision is 500 square metres if the parcel is serviced by a community water system and a community wastewater system;
- (b) The minimum parcel size for subdivision is 1,000 square metres if the parcel is serviced by a community water system but no community wastewater system.

#### **9.3 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - No front setback shall be required.
- (b) **Side** -
  - i) 3 metres where the parcel abuts a parcel not zoned Commercial
  - ii) 4.5 metres where the side lot line abuts a highway.
- (c) **Rear** - 5 metres.

#### 9.4 HEIGHT OF BUILDINGS

The maximum height permitted shall be:

- (a) 12 metres for the principal building
- (b) 5 metres for any accessory building.

#### 9.5 CONDITIONS OF USE

- (a) Retail sales shall not include the use of land or buildings for the sale of new or used automobiles, trucks, recreational vehicles, farm or industrial machinery.
- (b) Uses shall be conducted within an enclosed building or structure except for parking, loading facilities, and storage that is effectively screened from adjacent properties and highways.
- (c) New lots must be serviced with community water and where available, community wastewater.



## **DIVISION TEN - YELLOWHEAD CORRIDOR COMMERCIAL (C2) ZONE**

### **PURPOSE**

The purpose of this zone is to permit development of secondary or service commercial uses involving workshop type uses, commercial uses, and sales requiring larger areas of land.

### 10.1 **PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Large Single Retail store</li><li>• Retail sales outlet or attraction that caters to the travelling public</li><li>• Motorized and non-motorized vehicle services, including associated retail sales and repair (e.g. service station)</li><li>• Personal service shop</li><li>• Office</li><li>• Restaurant</li><li>• Entertainment Establishment</li><li>• Motel</li><li>• Hotel</li><li>• <del>Campground</del></li><li>• Restaurant</li><li>• Veterinary clinic or animal hospital, including pet boarding and breeding kennels</li><li>• <del>RV Park</del></li></ul>	<ul style="list-style-type: none"><li>• Dwelling units in the principal commercial building</li><li>• Accessory buildings</li><li>• Accessory retail sales</li></ul>
<i>Permitted Uses - Site Specific</i>	
<ul style="list-style-type: none"><li>• 4369 Conner Rd at the south corner of Kamloops St. - an additional principal use of a maximum of three dwelling units</li></ul>	
<ul style="list-style-type: none"><li>• 4347 Yellowhead Highway – an additional principal use of “Cannabis Sales”</li></ul>	
<ul style="list-style-type: none"><li>• 3732 &amp; 3752 Enterprise Way (Lots 1 &amp; 2 – LCIP) – C2 / I split zone with a site-specific exemption to prohibit Wrecking &amp; Storage of Automobiles as a permitted use in this C2/I Zone.</li></ul>	

### 10.2 **MINIMUM PARCEL SIZE**

The minimum parcel size for subdivision shall be 2,000 square metres.

### 10.3 **MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.

- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.
- (d) Notwithstanding Section 10.3 (a), service station buildings and structures shall be set back a minimum of 12 metres from any highway, and uncovered pump islands shall be set back a minimum of 5 metres from any highway.

#### 10.4 HEIGHT OF BUILDINGS

The maximum height permitted shall be:

- (a) 12 metres for the principal building
- (b) 5 metres for any accessory building.

#### 10.5 CONDITIONS OF USE

- (a) The maximum lot coverage permitted shall be 60 percent of the parcel area.
- (b) New lots must be serviced with community water and where available, community wastewater.

## **DIVISION ELEVEN - NEIGHBOURHOOD COMMERCIAL (C3) ZONE**

### **PURPOSE**

The purpose of this zone is to permit limited commercial development catering to pedestrian traffic in the local neighbourhood.

#### **11.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Convenience store</li><li>• Restaurant – maximum 140 square metres gross floor area</li></ul>	<ul style="list-style-type: none"><li>• Dwelling units in the principal commercial building</li><li>• Accessory buildings</li></ul>

#### **11.2 MINIMUM PARCEL SIZE**

The minimum parcel size for subdivision shall be as follows:

- (a) 1,000 square metres if the parcel is served by a community water and wastewater system; or
- (b) 2,000 square metres if served by a community water system only.

