



# Village of Fraser Lake

## Bylaw 875, 2025

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A bylaw to zone land uses within the Village of Fraser Lake.

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The Council of the Village of Fraser Lake in an open meeting enacts as follows:

### 1. REPEAL

Village of Fraser Lake Zoning Bylaw No. 683, 2008, and any amendments thereto, are hereby repealed.

### 2. CITATION

This Bylaw may be cited as "Bylaw 875, 2025 Zoning Bylaw".

### 3. SCHEDULES

Schedules A and B attached to this bylaw are the Zoning Bylaw and Zoning Map and form an integral part of this bylaw.

READ A FIRST TIME THIS	12	DAY OF NOVEMBER	2025
READ A SECOND TIME THIS	12	DAY OF NOVEMBER	2025
READ A THIRD TIME THIS	26	DAY OF NOVEMBER	2025
ADOPTED THIS	26	DAY OF NOVEMBER	2025

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Mayor

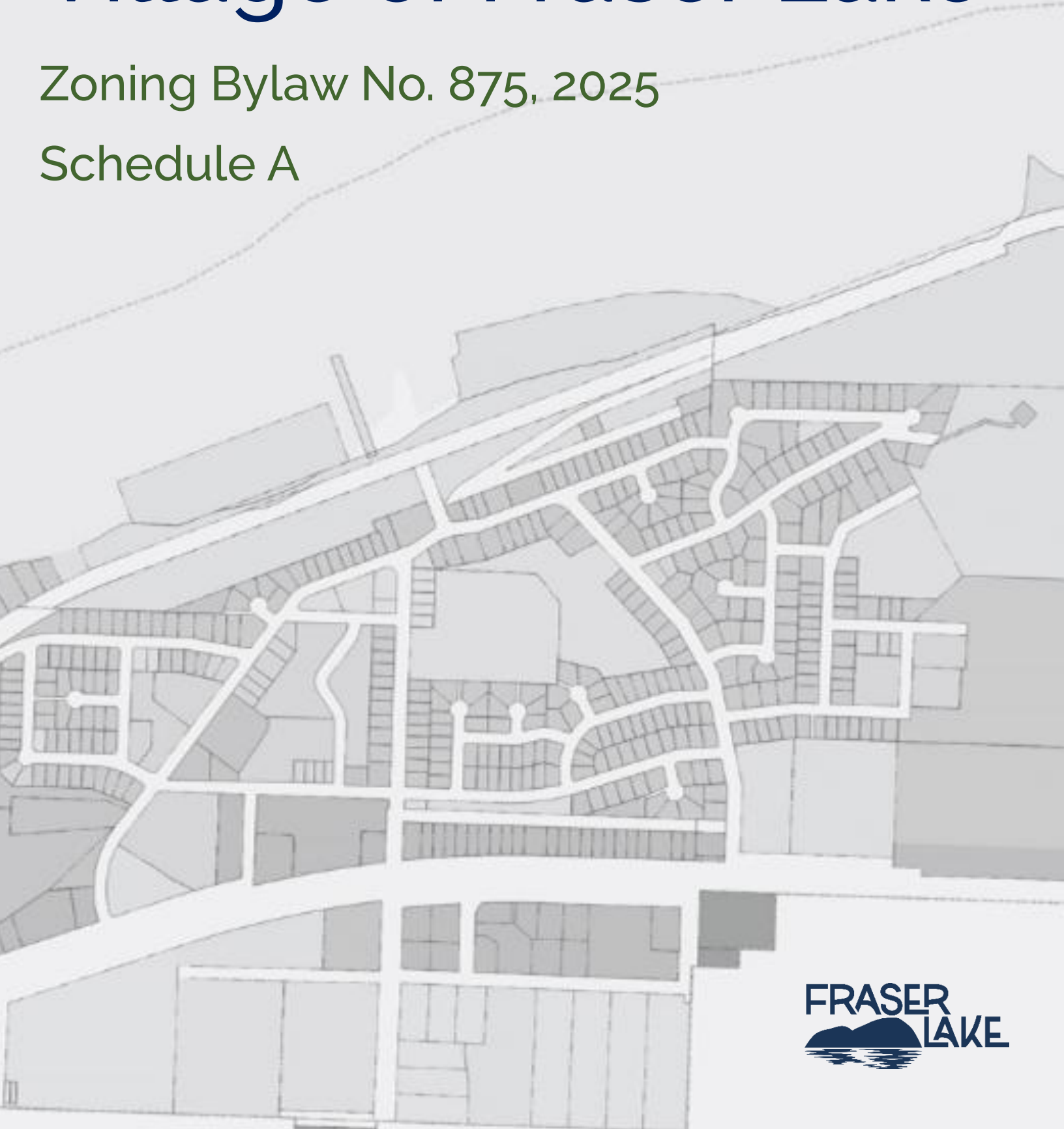
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Corporate Officer

# Village of Fraser Lake

Zoning Bylaw No. 875, 2025

Schedule A



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### 1.1 BASIC PROVISIONS

#### 1.1.1 Purpose

The purpose of this Bylaw is to provide a clear and efficient system of land use regulation for orderly development and re-development of the Village of Fraser Lake, herein referred to as the Village, having regard for the provisions of the Village's Official Community Plan.

#### 1.1.2 Application

This Bylaw applies to all land, buildings, and structures including surface water within the boundaries of the Village.

#### 1.1.3 Conformity

No land including air space, surface water, building or structure shall be used or occupied, and no building or structure or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this Bylaw.

#### 1.1.4 Severability

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

#### 1.1.5 Compliance with Other Bylaws

In addition to this Bylaw, a person is responsible for determining and complying with the requirements of all other applicable Village bylaws as well as Provincial and Federal enactments.

### 1.2 ADMINISTRATION

#### 1.2.1 Enforcement

- a) The Chief Administrative Officer or their designate is authorized to enforce the provisions of this Bylaw.
- b) The Chief Administrative Officer or their designate shall have the right of entry and may enter onto any land or into any building at all reasonable hours in order to inspect the same and to ascertain whether the provisions of this Bylaw have been carried out.
- c) No person shall interfere with or obstruct the entry of a Bylaw Officer or any authorized Village representative onto any land or into any buildings to which entry is made or attempted pursuant to the provisions of this Bylaw.

#### 1.2.2 Violations

Each person who violates or who causes or allows any act or thing to be done in contravention or violation of any of the provisions of this Bylaw shall be guilty of an offence against the Bylaw; and each day such violation is caused or allowed to continue shall constitute a separate offence.

### 1.2.3 Penalty

Any person who commits an offence under this Bylaw shall be liable upon summary conviction to a penalty as set out in the *Offence Act*, for every such violation, which penalty and cost shall be recoverable and enforceable upon summary conviction in the manner provided by the *Offence Act*.

## 1.3 OFFICIAL ZONING MAPS

1.3.1 The extent of each area zoned is shown in Schedule B of this Bylaw. Zone boundaries on the Zoning Map are to be interpreted as follows:

- a) Where a Zone boundary follows a lane, road, utility right-of-way (RoW), road dedication or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map;
- b) Where a Zone boundary is shown as approximately following the Village boundary, it follows the Village boundary;
- c) Where a Zone boundary is shown approximately following a lot line, it follows the lot line;
- d) Where a Zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line; and
- e) Where a Zone boundary is shown as being generally parallel to, or as an extension of any of the features listed in this section, it shall be so.

1.3.2 When any Land or Road is closed or the dedication has been removed, in accordance with Section 40 of the *Community Charter*, the Land or Road will have the same land use Zone as the abutting lot or parcel.

1.3.3 Where abutting lands are governed under different land use Zones, the centre line of the road will determine the Zone boundary, unless the Zone boundary is shown clearly following the edge of the Land or Road.

1.3.4 Where a Zone boundary does not follow a legally defined line, the location of the boundary is determined by scaling from the Zoning Map.

1.3.5 Where a lot is divided into more than one Zone (or Split Zone), each Zoned portion of the lot is considered as a separate lot, and the Zone boundary is considered a lot line for the purpose of determining Zone provisions.

## 1.4 ZONE REGULATIONS

1.4.1 Under each land use zone, the Permitted Uses Table sets out the Uses, Buildings, and Structures permitted in a specific zone. Only the Uses, Buildings, and Structures listed under that Zone are permitted therein.

1.4.2 Under each land use Zone, the Development Regulations Table sets out the development regulations that apply to that specific zone.

1.4.3 A Site-Specific Use is permitted on the legally described parcel of land as of the date of adoption of this Bylaw, and in subsequent amendments adopted therein.

### 1.5 ILLUSTRATIONS

1.5.1 Examples and illustrations are for the purposes of clarification and convenience only.

1.5.2 Where there is a direct conflict between an illustration and the text of this Bylaw, the text shall prevail.

### 2.1 RULES OF INTERPRETATION

- 2.1.1 Words, phrases and terms used in this Bylaw that are neither defined in this Bylaw nor in the *Local Government Act*, the *Community Charter*, or the *Interpretation Act* shall be given their usual and customary meaning.
- 2.1.2 Notwithstanding the requirements and limits contained in this Bylaw, those lands which have been designated as Development Permit Areas pursuant to the *Local Government Act* are additionally subject to the guidelines and conditions specified in the current Official Community Plan Bylaw and all amendments thereto.

### 2.2 NON-CONFORMING CONDITIONS

A lawful Use of premises existing at the time of adoption of this Bylaw that does not conform to the provisions of this Bylaw may be continued provided that the Non-Conforming Use is not altered or expanded, subject to the provisions of the *Local Government Act*, as amended.

### 2.3 UNDEFINED USES

The following guidelines shall be applied in interpreting the use definitions:

- 2.3.1 Typical uses listed in the definitions as examples are not intended to be exclusive or restrictive; and
- 2.3.2 Where a specific use does not conform to the wording of any of the use definition or generally conforms to the wording of two (2) or more definitions, the use is deemed to conform to and is included in that use which is most similar in functional purpose or physical characteristics.

### 2.4 DEFINITIONS

A

**ACCESSORY BUILDING AND STRUCTURES** means a building or structure that is ancillary and subordinate to the principal use located on the same lot. This use may include but is not limited to decks, covered decks, gazebos, sheds, garages, lean-tos, greenhouses, etc.

**ACCESSORY DWELLING UNIT (ADU), ATTACHED** means a non-strata titled, self-contained Dwelling Unit located within a Principal Building on the lot, and which is ancillary and subordinate to the principal residence. The use may also be defined as a Secondary Suite (see Figure 1 below). The use excludes a Bed & Breakfast.

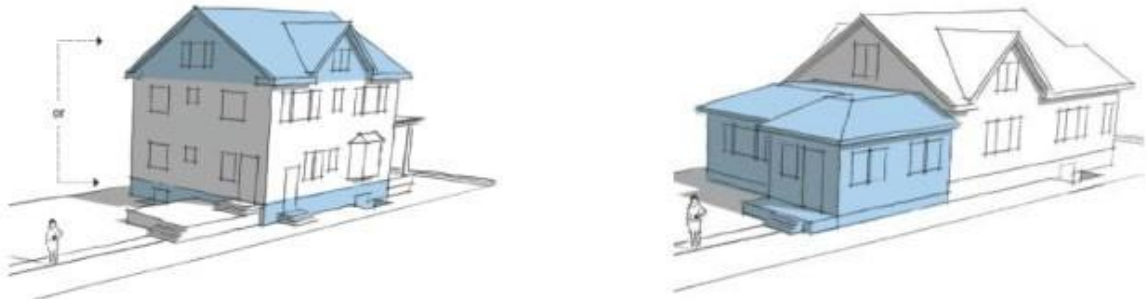


Figure 1: Examples of a Secondary Suite and an Attached Accessory Dwelling Unit (ADU).

ACCESSORY DWELLING UNIT (ADU), DETACHED means a non-strata titled, self-contained detached Dwelling Unit, ancillary and subordinate to the Principal Building and Primary Residence on the lot (see Figure 2 below). The use includes:

- (a) Garden Suite – a detached at-grade ADU that located within the rear yard setback area of a residential lot;
- (b) Carriage House – a detached 2-storey ADU, with a Dwelling Unit located above required off-street parking; and
- (c) excludes a Bed & Breakfast.



Figure 2: Example of a Detached ADU, include a Garden Suite (left) and a Carriage House (right).

ACCESSORY USE means a use combined with or closely related to the principal permitted uses of land, buildings or structures located on the same parcel as listed under the applicable zone.

AGRICULTURE means a use providing for production of farm products such as dairy products, poultry products, meat products such as cattle, hogs, sheep, and other animals, wheat or other grains, forage crops such as hay, vegetables or other field crops, fruits and orchards, and including hops farms and vineyards. This includes but is not limited to one dwelling unit and the processing and marketing of products of the farm and those off the farm products permitted by the *Agricultural Land Commission*.

AGRICULTURE INTENSIVE means the use of land for the purposes of a commercial farming operation, including commercial vegetable and/or fruit production, poultry farms, dairy farms, greenhouses, nurseries, feed lots and like uses.

AGRICULTURAL LAND COMMISSION (ALC) means an autonomous administrative Provincial agency, independent of the Government of British Columbia, that is responsible for administering the *Agricultural Land Commission Act (ALCA)*. The ALC is the administrative tribunal that adjudicates applications within the ALR, prioritizing and protecting agricultural land and its uses. ALC policies provide interpretation and clarification on the regulations and guidelines.

AGRICULTURAL LAND RESERVE (ALR) means a Provincial designation which preserves agriculture as the principal and primary use on the lot, and non-agricultural uses are restricted. The *ALR Use Regulation* specifies land uses which are permitted within the ALR.

ANIMAL CLINIC means the use of land, buildings or structures for the care, examination, treatment, boarding, and short term accommodation of animals and pets and may include uses such as pet grooming and the sale of animal medicine and supplies. Also known as kennels, vet hospitals, animal shelters, and pet day care.

APPROVING OFFICER means the Village of Fraser Lake Approving Officer appointed under the *Land Title Act (LTA)* or the *Local Government Act (LGA)*.

ATTIC means a finished or unfinished space between the roof and the ceiling of the upper most storey.

AUTOMOTIVE REPAIR means a commercial or industrial building used for motor vehicle repair, inspection, painting, and servicing. The use excludes Automotive Wrecking or Recycling and Salvage Yard.

AUTOMOTIVE SALES means the use of a commercial lot for the display, lease, sale, rental and/or financing of motor vehicles. The use excludes Automotive Repair and Automotive Wrecking.

AUTOMOTIVE WRECKING means an industrial use where motor vehicles are collected, stored, disassembled, shredded, sold, or crushed for recycling purposes.

**B**

**BASEMENT** means that portion of a building below the first or ground-oriented level having less than 1.2 metres of clearance from its ceiling to the average finished grade of the building perimeter.

**BED & BREAKFAST** means a short-term rental accommodation use occurring solely within the Principal Building and Primary Residence on the lot, and with a valid Business License issued by the Village. The use is not permitted within an Accessory Dwelling Unit (ADU).

**BEDROOM** means a room within a Dwelling Unit intended as a sleeping accommodation and may include an ensuite washroom or bathroom. The use excludes the use of a Kitchen or Wet Bar.

**BOARDING** means shared accommodations by unrelated persons within a Dwelling Unit. The use may commonly be referred to as a roommate, long-term tenant, or housing co-op. The use excludes Bed & Breakfast.

**BOARDING HOUSE** means shared accommodations within a Dwelling Unit for up to 8 unrelated persons. The use excludes any cooking facilities within a bedroom and/or sleeping area, and is restricted to not more than 1 Kitchen within the Dwelling Unit. The use excludes a Bed & Breakfast.

**BOAT LAUNCH** means a ramp which extends from an upland parcel or a public right-of-way (ROW) access across the foreshore and into the watercourse, for the purpose of facilitating the placement and removal of a boat and other watercraft or vessels.

**BOULEVARD** means a portion of Village lands between a lot line and a road, including curbs, sidewalks, tree strips, and any combination thereof.

**BREEZEWAY** means an enclosed or unenclosed structure used to connect the Principal Building on the lot with an Accessory Building.

**BREWERY** means a small-scale brewery that produces beer, ciders, ales, etc. annually and may include accessory uses of wholesaling, tours, tasting, samplings rooms, special events, a lounge, retail sales, and related activities as regulated by the Liquor Control and Licensing Branch.

**BUILDING** means any structure or portion thereof used or intended to be used for the purpose of supporting or sheltering any use or occupancy, said structure is to have at least four walls and a roof supporting the structure that is constructed with wood, concrete, steel or a similar material.

**BUILDING HEIGHT** means the vertical distance from the Finished Grade of a Building or Structure measured to (see Figure 3):

- (a) the mid-point elevation of a Gable, Hip, Dormer, Gambrel, or a similar type pitched roof;
- (b) the deck line elevation of a Mansard roof; or
- (c) the highest point of a flat or monopitch roof surface.

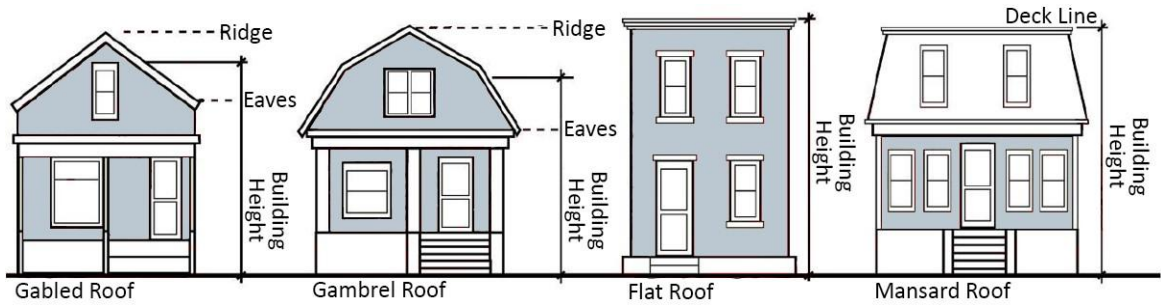


Figure 3: Example of Building Height

**BYLAW COMPLIANCE OFFICER** means an officer or employee of the Village who has responsibility for inspection and enforcement related to Bylaw compliance.

**C**

**CAMPGROUND** means a site intended for the temporary accommodation of travelers for vacation or recreational purposes in recreational vehicles (RV) or tents which are not occupied as principal residences and excludes a mobile home or RV park, but may include one or more of the following as accessory uses limited to the occupants of the campground: laundry facility, washroom, shower facilities, convenience store, office, and recreational facilities.

**CELLAR** means a space between 2 floors, with the lower floor located 1.2 m or more below finished grade.

**CEMETERY** means the use of land, buildings, or structures for the internment of human or animal remains and includes burial grounds, columbria, crematoriums, mausoleums, ash gardens, and memorial parks.

**CHILDCARE, GROUP** means a building, part of a building or premises licensed for a group childcare program, preschool, child minding, out of school care, or special needs day care use pursuant to the *Community Care Facility Act*.

**CHILDCARE, FAMILY** means a building, part of a building or premises licensed for a family childcare program use pursuant to the *Community Care Facility Act* which provides for a maximum of eight (8) children.

CIVIC USE means a use providing for public functions and includes Federal, Provincial and Municipal offices and yards, public schools, medical services, community centres, libraries, museums, tourist information centres, emergency & protective services and similar activities.

COMMERCIAL STORAGE means a self-contained building(s) containing lockers available for rent for the purposes of storing personal goods or used exclusively for storing bulk goods. The use excludes the storage of hazardous materials, as defined under the *Hazardous Products Act* (HPA) and *Hazardous Materials Information Review Act* (HMIRR).

COMMERCIAL MOTOR VEHICLE SALE means the use of an industrial lot for the display, lease, sale, rental, repair, maintenance, and/or financing of Commercial Motor Vehicles (CMVs). The use excludes Automotive Wrecking.

COMMUNITY CARE FACILITY means any facility or premise licensed pursuant to the *Community Care Facility Act* provided for persons, that require full time or partial care for meeting basic needs, that may include meal services, medical and personal services, recreation and social programming. This may include Nursing Homes, Long-term Care, Retirement Homes and similar activities.

COMMUNITY SEWER means a public sanitary sewer or sewerage disposal system which is owned, operated, and maintained by the Village or its agents.

COMMUNITY WATER means a public water works system which is owned, operated, and maintained by the Village or its agents.

CONTRACTOR SERVICES means premises used for the provision of contractor services which typically includes road construction, landscaping, concrete, electrical, heating and cooling, plumbing or similar services of a construction nature which require on-site storage of equipment and vehicles, warehouse space and accessory sales and office space.

COUNCIL means the Municipal Council of the Village of Fraser Lake.

CSA means Canadian Standards Association.

**D**

DENSITY means:

- (a) the minimum Lot Area; and
- (b) the total number of Dwelling Units permitted to be built on a Lot.

DISTRIBUTION CENTRE means an industrial building used for the storage of goods, products, and materials intended for inbound and outbound delivery, and includes the parking of commercial vehicles as an ancillary and subordinate use. Ancillary and subordinate uses, including but not limited to, office, indoor display area, administrative support, and dispatch operations, and shall be limited to 10% of the GFA of the building devoted to the warehousing use.