#### **11.3 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres.
- (b) **Side** - 1.5 metres, except where the side lot line abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

#### **11.4 HEIGHT**

The maximum height permitted shall be:

- (a) 12 metres for the principal building
- (b) 5 metres for any accessory building.

#### **11.5 CONDITIONS OF USE**

- (a) New lots must be serviced with community water and where available, community wastewater.

## **DIVISION TWELVE – LIGHT INDUSTRIAL COMMERCIAL (LIC) ZONE**

### **PURPOSE**

The purpose of this zone is to provide for a mix of light industrial commercial uses that may not require large lots or highway or downtown exposure.

### **12.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Industrial Commercial Workshops</li><li>• Industrial Commercial Offices and Services</li></ul>	<ul style="list-style-type: none"><li>• Dwelling Unit</li><li>• Accessory buildings</li></ul>

### **12.2 MINIMUM PARCEL SIZE**

The minimum parcel size for subdivision shall be 1,000 square metres.

### **12.3 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

### **12.4 HEIGHT OF BUILDINGS**

The maximum height permitted shall be:

- (a) 12 metres for the principal building
- (b) 5 metres for any accessory building.

### **12.5 CONDITIONS OF USE**

- (a) New lots must be serviced with community water and where available, community wastewater.

### **DIVISION THIRTEEN - INDUSTRIAL (I) ZONE**

#### **PURPOSE**

The purpose of this zone is to provide for the accommodation of industrial operations generally within a designated industrial park location and under development standards and conditions which minimize the conflict with adjacent uses.

#### **13.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Industrial Workshops</li><li>• Industrial Offices</li><li>• Manufacturing Industry</li><li>• Service Industry</li><li>• Retail sales of industrial/agricultural equipment</li><li>• Wholesale Commercial</li><li>• Warehousing</li><li>• Restaurant – maximum 140 square metres gross floor area</li><li>• Mini Storage</li><li>• Contractor's yard</li><li>• Sawmill</li><li>• Ready-mix concrete plants and asphalt plants</li><li>• Storage of logs, lumber, wood chips, sand, gravel, ore, concentrates, gas and petroleum products</li><li>• Rail spur</li><li>• Public Works yards</li><li>• <del>Wrecking and storage of automobiles</del> Bylaw 257</li><li>• Agricultural/Horticultural</li></ul>	<ul style="list-style-type: none"><li>• Dwelling Unit</li><li>• Accessory buildings</li><li>• Minor Retail sales directly associated with a Principal use</li></ul>
<ul style="list-style-type: none"><li>• 3820 Enterprise Way *Bylaw No. 227</li></ul>	<ul style="list-style-type: none"><li>• An additional principal use of "Cannabis Sales"</li></ul>

#### **13.2 MINIMUM PARCEL SIZE**

The minimum parcel size for subdivision shall be 4,000 square metres.

#### **13.3 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 8 metres
- (b) **Side** - 8 metres except for accessory buildings where it shall be 1.5 metres unless the side lot line abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 8 metres, except in the case of accessory buildings where it shall be 1.5 metres.
- (d) No Industrial building or use shall be within 30 metres of a Residential zone.

## **DIVISION FOURTEEN - RECREATIONAL (P1) ZONE**

### **PURPOSE**

The purpose of this zone is to identify and preserve areas for a wide variety of public park lands and open land recreational purposes.

#### **14.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Park</li><li>• Playground</li><li>• Fair, exhibition and rodeo grounds</li><li>• Recreational Facility</li><li>• Open land recreation uses</li><li>• Picnic area</li><li>• Community Hall</li></ul>	<ul style="list-style-type: none"><li>• Accessory buildings</li><li>• Festivals, auctions, trade shows and similar time-limited events</li></ul>
<i>Permitted Uses - Site Specific</i>	
<ul style="list-style-type: none"><li>• Preservation of the natural and archaeological features in the riparian area on Lot 7, District Lot 1354, Kamloops Division Yale District, Plan KAP5207 (Barriere).</li><li>• A community wastewater treatment system and associated structures in the central green space on Lot 7, District Lot 1354, Kamloops Division Yale District, Plan KAP5207 (Barriere).</li></ul>	

#### **14.2 MINIMUM PARCEL SIZE**

There is no minimum parcel size for subdivision.