DWELLING UNIT means a building, or portion thereof, that is designed to be a self-contained, independent, separate residence, for the exclusive use of an individual household. The use is limited to one Kitchen.

**E**

EDUCATION means a place of learning which offers post-secondary education courses, including business schools, colleges, technical, trade and vocational schools, universities or special education programs, that may include administrative, social, research and recreational facilities and associated housing to the institution.

EMERGENCY SHELTER means a facility or residential facility staffed and supervised by a public authority or non-profit agency for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter and may include meal services, support services as well as administrative and office space for use by program staff. This may include transitional housing or homeless shelters.

ENTERTAINMENT means a commercial use that is contained within a building providing recreational or leisure opportunities for the general public, and specifically includes Amusement Arcades, bowling alleys, billiards, pool halls, cinemas, social clubs, theatres and similar uses, but specifically excludes adult-oriented video stores, Neighbourhood Public Houses or Cabarets.

EQUIPMENT RENTAL means an industrial use for the purposes of renting of heavy equipment and tools primarily for construction or landscape works. The use may also include party rentals, film production rentals, and prop house.

## F

FARMERS MARKET means an open air or fully or partially covered market, for the sale directly by producers or by their representatives who are involved in production, of: local fresh, dried or frozen fruit and vegetables; local dried or frozen meat and seafood; local eggs; local dairy products; local plants; local prepared foods; local ready-to-eat foods; local artisan crafts; or local wine, cider, beer or spirits.

FINANCIAL SERVICES means a commercial use that provides financial services for monetary transactions in a business office setting, and includes:

- (a) credit union;
- (b) chartered bank;
- (c) trust company;
- (d) mortgage broker;
- (e) insurance company;
- (f) pension fund;
- (g) investment bank; and
- (h) underwriter.

FLOOR AREA means the space on any storey of a building between exterior walls and required firewalls including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies.

- a) For the purpose of a multi-family dwelling or commercial building, floor area or gross floor area, excludes:
  - i. any portion of floor used for parking purposes, unless such parking is a principal use;
  - ii. any portion of a floor used for common laundry purposes, unless such laundry is a principal use;
  - iii. any portion of a basement or cellar containing heating, laundry, storage facilities or recreational area; and
  - iv. uncovered swimming pools and open sun decks;
- b) For the purpose of a single detached dwelling and duplexes, floor area or gross floor area includes:
  - i. garages, carports, basements (exclusive of the below grade floor space) and covered decks but does not include cellars.

**FOOD ESTABLISHMENT** means a building or part of a building where primarily food is sold and served to the public for immediate consumption and includes such uses as a restaurant, café, cafeteria, delicatessen, take-out counter, ice-cream parlour, tea or lunchroom, coffee shop, or snack bar.

**FOOD ESTABLISHMENT, LICENCED** means an establishment where food and beverages are offered for sale to the public, including the service of alcohol and liquor, as authorized by the British Columbia Liquor and Cannabis Regulation Branch (LCRB) and includes uses such as neighbourhood pub, cabaret, bar, and restaurant. The use may include the retail sales of alcoholic beverages for off-site consumption as an Accessory Use.

**FOOD ESTABLISHMENT, DRIVE THROUGH** means a facility for the provision of food, drink and other commercial services to persons within a motor vehicle, without the need for such persons to exit the motor vehicle.

## **G**

**GARAGE** means an Accessory Building or a portion thereof, intended to be used for the purpose of providing off-street parking and personal storage on a residential lot. For a Commercial use, see **AUTOMOTOVE REPAIR**.

**GOLF COURSE** means an area used for playing golf, and may include a club house, driving range, accessory retail sales and a restaurant.

**GRADE** means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions need not be considered in the determination of average levels of finished ground.

**GRADE, NATURAL** means the elevation of the ground surface of a site prior to the commencement of development, excavation, filling, or relocation of on-site materials.

**GREENHOUSE AND NURSERY** means an enclosed or partially enclosed building or structure or unenclosed area for the cultivation, harvesting, storing and selling vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products, and may include retail or wholesale of landscaping and gardening products and materials.

**GROUND-ORIENTATED** means a use located within a multi-storey building that has its main entrance fronting or publicly facing a local, collector, or arterial road, and may have a secondary access via a shared indoor lobby or corridor.

## H

HARD SURFACES means any ground surface material, including but not limited to, concrete, asphalt, brick, concrete blocks, patio stones, paving stones, and swimming pools, but excludes permeable materials such as crushed gravel, crushed stone, pervious concrete, and porous asphalt.

HEALTH SERVICE, MAJOR means a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and may include accessory staff residences, food and beverage services, medical and diagnostic laboratories and pharmaceutical dispensary. Typical uses include but are not limited to hospitals, morgues, treatment centres, and long-term care facilities.

HEALTH SERVICE, MINOR means a premise use for the provision of physical or mental health services on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling in nature. Typical uses include but are not limited to medical and dental offices, chiropractors, acupuncture clinics, vocational rehabilitation, blood banks, health clinics, maternity care, and may include accessory medical diagnostic laboratories, the retail sale or rental of medical supplies and pharmaceutical dispensaries.

HIGHWAY includes a public street, road, path, lane, walkway, trail, bridge, viaduct, through-fare and any other public way and may include arterial, collector and local roads but specifically excludes private rights of way on private property.

HIGHWAY, PROVINCIAL means a Provincial highway under the jurisdiction of the Ministry responsible for the *Transportation Act*.

HOME-BASED BUSINESS means an occupation or profession carried on by an occupant of the dwelling unit for consideration which is clearly incidental and accessory to the use of the parcel for residential purposes and shall be subject to the provisions of Section 3.9.

HOTEL means a building providing temporary overnight accommodation of the traveling public in guest rooms or suites. Hotels may provide concierge service, cleaning service, meeting rooms, dining services and other guest services or amenities. Typical examples include apartment hotels, hostels, inns and motels.

HOUSING, APARTMENT means a building which contains four (4) or more Dwelling units, with each Dwelling Unit having its principal access from a common interior or exterior corridor. Includes Market Rental, Seniors Housing, Affordable

Housing, Independent Living Apartments.

HOUSING, DUPLEX means a Principal Building designed to accommodate two households living independently in separate dwelling units beside, above or below each other. Each dwelling unit has a separate and independent entrance. This type of development is designed and constructed as two dwelling units at initial construction.

HOUSING, FOURPLEX means a multi-family residential building, fee simple or strata, with 4 households living in separate dwelling units on the same lot. Each dwelling unit has a separate and independent entrance.

HOUSING, ROWHOUSE means a multi-family ground orientated residential building consisting of 3 or more Dwelling Units, not sharing more than 2 party walls, with direct ground-level access.

HOUSING, SINGLE-DETACHED means a self-contained, detached dwelling unit used or intended to be used by one or more persons and usually contains cooking, eating, living, sleeping and sanitary facilities that meet the BC Building Code or conform to the CSA A277 standards.

I

INDUSTRIAL, HEAVY means a use providing resource processing, manufacturing, waste management, recycling, transportation and logistics, energy utilities, heavy construction and machinery, resource use, extraction support that may have administrative or sales offices, storage buildings, structures, and yards for associated uses. This includes but is not limited to operation of truck terminals, yards, solid waste facilities, sawmills, concrete and asphalt plants, power plants, storage and salvaging yards, and may include outdoor buildings, structures, storage and activities for similar purposes.

INDUSTRIAL, LIGHT means the processing or storage of goods, light manufacturing, assembly, warehousing, distribution, service industrial such as a storage, cleaning, repairing or renting, trade and technology operations, may include administrative and sales offices, storage buildings, structures, and yards for associated uses as well as accessory residential. This includes but is not limited to bulk loading and storage, transportation and delivery, construction, metal fabricating, storage and salvaging yards, equipment sales and repair yards, bulk landscaping supplies, truck terminals, research facilities, occupational support, mini-storage and other similar activities.

## L

**LANDSCAPING** means the altering, modifying, reshaping, or enhancing a portion of a lot for the purposes of beautification and screening, and typically includes the planting of ornamental plants, shrubs, trees, fencing, lawn works, and ornamental structures (e.g. bird bath, statue).

**LANE** means a highway intended to provide secondary access to lots at the side or rear.

**LIQUOR PRIMARY** means a use where the sale of alcoholic beverages to the public is the primary focus, and may include a bar, nightclub, dance hall, or public house. The “off-sales” of alcohol is permitted as an Accessory Use. The use is permitted under a Provincial Liquor Primary License issued by the Liquor and Cannabis Regulation Branch (LCRB) and a valid Business License issued by the Village.

**LOADING SPACE** means a space for the loading or unloading of a vehicle, either outside or inside a building or structure, but specifically excludes maneuvering aisles & other areas providing access to the space.

**LOCK-OFF UNIT** means a smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a Secondary Suite (see Figure 5)

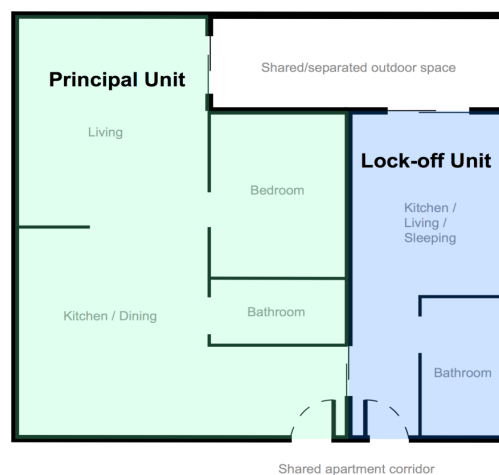


Figure 5: Example of a Lock-Off Unit, Apartment

**LOT** means a parcel of land which is legally defined either by a registered plan or legal description.

LOT, CORNER means a lot located at the intersection of two or more highways where the interior angle of the intersection is less than 135 degrees.

LOT COVERAGE means the area of a lot covered by Buildings, Structures, and Hard Surfaces.

LOT LINE means the legally defined boundaries of a lot.

LOT LINE, EXTERIOR means the lot line or lines common to the parcel and abutting highway (except a lane), other than the front lot line.

LOT LINE, FRONT means the Lot Line common to the Lot and the Street or, where there is more than one Street, the Lot Line common to a Street and the portion of the Lot designated as Front Yard.

LOT LINE, INTERIOR means the lot line or lines other than a front or rear lot line common to the parcel and another parcel or common to the parcel and a lane.

LOT LINE, SIDE means an Interior or Exterior Lot Line.

LOT LINE, REAR means the lot line or lines opposite to and most distant from the front lot line or, where the rear portion of the lot is bounded by intersecting lot lines, the point of such intersection.

LOT, PANHANDLE means a lot which with a primary legal access via a narrow strip of land, commonly referred to as a panhandle. The front lot line is calculated from the end of the panhandle (see Figure 6).

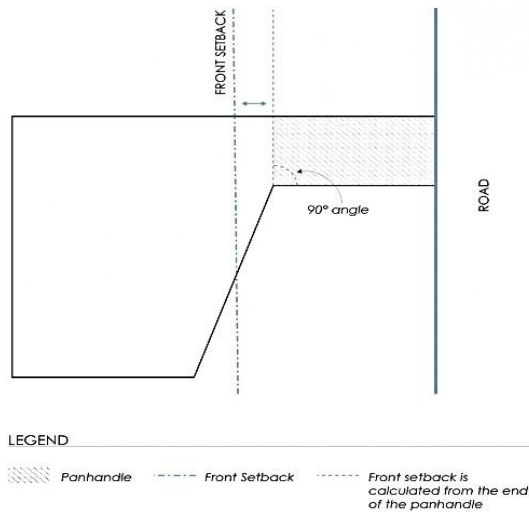


Figure 6: Example of a Pan-Handle Lot.

LOT SIZE means the same as Site Area.

LOT SIZE, MINIMUM means the smallest area into which a parcel may be subdivided.

LOT, STRATA means parcel legally defined by a registered plan with the Land Title Office, and in accordance with the *Strata Property Act*.

LOT WIDTH means the distance between the Side Lot Lines as measured at the Front Lot Line and the Rear Lot Line; for Panhandle Lots, the distance excludes the narrow strip of land that forms the panhandle portion of the Lot.

## M

MANUFACTURED HOME means a single or multiple section Dwelling Unit that is manufactured and assembled in a factory to a Canadian Standards Association Z240 standards and designed to be transportable by wheels. Also known as a mobile home.

MANUFACTURED HOME PARK means a lot used or occupied by any person for the purposes of providing spaces for the accommodation of four or more manufactured home dwellings and for imposing a charge or rental for the use of such space.

MANUFACTURING means the use of an industrial building for the purpose of assembling, developing, molding, inspecting, finishing, treating, testing, or altering goods and materials for the purpose of sale.

MANUFACTURING, CUSTOM INDOOR means a light industrial, small-scale production of finished goods, materials, or products, made primarily by the use of hand tools or handcrafted. The use includes artisan crafts and studio, woodworking, blacksmith, textiles, and printing.

METAL SHIPPING CONTAINERS means a purpose-designed metal cargo container constructed for the transportation of goods and materials for storage purposes. Also known as cargo containers, roll off containers, sea cans, and freight containers, but do not include dumpsters and recycling receptacles intended for neighbourhood collection.

MINI STORAGE FACILITY means a building or part of a building, divided into individual components, each providing storage space for the storage of non-hazardous items.

**MOBILE FOOD VENDOR** means a vendor who sells food and beverages to the public at large from a Commercial Motor Vehicle which is fully self-sufficient and self-contained and can function independently without the need for a service connection.

**MODULAR HOME** means a dwelling unit factory built to the CAN/CSA A277 standards installed on a permanent foundation compliant with the current edition of the BC Building Code intended for year-round habitation. Also known as panelized or prefab home.

**MOTOR VEHICLE** includes automobiles, trucks, motorcycles, all-terrain vehicles and snowmobiles, recreational vehicles, and buses.

**MUNICIPALITY** means the Village of Fraser Lake.

## N

**NON-CONFORMING USE** means an existing use of a lot or building which was lawful prior to the adoption of this Bylaw. The use cannot be further expanded. A Non-Conforming Use is no longer applicable if:

- (a) the use has been discontinued for a period greater than 6 months; and
- (b) more than 75% of the value of the building or structure above its foundation has been damaged or destroyed, as determined by a Building Official.

**NOT APPLICABLE (N/A)** means that there is no regulation under that specific category within the Zone. However, other regulations within the Bylaw still apply.

## O

**OFFICE** means the occupancy or use of a building for the purpose of carrying out business or professional activities such as accounting, financial institutes, insurance agencies, engineering, consulting, lawyers, real estate offices, non-profit organizations, and similar activities.

**OFF-STREET PARKING** means the use of land for the parking of motor vehicles other than on a highway including the parking spaces and maneuvering aisles.

**ONSITE SEWAGE SYSTEM** means an onsite system of pipes, pumps, and equipment used for the collection, storage, and treatment of wastewater and discharge of treated effluent. The use must meet provisions under the *Sewerage*

*Systems Regulation*, and be approved by the Regional Health Authority.

**OUTDOOR STORAGE** means the use of land outside of an enclosed building where construction materials and equipment, lay down storage, new building materials, stone products, utility equipment or other materials goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed.

## **P**

**PARCEL** means any lot, block, or other area in which land is held or into which it is subdivided but does not include a highway.

**PARK** means public land used or intended for both active or passive recreational uses; and includes all greenspace, gardens, facilities and apparatus, playing fields, playground equipment, utilities, archaeological, historical, cultural and natural sites, buildings and other structures that are consistent with the general purposes of public parkland.

**PARKING AREA** means a portion of a lot that is used to accommodate off-street parking.

**PARKING SPACE** means the space for the parking of one (1) vehicle either outside or inside of a building or structure but excludes maneuvering aisles and other areas providing access to the space.

**PERMITTED USE** means the primary use of the land, buildings or structures as listed under the applicable zone.

**PERSONAL SERVICES** means a use whereby professional or personal services are provided and the sale of goods, wares, merchandise, articles or things accessory to the provision of such services, and includes, hairdressers, boxing and mixed martial arts gyms, Pilates gyms, shoe repair, dry cleaning, massage therapy, personal/home care and spas, tattoo shops, and similar activities.

**PET DAYCARE** means a use within a building which offers grooming and personal care services for domesticated household pets.

**PRINCIPAL USE** means the primary and predominant use permitted on a lot, to which all other uses are accessory and subordinate to therein.

**PROFESSIONAL SERVICES** means a service rendered or performed by a person or organization qualified in their field of expertise, including but not limited to,

accountant, actuary, architect, applied science technologist, land surveyor, solicitor, engineer, wildlife biologist, notary public, underwriter, real estate agent, or a similar professional practice.

PROPERTY LINE means Lot Line.

PUBLIC UTILITY means a use which provides essential services to the Village in the form of hydro electricity, natural gas, water, sewer, telecommunications, and recycling and waste disposal, and entities governed under the *Utilities Commission Act*, which may have charges registered on the title of a lot.

## R

RECREATION FACILITY means a facility that may have indoor or outdoor components, used and equipped for the conduct of sports and leisure activities and includes bowling alley, games court, curling and roller rink, skating rink, fitness centre, swimming pool, fairground and similar activities and may be combined with concessions, retail sales, programs, services and office use.

RECREATIONAL VEHICLE SALE means the use of an industrial lot for the display, lease, sale, rental, repair, maintenance, and/or financing of recreational vehicles including RVs, campers, camping trailers, motorboats, all-terrain vehicles, snowmobiles, and other similar products. The use excludes Automotive Wrecking.

RETAIL SALES means premises where goods, merchandise, and other materials are offered for sale to the general public and includes limited outdoor storage or limited seasonal outdoor storage to support that store's operations, such as appliance, automotive parts, clothing, gift, grocery, hardware, flower shops, pet supply, second-hand, book stores, music stores, video or game stores, pharmaceutical, sporting goods stores and other similar activities.

RETAIL SALES, CANNABIS means the business of selling cannabis and cannabis accessory products such as rolling papers, wraps, holders, pipes, water pipes, bongs, and vaporizers for off-premises consumption. Retail Cannabis includes provincially operated cannabis stores as well as licensee retail stores under the Cannabis Control and Licensing Act, as amended from time to time.

RETAIL SALES, CONVENIENCE means the retail sales of limited everyday items such as beverages, confectionary, groceries, automotive accessories, personal care items, pharmaceutical items, printed materials, tobacco, and tourism or seasonal related products.

**RETAIL SALES, BEER AND WINE** means a retail premises as licensed pursuant to the Liquor Control and Licensing Act.

**RETAINING WALL** means a structure supporting or intended to support or retain soil, loose rock, or gravel which is on a slope greater than the angle of repose.

**RELIGIOUS ASSEMBLY** means the use of premises for the assembly of persons for worship and related religious activities and may include accessory community services, programs or activities. Typical examples include chapels, churches, convents, gurdwaras, monasteries, mosques, parish halls, synagogues, and temples.

## **S**

**SECONDARY SUITE** means a smaller dwelling unit within a larger primary dwelling unit, which must have separate external access and may have shared internal access, but does not include a Lock-Off Suite.

**SCREENING** means a continuous fencing, wall, compact hedge or combination thereof, supplemented with landscape plantings that effectively provides a visual separation or enclosure for the site, and is broken only by limited access.

**SERVICE COMMERCIAL** means premises used for business of sales, services, and repairs that excludes daily household needs, but includes uses such as automotive, recreational and equipment sales, service repair and rental, car washes, mobile home sales, building supply outlets, recycling depots, contractor services and similar activities including associated office and storage areas.

**SERVICE STATION, MINOR** means the use of land and structures for gasoline pumping stations and may have a convenience store, the retail sales of propane and motor vehicle accessories.

**SERVICE STATION, MAJOR** means premises used for the bulk storage and distribution of petroleum, gasoline pumping stations, sales of propane and other automotive products including key lock or card lock services.

**SETBACK** means:

- a) The minimum permitted distance between a building or structure to the designated lot lines; or
- b) The required minimum distance from a watercourse, or other body of water to the building or structure or any landfill or structural support required to elevate a floor system or pad above the Flood Construction Level; or

- c) The minimum separation between buildings or structures on a lot.

**SITE AREA** means an area of land considered as a unit devoted to a certain use or occupied by a building or structure or group of buildings or structures united by a common interest or use, excludes the access road portion of a panhandle lot.

**SHORT TERM RENTAL ACCOMODATION** means an accommodation provided to members of the public in a short-term rental operator's primary residence, in exchange for money, for a period of less than 30 consecutive days. The accommodation may include the rental of an entire dwelling unit or bedrooms, with or without the provision of breakfast served on the property. This includes but is not limited to bed and breakfast, boarding, or lodging.

**SOLID WASTE FACILITY** means a facility designated, constructed and operated for the collection, processing, transferring or disposal of the solid waste stream or components thereof, including but not limited to, transfer stations, material recycling facilities, composting facilities, and disposal facilities. Not inclusive of household or neighbourhood composting.

**STRATA LOT** means a strata lot as defined by the Strata Property Act.

**STRUCTURE** means any construction or development fixed to, supported by or sunk into land or water.

**STORAGE AND SALVAGING YARDS** means a premise that is used for wrecking, salvaging, dismantling, or storing of used vehicles, equipment, materials such as woods, fiber, metal and scrap yards.