#### **14.3 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

## **DIVISION FIFTEEN - INSTITUTIONAL (P2) ZONE**

### **PURPOSE**

The purpose of this zone is to provide for community uses related to the requirements of government, education, recreation, health, utilities and religion and other similar places of assembly.

### 15.1 **PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• Government facility</li><li>• Educational facility</li><li>• Recreational facility</li><li>• Health facility</li><li>• Utility facility</li><li>• Place of Assembly</li><li>• Museum</li><li>• Community Hall</li></ul>	<ul style="list-style-type: none"><li>• Accessory buildings</li><li>• Festivals, auctions, trade shows and similar time-limited events</li></ul>
Permitted Uses – Site Specific	
<ul style="list-style-type: none"><li>• 4818 &amp; 4824 Annesty Rd. additional principal use of Multi-Family Residential</li></ul>	

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### 15.2 **MINIMUM PARCEL SIZE**

The minimum parcel size for subdivision shall be 1,000 square metres.

### 15.3 **MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

## **DIVISION SIXTEEN - OPEN SPACE (OS) ZONE**

### **PURPOSE**

The purpose of this zone is to protect steep slopes and natural drainage courses. Development is limited to passive recreational uses.

#### **16.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• <i>Passive Recreation</i></li></ul>	

#### **16.2 MINIMUM PARCEL SIZE**

There is no minimum parcel size for subdivision.

## **DIVISION SEVENTEEN - TRANSPORTATION - RAIL (TR) ZONE**

### **PURPOSE**

The purpose of this zone is to limit the uses on the existing rail line lands. Development is limited to rail transportation uses.

#### **17.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"><li>• <i>Rail Transportation</i></li></ul>	<ul style="list-style-type: none"><li>• Associated accessory buildings/structures</li></ul>

#### **17.2 MINIMUM PARCEL SIZE**

Subdivision of these lands will only be permitted to allow additions to adjacent properties or for municipal purposes. There is no minimum parcel size.



**DIVISION EIGHTEEN - RESIDENTIAL PRIVATE (RP) ZONE****PURPOSE**

The purpose of this zone is to permit a mix of conventional, low density urban residential development on private services.

**18.1 PERMITTED USES**

<i>Principal Uses</i>	<i>Accessory Uses</i>
<ul style="list-style-type: none"> <li>• Single Detached Dwelling</li> <li>• Duplex</li> <li>• Townhome (max. two dwelling units per building)</li> </ul>	<ul style="list-style-type: none"> <li>• Secondary Dwelling Unit</li> <li>• Accessory buildings</li> <li>• Large animals (kept outside the dwelling unit and limited to 1 per 0.4ha)</li> </ul>

**18.2 MINIMUM LOT SIZE**

- (a) The minimum lot size is 4,000 square metres.

**18.3 LOT COVERAGE**

- (a) The maximum lot coverage permitted shall be 25 percent of the lot area unless the lot is serviced by both a community water system and a community wastewater system, where the maximum lot coverage shall be 40 percent.

**18.4 MINIMUM REQUIRED LOT LINE SETBACKS**

- (a) **Front** - 6 metres
- (b) **Side** - 1.5 metres, unless the side lot abuts a highway where it shall be 4.5 metres.
- (c) **Rear** - 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

**18.5 HEIGHT OF BUILDINGS**

The maximum height permitted shall be:

- (a) 12 metres for the principal building
- (b) 5 metres for any accessory building.

**18.6 CONDITIONS OF USE**

Lots must be privately serviced, including roads, water, wastewater and streetlighting.