**SUBDIVISION** means:

- (a) the division of a parcel or lot;
- (b) the consolidation of a lot;
- (c) a boundary realignment; or
- (d) strata-titling of a strata corporation into individual strata lots.

**SUPPORTIVE HOUSING** means a residential facility that provides affordable housing opportunities for vulnerable persons that is linked to voluntary and flexible support services and operated by a non-profit Society incorporated in accordance with the B.C. Society Act. This may include Assisted Living, Group Homes, Social Housing.

**SPLIT ZONE** means a lot or parcel with more than one land use Zoning designation.

STOREY means the portion of a building that is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it, but does not include a basement or cellar.

## T

TEMPORARY USE means a non-permanent use occurring on a lot specified under an approved Permit issued by the Village.

TOURISM USE means a premise used for a range of activities and industries that cater to travelers for leisure, business or personal purposes for a short period of time, including accommodation, transportation, attractions, public amenities, souvenir or cultural shops and activities or businesses related to the tourism industry.

TRANSPORTATION AND DELIVERY FACILITY means premises used for the sorting and shipping of packages, transportation vehicles, courier services, fleet and trucking services and may include office use or storage compounds such as mail courier, moving companies, shipping companies, and similar activities.

## U

UTILITY means the use of land whereby water, sewer, electrical, internet, telephone, cable and other similar public and private services are provided and maintained.

## V

VEHICLE WASH means a use within a building or structure used for the cleaning of motor vehicles. The use may include an Office as an ancillary and subordinate use.

## W

WAREHOUSE means a building used for the receiving and storage of goods or personal property for compensation and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations and includes limited retail sales from the site.

WATERCOURSE means any natural or man-made water-bearing depression and

includes any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply, whether enclosed or in a conduit.

### Y

YARD means an area created by a building setback from a lot line.

### Z

ZONE means the area into which the Village is divided in accordance with the Zoning map shown and attached to this Bylaw and for which specific regulations are hereinafter outlined for each area.

**3.1. GENERAL LAND USE REGULATIONS****3.1.1. Prohibited Uses**

The following uses are prohibited in all zones:

- a) All uses except those specifically permitted by the Bylaw.
- b) All uses wholly or partially conducted in a tent, recreational vehicle, travel trailer, or passenger vehicle, except as expressly permitted in this Bylaw.
- c) A tent, recreational vehicle, travel trailer or passenger vehicle used for habitation.
- d) The outdoor storage of vehicles, including parts thereof, which are in a state of disrepair, wrecked, or being dismantled for salvage or which are not licensed for the current year, except as specially permitted by this Bylaw.

**3.1.2. Uses Allowed in All Zones**

The following uses are permitted throughout all zones:

- a) Ancillary uses and buildings;
- b) Greenspace, playground equipment, and public art;
- c) Public utility use, but not including sewage treatment plants or electrical substations or facilities;
- d) Off-street parking area;
- e) Telecommunication towers;
- f) Religious assembly.

**3.2. ACCESSORY BUILDINGS AND STRUCTURES**

3.3.1. Accessory Buildings and Structures are permitted in all Zones and shall comply with the building siting setback requirements of the principal Building except where alternative standards are specified in the Regulations section of any division of this Bylaw.

3.3.2. Accessory Buildings attached to the principal Building shall be considered part of the principal Building.

3.3.3. An Accessory Building or Structure shall not be used as a dwelling unit, except in the case where an Accessory Dwelling Unit use is permitted by the Bylaw.

**3.3. ACCESSORY DWELLING UNITS**

3.3.1. Accessory Dwelling Units must have separate entrances from the exterior of the building, a single cooking facility, one or more bedrooms and one or more bathrooms that meet the current edition of the BC Building Code regulations.

3.3.2. Off-Street parking shall be required in accordance with Division 5.0 of this Bylaw.

- 3.3.3. Additional water and sewer utility fees may be charged for each dwelling unit in accordance with the applicable Village Bylaws, as amended from time to time.

### 3.4. HEIGHT AND GRADE, HEIGHT EXCEPTIONS

- 3.4.1. The height of a Building or Structure that is permitted within this Bylaw may exceed the maximum allowable height under the following uses:

- a) a Mechanical Penthouse;
- b) heating and venting;
- c) an architectural feature forming part of a building used as a place of worship, including a church, mosque, gurdwara, temple, etc.
- d) commissioned public art;
- e) a municipal use operated by the Village;
- f) a Public Utility;
- g) wind turbine generator;
- h) telecommunications apparatus and equipment approved by the Government of Canada;
- i) Chimney; and
- j) Flagpole or lighting pole

### 3.5. PROJECTIONS INTO REQUIRED SETBACKS

- 3.5.1. A portion or part thereof of a Building or Structure is permitted to project into the required setback of a Zone under the following conditions:

- a) Steps, eaves, chimney, cornices, bay windows, or ornamental features, extending not more than 0.6 m from the building face or façade; and
- b) A cantilevered wall section and/or deck, extending not more than 0.6 m from the building face or façade, and the cantilevered wall and/or deck shall not exceed 30% of the total area of the building face or façade.

- 3.5.2. The following are permitted within the area of the setback required by this Bylaw:

- a) Signs;
- b) Fences;
- c) Landscape features;
- d) Landscape screens; and
- e) Parking space or loading space.

### 3.6. SPECIAL SITING AND SETBACK CIRCUMSTANCES

- 3.6.1. Setbacks – Sight Triangle

- a) No hedge, planting, tree, fence, signs, or other structures shall be

erected, placed, or maintained within the corner visibility triangle to a height greater than 1.2 m.

- b) On a corner parcel in any Zone there shall be no obstruction to the line of vision within the sight triangle, being a triangular area formed by extending a minimum of 6.0 m boundary along the parcel lines from the point of the exterior corner intersection of the parcel lines and a line connecting these two points as illustrated on Figure 7 below:



Figure 7: Example of a Site Triangle.

**3.7. STORAGE AND METAL SHIPPING CONTAINERS**

**3.7.1. General Storage Regulations**

- a) No lot in a residential zone shall be used for the storage of materials, vehicles, or as a wrecking or junk yard.
- b) Any storage that is not contained within a building, on a lot within a Commercial or Industrial Zone, which abuts a Residential Zone or is directly across a road or lane from a Residential Zone, shall be enclosed by a landscape screen that is not less than two (2) m in height.

**3.7.2. Metal Shipping Containers**

Metal Shipping Containers shall conform to the following regulations:

- a) Permitted Use:  
Metal Shipping Containers, as defined in Section 2.4, are permitted as either a Temporary Use or a Permanent Use, as specified and regulated in each applicable zone.
- b) Maintenance and Condition:  
All Metal Shipping Containers must:
  - i. Be painted;
  - ii. Be kept clean at all times; and
  - iii. Not be rusty or in a state of disrepair.

- c) Setback Requirements:  
Metal Shipping Containers must meet the minimum lot line setbacks for Accessory Buildings and Structures as detailed within the specific zone regulations.
- d) Prohibited Uses:  
Metal Shipping Containers are not permitted to be used for:
  - i. The installation of signage;
  - ii. Advertising;
  - iii. Graffiti or murals;
  - iv. Human habitation

### 3.7.3. Temporary Use of Metal Shipping Containers

One (1) Metal Shipping Container may be placed temporarily on a property, for non-construction purposes, for up to 30 days with prior written approval from the Village:

- a) No structures may be attached to or placed on top of the container during this period.
- b) A one-time extension of 30 days may be requested.
- c) The temporary placement of a Metal Shipping Container for the following purposes shall not require a building permit:
  - i. Moving;
  - ii. Special Events, with written approval from the Village.

### 3.7.4. Stacking of Metal Shipping Containers

Metal Shipping Containers may be stacked vertically, up to a maximum of two (2) containers, only within the Heavy Industrial Zone.

## 3.8. BED & BREAKFAST

Where expressly permitted in a Zone, a Bed & Breakfast is permitted under the following conditions:

- a) The Bed & Breakfast use must be entirely contained within the principal dwelling;
- b) Up to one (1) person, in addition to family members residing in the principal dwelling, may be employed by the Bed and Breakfast;
- c) A person operating a Bed and Breakfast must have a valid Business License issued and approved by the Village; and
- d) The Bed and Breakfast use is not permitted within an Accessory Dwelling Unit.

## 3.9. HOME-BASED BUSINESS

A Home-Based Business is permitted in all Residential zones provided that:

- a) The use is accessory and subordinate to an existing Residential use on the lot;
- b) The use is permitted under an approved Business License issued

- by the Village;
- c) The use must adhere to any and all applicable Village bylaws associated with the use;
  - d) The use shall occur entirely within a Principal Building or Accessory Building;
  - e) The use must not exceed 25% of the Gross Floor Area within a Principal Building or Accessory Building;
  - f) Outdoor storage is strictly prohibited in conjunction with the use;
  - g) No employees are permitted, except for the registered owner of the lot or a tenant of the Dwelling Unit;
  - h) The use shall not discharge or emit:
    - i. Odorous, toxic, noxious matter or vapour;
    - ii. Heat, glare or radiation;
    - iii. Recurring or frequent ground vibration;
    - iv. A noise decibel limit not exceeding 50 dBA for an 8-hour period or less;
    - v. Electrical interferences; and
    - vi. Any other Public Health or Safety Hazard.
  - i) The use excludes the use of a Metal Shipping Container for storage;
  - j) The use excludes the repair, sales, maintenance, and/or servicing of any and all Motor Vehicles;
  - k) This use excludes restaurant (for on premise consumption)
  - l) The use is operated by the Registered Owner of the lot. If operated by a tenant, written permission from the Registered Owner must be provided with the Business License; and
  - m) The use is restricted to the occupant of the lot, which serves as their Principal Residence and fixed address.

**4.1. LANDSCAPING****4.1.1. General Landscaping Regulations**

Within all Commercial Zones, the entire portion of a lot, excluding the area(s) occupied by buildings, parking, loading areas, and/or sidewalks, must be landscaped.

**4.1.2. Boulevards**

No retaining walls, structures or buildings shall be constructed within boulevards.

**4.1.3. Retaining Walls**

4.1.3.1. Retaining walls exceeding 1.2 metres in height must be designed and reviewed by a registered professional engineer and require the issuance of a Building Permit.

4.1.3.2. Retaining walls are not subject to required setbacks and may be built to front, side and rear lot lines.

**4.2. SCREENING****4.2.1. General Screening Regulations**

4.2.1.1. Automobile wrecking, salvage yards, commercial and industrial storage yards must be screened by opaque fencing, retaining walls, landscaping hedging or a combination thereof.

4.2.1.2. Industrial or Commercial use lots that abut, are adjacent to, or are directly across the street of Residential use lots must provide opaque screening along the boundary of the shared property line.

**4.2.2. Screening from Highway**

Any Industrial use lots that abut Highway 16 shall provide opaque fencing, landscaping hedging or a combination thereof along the highway frontages.

**4.2.3. Recycling and Garbage**

4.2.3.1. All commercial, institutional, mixed use or Medium Residential use buildings must provide a recycling and garbage collection facility that is either completely contained within the principal building or fully screened and accessible from a driveway or lane at an outdoor location on the parcel.

4.2.3.2. All screening of the refuse or recycling bin must use opaque materials and will be a minimum of 2.0 m in height.

4.2.3.3. An unobstructed access lane with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m shall be provided to provide access to the required garbage and recycling room or enclosure.

**4.3. FENCING**

The maximum fence height is as follows:

- a) On a lot designated for Residential Use, a fence shall not exceed:
  - i. A height of 2 m (6 feet) along the rear and interior lot lines;
  - ii. A height of 1.2 m (4 feet) along the front and exterior lot lines;
- b) On a lot designated for Commercial Use, a fence shall not exceed:
  - i. a height of 2 m (6 feet) along the rear and interior lot lines;
  - ii. a height of 1.2 m (4 feet) along the front and exterior lot lines;
- c) On a lot designated for Industrial or Utility use, a fence shall not exceed:
  - i. a height of 2.5 m (8 feet) along the front, rear, exterior and interior lot lines.

**5.1. GENERAL PROVISIONS**

- 5.1.1. This section of the Bylaw applies to each of the following:
  - a) a new Building or Structure;
  - b) a Building or Structure being enlarged or increased in floor area;
  - c) a proposed change in use; and
  - d) excludes a modular, portable, or prefabricated classroom on a lot or parcel operated by the Nechako Lakes School District.
  
- 5.1.2. If a use is not listed, the number of parking spaces shall be calculated on the basis of the most similar use that is listed.
  
- 5.1.3. On all highways, except for McMillan Avenue, where 2 or more off-street parking spaces are required on a lot, a parking plan shall be included with the preliminary site layout plan as part of a Development Permit application or as part of the Building Permit application. The Parking Plan must:
  - a) Be drawn to scale and be consistent with the preliminary site layout plan, and landscape plan (if applicable);
  - b) Provide cross section and elevation drawings;
  - c) Clearly show the dimensions and area of required loading spaces, parking spaces, driveways, pedestrian walkways, and drive aisles;
  - d) Have a fire access plan with a minimum 6 m wide clearance for an emergency vehicle, fire hydrant locations, and safe egress from the lot or parcel.
  
- 5.1.4. Except for commercial uses located on McMillan Avenue, off-street parking shall be located on the same parcel as the use they serve.

**5.2. ACCESSIBLE PARKING REQUIREMENTS**

Accessible Parking Spaces shall be provided in accordance with the following Table:

Table 1: Accessible Parking Spaces	
Land Use	Minimum Number of Spaces Required
Residential	1 space per 10 parking spaces required
Commercial	1 space per 10 parking spaces required
Industrial	1 space per 30 parking spaces required
Community Institutional, Municipal & Recreational	1 space per 15 parking spaces required

**5.2.1. Accessible Parking Space and Aisle Dimensions**

The minimum Accessible Space and Aisle dimensions shall be in accordance with the following:

Table 2: Accessible Parking Space and Aisle Dimensions			
Length of Space	Width of Space	Vertical Clearance	Access Aisle
5.7m	4.0m	4.5m	1.2m

Two adjacent accessible spaces may have reduced widths to 3.7m each, with a shared 1.2 m access aisle.

**5.2.2 Accessible Parking Design Considerations**

All parking spaces shall:

- a) Have a firm, slip resistant and level surface with grade not exceeding 2%.
- b) Be located close and be accessible to an entrance conforming to the current edition of the British Columbia Building Code, as amended from time to time.
- c) Use high-contrast diagonal lines on pedestrian aisles.
- d) Require signage at the front of stalls and pavement marking showing the universal wheelchair symbol to denote accessible parking stalls.

**5.3. OFF-STREET BICYCLE PARKING**

5.3.1. Long-term bicycle parking must be located in a fully enclosed and secured room within the Building for which they are required and be located in an area accessible only to users (residents, employees, etc.).

5.3.2. Short-term bicycle parking should be located within 15m of the building entrance, and be accessible, secure, well-lit and placed so as to not impede pedestrian movements.

5.3.3. Bike racks should be provided with theft-resistant materials and securely anchored.

**5.4. OFF-STREET LOADING**

5.4.1. Off-Street loading for Commercial and Industrial uses shall be required as per the discretion of the Village on a site by site basis.

5.4.2. Off-street loading shall be located on the same lot or parcel as the Building or Use for which it is required.

5.4.3. All off-street loading spaces shall be of sufficient dimensions to

accommodate Commercial Motor Vehicles (CMVs) used for the transportation of goods and products to and from a Building or Use, without encroaching upon any drive aisles, driveways, parking spaces, pedestrian walkways or roads.

**5.5. OFF-STREET PARKING REGULATIONS**

- 5.5.1. The minimum number of off-street parking spaces required for any use shall be calculated in accordance the provisions under Table 3. Where a specific use is not referenced, the required number of off-street parking spaces shall be the same as a similar use listed.
- 5.5.2. In a mixed-use development, required parking spaces may be shared between Commercial and Residential visitor parking.
- 5.5.3. When the calculation of the total parking and loading requirements results in a fractional figure, it shall be rounded upward to the nearest whole number.
- 5.5.4. If more than one use is located on a parcel or parking collectively serves more than one building or use, the parking requirement would thus be calculated based on the site use with the greatest amount of parking.
- 5.5.5. Where applicable, a development requiring approval from the Ministry responsible for the *Transportation Act* shall adhere to parking requirements established by the Ministry therein.

TABLE 3 – SCHEDULE OF REQUIRED OFF-STREET PARKING	
AGRICULTURAL	
Use	Minimum Parking Spaces Required
Agriculture – Residential	(a) 2 parking spaces per Single-Detached Dwelling; and (b) 1 parking space per Accessory Dwelling Unit

RESIDENTIAL	
Use	Minimum Parking Spaces Required
Single-Detached Dwelling	(a) 2 parking spaces per Dwelling Unit
Accessory Dwelling Unit	(a) 1 parking space per Dwelling Unit
Duplex	(a) 2 parking spaces per Dwelling Unit
Fourplex	(a) 1.5 parking spaces per Dwelling Unit

## SECTION 5 – PARKING & LOADING

# 5.0

Rowhouse	(a) 1.5 parking spaces per Dwelling Unit (b) 0.2 visitor parking spaces per Dwelling Unit on a lot with greater than 6 Dwelling Units
Apartment or Condominium	(a) 1 parking space per studio or 1-bedroom Dwelling Unit (b) 1.5 parking spaces per 2-bedroom Dwelling Unit or greater, except: i. an apartment building containing 6 Dwelling Units or less, a minimum of 1 parking space per Dwelling Unit (c) 0.2 visitor parking spaces per Dwelling Unit, excluding an apartment building containing 6 Dwelling Units or less (d) 1 bicycle parking space per Dwelling Unit, excluding an apartment building containing 6 Dwelling Units or less
Bed & Breakfast	(a) 1 per guest room
Childcare, Family	(a) 1 space per 2 employees (b) 1 space for pickup/drop-off

COMMERCIAL	
Use	Minimum Parking Spaces Required
Animal Clinic	(a) 2 parking spaces/100 m <sup>2</sup>
Automotive	(a) 1 parking space per 35 m <sup>2</sup> of GFA
Campground	(a) 1 parking space per camp site
Childcare, Group	(a) 1 parking space per 30 m <sup>2</sup> of GFA or 4 parking spaces, whichever is greater (b) 1 parking spaces/11 kids must be designated for drop-off/pick-up
Retail Sales	(a) 1 space per 30 m <sup>2</sup> of GFA
Retail Sales, Cannabis	(a) 1 space per 30 m <sup>2</sup> of GFA
Personal Services	(a) 1 space per 30 m <sup>2</sup> of GFA
Food Establishment Food Establishment, Licensed	(a) 1 space per 4 seats
Golf Course	(a) 3 parking spaces per fairway; and (b) 10 parking spaces for Food Establishment or Food Establishment Licensed (where applicable)

## SECTION 5 – PARKING & LOADING

# 5.0

Hotel, Motel and similar uses.	(a) 0.8 parking spaces per room (b) 1 space per 20 m <sup>2</sup> of GFA for a restaurant
Office	(a) 1 parking space per 30 m <sup>2</sup> of GFA (b) 1 bicycle parking space per 500 m <sup>2</sup> of GFA
Recreation Facility/Health Club	(a) 3 spaces per 100 m <sup>2</sup> of GFA
Service Commercial	(a) 1 space per 46 m <sup>2</sup> of GFA
Service Station, Minor	(a) 2 spaces plus 2 per service bay

INDUSTRIAL	
Use	Minimum Parking Spaces Required
Building Supply	(a) 1 parking space per 100 m <sup>2</sup> of GFA (b) 1 parking space per 40 m <sup>2</sup> of GFA for office use and administrative support
Self-Storage or Mini-Storage	(a) 1 parking space per 800 m <sup>2</sup> of GFA; (b) 1 parking space per 40 m <sup>2</sup> of GFA for office use and administrative support; and (c) a minimum of 4 parking spaces
Service Station, Major	(a) 3 spaces plus 1 per service bay
Light Industrial	(a) 1 parking space per 100 m <sup>2</sup> of GFA, can be reduced by the Village based on employee occupancy load. (b) 1 parking space per 40 m <sup>2</sup> of GFA for office use and administrative support
Heavy Industrial	(a) 1 parking space per 100 m <sup>2</sup> of GFA, can be reduced by the Village based on employee occupancy load. (b) 1 parking space per 40 m <sup>2</sup> of GFA for office use and administrative support
Warehousing and Distribution and similar activities	(a) 0.5 parking spaces per 100 m <sup>2</sup> of GFA, with a parking minimum of 2 spaces (b) 2.5 parking spaces per 100 m <sup>2</sup> of GFA for office use or administrative support use

## SECTION 5 – PARKING & LOADING

# 5.0

COMMUNITY & MUNICIPAL USE	
Use	Minimum Parking Space Required
Religious Assembly	(a) 1 parking space per 10 m <sup>2</sup> GFA
Community Care Facility	(a) 1 space per 100 m <sup>2</sup> of GFA plus 10% for visitor parking
Municipal Use – Government Office	(a) 1 parking space per 30 m <sup>2</sup> of GFA
Municipal Use – Park	(a) 5 spaces/ha
Health Services, Minor	(a) 1 space per 46 m <sup>2</sup> of GFA
Health Services, Major	(a) 1 space per 100 m <sup>2</sup> of GFA
Public School	(a) 2 spaces per classroom for Elementary (b) 4 spaces per classroom for Highschool (c) 9 parking spaces for drop-off and pick-up (d) 1 bicycle parking space per classroom
Post-Secondary Institution	(a) 10 parking spaces per classroom (b) 1 parking space per 40 m <sup>2</sup> of GFA for office use and administrative support (c) 1 parking space 10 m <sup>2</sup> of GFA for lecture theatre and gymnasium (d) 3 bicycle parking spaces per classroom

### 5.5.6 Off-Street Parking Space and Aisle Dimensions

Off-street parking spaces and aisle widths for standard cars shall comply with the minimum standards on Table 4, and shown on Figure 8:

Table 4: Off-Street Parking Space and Aisle Dimensions			
Parking Angle (Degrees)	Minimum Space Length (L)	Minimum Space Width (W)	Minimum Aisle Width (A)
<b>Standard Parking Space</b>			
<b>Two-Way</b>			
Parallel	7.0 m	2.60 m	7.3 m
90°	6.0 m	2.75 m	7.3 m
75°	6.0 m	2.75 m	7.3 m
60°	6.0 m	2.75 m	7.3 m
45°	6.0 m	2.75 m	7.3 m

# SECTION 5 – PARKING & LOADING

# 5.0

One-Way			
Parallel	7.0 m	2.60 m	3.8 m
90°	6.0 m	2.75 m	6.4 m
75°	6.0 m	2.75 m	5.6 m
60°	6.0 m	2.75 m	4.2 m
45°	6.0 m	2.75 m	3.5 m

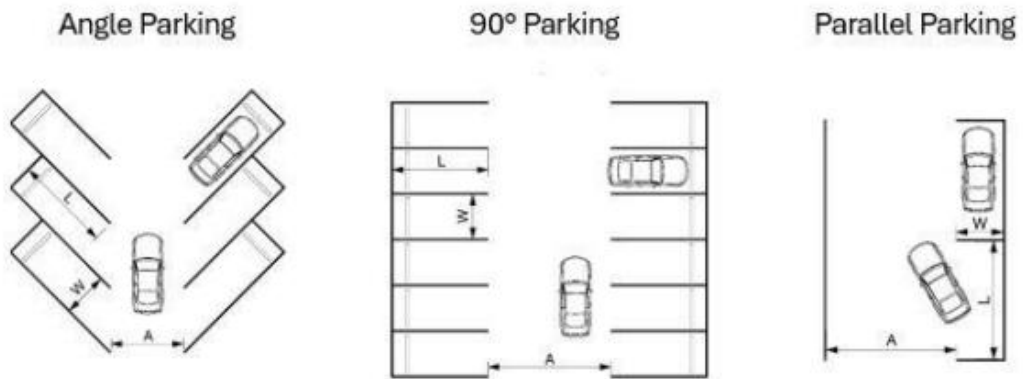


Figure 8: Example of off-street parking spaces

## SECTION 6 – ESTABLISHMENT OF ZONES

# 6.0

The requirements of each Zoning District Schedule as set out in Section 6.0 of this Bylaw shall be applied to areas designated on the Zoning Map with the corresponding alphanumeric symbol.

SECTION	ZONE TITLE	ZONE
6.1	Agriculture	A1
6.2	Small Scale Residential	R1
6.3	Medium Residential	R2
6.4	Neighbourhood Commercial	C1
6.5	Downtown Commercial	C2
6.6	Highway Commercial	C3
6.7	Light Industrial	M1
6.8	Heavy Industrial	M2
6.9	Community Institutional	P1
6.10	Municipal Use	P2
6.11	Parks and Recreation	P3
6.12	Utility	U1

**6.1 AGRICULTURAL ZONE (A1)**

**6.1.1. INTENT**

The intent of the Agricultural Zone is to accommodate residential and agricultural uses on lands within the Agricultural Land Reserve (ALR).

**6.1.2. PERMITTED USES**

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Childcare, Family</li> <li>• Housing, Single-Detached</li> <li>• Animal Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> <li>• Accessory Dwelling Unit (ADU), Attached (“Secondary Suite”)</li> <li>• ADU, Detached                             <ul style="list-style-type: none"> <li>• Carriage House; or</li> <li>• Garden Suite.</li> </ul> </li> <li>• Bed &amp; Breakfast</li> <li>• Home-Based Business</li> </ul>

**6.1.3 DEVELOPMENT REGULATIONS**

Development Regulations Table	
Maximum number of Dwelling Units per Lot	1 Single-Detached Dwelling with a Secondary Suite; and 1 ADU
<b>Principal Use Minimum Setbacks</b>	
Front Lot Line	4.5 m
Rear Lot Line	7.5 m
Exterior Lot Line	7.5 m
Interior Lot Line	3.0 m
<b>Accessory Use Minimum Setbacks</b>	
Front Lot Line	4.0 m
Rear Lot Line	1.0 m
Exterior Lot Line	1.0 m
Interior Lot Line	3.0 m
<b>Maximum Building Height</b>	
Building Height	Residential Use – 10 m or 2.5 storeys, whichever is less ADU – 8 m or 2 storeys, whichever is less

## 6.1.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

## 6.1.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

## 6.2 SMALL SCALE RESIDENTIAL ZONE (R1)

### 6.2.1 INTENT

The intent of the Small Scale Residential Zone is to accommodate Small-Scale Multi-Unit (SSMU) housing on fully serviced urban lots, in accordance with *Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023*.

### 6.2.2. PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Childcare, Family</li> <li>• Housing, Single-Detached</li> <li>• Housing, Duplex</li> <li>• Housing, Fourplex</li> <li>• Housing, Triplex</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit, Attached</li> <li>• Accessory Dwelling Unit, Detached</li> <li>• Bed &amp; Breakfast</li> <li>• Home-Based Business</li> <li>• Lock-Off Suite</li> <li>• Short-term Rental</li> </ul>

### 6.2.3. DEVELOPMENT REGULATIONS

Development Regulations Table	
Maximum number of Dwelling Units per lot	Lots less than 280 m <sup>2</sup> will have a maximum of 2 units: <ul style="list-style-type: none"> <li>• Single-Detached Dwelling with 1 ADUs; OR</li> <li>• Duplex;</li> </ul>
	Lots greater than 280 m <sup>2</sup> will have a maximum of 4 units: <ul style="list-style-type: none"> <li>• Single-Detached Dwelling with up to 3 ADUs;</li> <li>• Duplex with up to 2 ADUs;</li> <li>• Triplex with an ADU; OR</li> <li>• Fourplex</li> </ul>
Principal Use Minimum Setbacks	
Front Lot Line	4.5 m
Rear Lot Line	3.0 m
Interior Lot Line	2.0 m
Exterior Lot Line	2.0 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	4.5 m
Rear Lot Line	1.0 m
Interior Lot Line	1.0 m
Exterior Lot Line	1.0 m

# SMALL SCALE RESIDENTIAL

**R 1**

Maximum Building Height	
Principal Building	11 m or 3 storeys, whichever is less.
Accessory Building	Carriage House ADU – 8.0 m or 2 storeys Garden Suite ADU – 4.5 m or 1 storey Accessory Building or Structure – 4.5 m
Maximum Site Coverage	
Principal Use Lot Coverage	75%
Subdivision Regulations	
Minimum Lot Width	12 m
Minimum Lot Size	280 m <sup>2</sup>

## 6.2.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

## 6.2.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

### 6.3. MEDIUM RESIDENTIAL ZONE (R2)

#### 6.3.1 INTENT

The intent of the Medium Residential Zone is to provide medium-density, multiple family developments with complementary neighbourhood commercial uses on lots compatible with other residential development in the area.

#### 6.3.2. PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Childcare, Family</li> <li>• Childcare, Group</li> <li>• Housing, Apartment</li> <li>• Housing, Fourplex</li> <li>• Housing, Rowhome</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit, Attached</li> <li>• Accessory Dwelling Unit, Detached</li> <li>• Bed &amp; Breakfast</li> <li>• Home-Based Business</li> <li>• Lock-Off Suite</li> <li>• Personal Services</li> <li>• Retail, Convenience</li> <li>• Food Establishment</li> <li>• Short-term Rental</li> </ul>

#### 6.3.3 DEVELOPMENT REGULATIONS

Development Regulations Table	
Minimum number of Dwelling Units per lot	4 Dwelling Units
Principal Use Minimum Setbacks	
Front Lot Line	4.5 m
Rear Lot Line	3.0 m
Interior Lot Line	2.0 m
Exterior Lot Line	2.0 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	4.5 m
Rear Lot Line	1.0 m
Interior Lot Line	1.0 m
Exterior Lot Line	1.0 m
Maximum Building Height	
Principal Building	11 m or 3 storeys, whichever is less.

# MEDIUM RESIDENTIAL

**R2**

Accessory Building	Carriage House ADU – 8.0 m or 2 storeys Garden Suite ADU – 4.5 m or 1 storey Accessory Building or Structure – 4.5 m
Maximum Lot Coverage	
Principal Use Lot Coverage	75%
Subdivision Regulations	
Minimum Lot Width	20 m

### 6.3.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

### 6.3.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

**6.4 NEIGHBOURHOOD COMMERCIAL ZONE (C1)**

**6.4.1 INTENT**

The intent of the Neighbourhood Commercial Zone is to accommodate small scale commercial uses that serve local residents within a neighbourhood.

**6.4.2. PERMITTED USES**

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Childcare, Family</li> <li>• Childcare, Group</li> <li>• Food Establishment</li> <li>• Food Establishment, License</li> <li>• Health Services, Minor</li> <li>• Office Use</li> <li>• Personal Services</li> <li>• Retail Sales</li> <li>• Retail Sales, Beer and Wine</li> <li>• Retail Sales, Convenience</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> <li>• Housing, Apartment</li> </ul>

**6.4.3 DEVELOPMENT REGULATIONS**

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	4.5 m
Rear Lot Line	3.0 m
Interior Lot Line	2.0 m, except it is 0.0 m when abutting a Commercial, Municipal or Community Institutional Zone
Exterior Lot Line	2.0 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	4.5 m
Rear Lot Line	1.0 m
Interior Lot Line	1.0 m
Exterior Lot Line	1.0 m
Maximum Building Height	
Principal Building	Commercial 8.0 m Mixed- use 11 m

# NEIGHBOURHOOD COMMERCIAL

**C1**

Accessory Building	4.5 m
Maximum Lot Coverage	
Principal Use Lot Coverage	75%
Subdivision Regulations	
Minimum Lot Width	18 m

### 6.4.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

### 6.4.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

### 6.4.6 Other Regulations

- a) Where a lot is used for combined commercial and residential use, the commercial use must be contained in the same building as the residential use, must be on the first storey of the building and must have a separate entrance from the outside.
- b) Hours of operation will be limited to 8:00AM to 9:00PM

## 6.5 DOWNTOWN COMMERCIAL ZONE (C2)

### 6.5.1. INTENT

The intent of the Downtown Commercial Zone is to accommodate a range of commercial, public facilities with mixed residential to create a pedestrian oriented urban development within the downtown core.

### 6.5.2 PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Brewery</li> <li>• Childcare, Family</li> <li>• Childcare, Group</li> <li>• Civic Use</li> <li>• Education</li> <li>• Financial Services</li> <li>• Food Establishment</li> <li>• Food Establishment, License</li> <li>• Hotel</li> <li>• Health Services, Minor</li> <li>• Office Use</li> <li>• Personal Services</li> <li>• Recreation Facility</li> <li>• Retail Sales</li> <li>• Retail Sales, Beer and Wine</li> <li>• Retail Sales, Convenience</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> <li>• Housing, Apartment</li> <li>• Short-term Rental</li> </ul>

### 6.5.3 DEVELOPMENT REGULATIONS

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	0.0 m
Rear Lot Line	0.0 m
Interior Lot Line	0.0 m
Exterior Lot Line	0.0 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	0.0 m
Rear Lot Line	0.0 m
Interior Lot Line	0.0 m

# DOWNTOWN COMMERCIAL

**C2**

Exterior Lot Line	0.0 m
Maximum Building Height	
Principal Building	Commercial 11 m Mixed- use 11 m
Accessory Building	4.5 m
Maximum Lot Coverage	
Principal Use Lot Coverage	75%
Subdivision Regulations	
Minimum Lot Width	12 m

### 6.5.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

### 6.5.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

## 6.6 HIGHWAY COMMERCIAL ZONE (C3)

### 6.6.1 INTENT

The intent of the Highway Commercial Zone is to accommodate a range of commercial uses along high traffic corridors to accommodate tourism and service traffic.

### 6.6.2 PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Animal Clinic</li> <li>• Brewery</li> <li>• Civic Use</li> <li>• Entertainment</li> <li>• Financial Services</li> <li>• Food Establishment</li> <li>• Food Establishment, Drive Through</li> <li>• Food Establishment, License</li> <li>• Hotel</li> <li>• Health Services, Minor</li> <li>• Office Use</li> <li>• Personal Services</li> <li>• Recreation Facility</li> <li>• Retail Sales</li> <li>• Retail Sales, Beer and Wine</li> <li>• Retail Sales, Cannabis</li> <li>• Retail Sales, Convenience</li> <li>• Service Commercial</li> <li>• Service Station, Minor</li> <li>• Vehicle Wash</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> </ul>

Retail Sales,  
Cannabis  
added in  
Bylaw 877

### 6.6.3 DEVELOPMENT REGULATIONS

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	3.0 m
Rear Lot Line	3.0 m
Interior Lot Line	0.0 m
Exterior Lot Line	3.0 m
Between Buildings	0.0 m

# HIGHWAY COMMERCIAL

**C3**

Accessory Use Minimum Setbacks	
Front Lot Line	1.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	1.5 m
Maximum Building Height	
Principal Building	11 m
Accessory Building	6.0 m
Maximum Site Coverage	
Principal Use Lot Coverage	100%
Subdivision Regulations	
Minimum Lot Width	n/a

## 6.6.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

## 6.6.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw

## 6.7 LIGHT INDUSTRIAL ZONE (I1)

### 6.7.1 INTENT

The intent of the Light Industrial Zone is to accommodate some service commercial uses and light industrial development.

### 6.7.2 PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Animal Clinic</li> <li>• Contractor Services</li> <li>• Light Industrial</li> <li>• Office Use</li> <li>• Outdoor Storage</li> <li>• Recreation Vehicle Sales</li> <li>• Service Commercial</li> <li>• Service Station, Minor</li> <li>• Service Station, Major</li> <li>• Vehicle Wash</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> </ul>

### 6.7.3 DEVELOPMENT REGULATIONS

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	6.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	5.5 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	3.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
Maximum Building Height	
Principal Building	11 m
Accessory Building	6.0 m
Maximum Site Coverage	

# LIGHT INDUSTRIAL

I1

Principal Use Lot Coverage	75%
Subdivision Regulations	
Minimum Lot Width	20 m

### 6.7.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

### 6.7.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

## 6.8 HEAVY INDUSTRIAL ZONE (I2)

### 6.8.1 INTENT

The intent of the Heavy Industrial Zone is intended for heavy impact industrial uses such as resource processing, manufacturing, transportation and energy and utilities.

### 6.8.2 PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Agriculture Intensive</li> <li>• Animal Clinic</li> <li>• Heavy Industrial</li> <li>• Light Industrial</li> <li>• Metal Shipping Containers (a)</li> <li>• Office Use</li> <li>• Outdoor Storage</li> <li>• Recreation Vehicle Sales</li> <li>• Service Commercial</li> <li>• Service Station, Minor</li> <li>• Service Station, Major</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> </ul>

a) Metal Shipping Containers shall be subject to Section 3.7 of this Bylaw.

### 6.8.3 DEVELOPMENT REGULATIONS

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	6.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	5.5 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	3.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
Maximum Building Height	
Principal Building	11 m

# HEAVY INDUSTRIAL

I2

Accessory Building	6.0 m
Maximum Site Coverage	
Principal Use Lot Coverage	75%
Subdivision Regulations	
Minimum Lot Width	20 m

## 6.8.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

## 6.8.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

## 6.9 COMMUNITY INSTITUTIONAL ZONE (P1)

### 6.9.1 INTENT

The intent of the Community Institutional Zone is to accommodate all land uses that offer a diverse array of services and amenities to cater to the community's needs, this includes uses that are typically operated by non-profit organizations.

### 6.9.2 PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Arts and Culture</li> <li>• Childcare, Group</li> <li>• Education</li> <li>• Emergency and Protective Services (see Civic Use definition)</li> <li>• Health Services, Minor</li> <li>• Health Services, Major</li> <li>• Office Use</li> <li>• Recreation Facility</li> <li>• Religious Assembly</li> <li>• Supportive Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> </ul>

### 6.9.3 DEVELOPMENT REGULATIONS

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	4.5 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	1.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	1.5 m
Maximum Building Height	
Principal Building	11 m
Accessory Building	6.0 m
Maximum Site Coverage	

# COMMUNITY INSTITUTIONAL

**P1**

Principal Use Lot Coverage	50%
Subdivision Regulations	
Minimum Lot Width	15 m

## 6.9.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

## 6.9.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

**6.10 MUNICIPAL USE ZONE (P2)**

**6.10.1 INTENT**

The intent of the Municipal Use Zone is to accommodate all institutional uses typically operated by the Village of Fraser Lake.

**6.10.2 PERMITTED USES**

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Civic Use</li> <li>• Utility</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> </ul>

**6.10.3 DEVELOPMENT REGULATIONS**

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	3.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	1.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	1.5 m
Maximum Building Height	
Principal Building	11 m
Accessory Building	6.0 m
Maximum Site Coverage	
Principal Use Lot Coverage	75%
Subdivision Regulations	
Minimum Lot Width	15 m

### 6.10.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

### 6.10.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

## 6.11 PARKS AND RECREATION ZONE (P3)

### 6.11.1 INTENT

The intent of the Parks and Recreation Zone is to accommodate public parks and recreational and cultural amenities within limited complementary commercial or institutional uses.

### 6.11.2 PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Civic Use</li> <li>• Golf Course</li> <li>• Recreation Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> </ul>

### 6.11.3. DEVELOPMENT REGULATIONS

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	3.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
Between Buildings	3.0 m
Accessory Use Minimum Setbacks	
Front Lot Line	1.5 m
Rear Lot Line	1.5 m
Interior Lot Line	1.5 m
Exterior Lot Line	1.5 m
Maximum Building Height	
Principal Building	11 m
Accessory Building	6.0 m
Maximum Site Coverage	
Principal Use Lot Coverage	85%
Subdivision Regulations	
Minimum Lot Width	n/a

### 6.11.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

### 6.11.5 Landscaping and Screening

Landscaping and Screening shall be in accordance with Division 4.0 of this Bylaw.

## 6.12 UTILITY

### 6.12.1 INTENT

The intent of the Utility Zone is to accommodate public and private utilities.

### 6.12.1 PERMITTED USES

Permitted Principal Uses Table	Permitted Accessory Use
<ul style="list-style-type: none"> <li>• Civic Use</li> <li>• Utility</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Buildings and Structures</li> </ul>

### 6.12.3 DEVELOPMENT REGULATIONS

Development Regulations Table	
Principal Use Minimum Setbacks	
Front Lot Line	3.0 m
Rear Lot Line	3.0 m
Interior Lot Line	3.0 m
Exterior Lot Line	3.0 m
Between Buildings	n/a
Maximum Building Height	
Principal Building	11 m
Maximum Site Coverage	
Principal Use Lot Coverage	n/a
Subdivision Regulations	
Minimum Lot Width	n/a

### 6.12.4 Off-Street Parking

Off-street parking shall be provided in accordance with Division 5.0 of this Bylaw.

### **7.1 REGULATIONS OF SUBDIVISION**

The purpose of this Division is to regulate the minimum dimensions and areas of parcels of land which may be created by subdivision.

### **7.2 MINIMUM LOT SIZE AND WIDTH**

The size and width of a parcel to be created by subdivision and which may lawfully be used as the site for a building shall not be less than the minimum dimensions and area for the construction of buildings or dwellings, as set out in the minimum lot size and width statement in the applicable zoning district, where such minimum area and width have been specified.












### **7.3 BARE LAND STRATA SUBDIVISION**

The setback provisions of this Bylaw only apply to the parcel lines on the perimeter of the parcel, and not to internal parcel lines for strata lots created under a Bare Land Strata Plan pursuant to the Strata Property Act.

### **7.4 LEGAL SURVEY PLANS**

Remainder lots will be accepted only if a parcel can be further subdivided under current zoning.

# SCHEDULE B: ZONING MAP

LEGEND	
	MUNICIPAL BOUNDARY
	A1: AGRICULTURE
	R1: SMALL SCALE RESIDENTIAL
	R2: MEDIUM RESIDENTIAL
	C3: HIGHWAY COMMERCIAL
	M1: LIGHT INDUSTRIAL
	M2: HEAVY INDUSTRIAL
	P3: PARKS & RECREATION
	P1: COMMUNITY INSTITUTIONAL
	P2: MUNICIPAL USE
	U1: UTILITY

