

CENTRAL COAST REGIONAL DISTRICT
BELLA COOLA VALLEY ZONING BYLAW NO. 71

A Bylaw to regulate the location and use of buildings and structures and the use of land, including the surface of water within Electoral Areas C, D and E of the Central Coast Regional District and for that purpose to divide into zones pursuant to the provisions of the Municipal Act, having due regard to the promotion of health, safety, convenience and overcrowding of land and preservation of the amenities peculiar to any zone; the securing of adequate light, air and access; the value of the land and the nature of its present and prospective use and occupancy; the character of the buildings already erected and the peculiar suitability of the zone for particular uses; and the conservation of property values.

WHEREAS the Regional Board may, pursuant to Section 716 of the Municipal Act adopt a Zoning Bylaw;

AND WHEREAS the Regional Board has in its consideration of this Bylaw had due regard to the consideration and requirements of Section 716;

NOW THEREFORE the Regional Board of the Central Coast Regional District in open meeting assembled enacts the attached documents and plans which form the total content of the Bella Coola Valley Zoning Bylaw No. 71.

This Bylaw may be cited for all purposes as the "Bella Coola Valley Zoning Bylaw No. 71, 1984".

"Bylaw No. 7, Bella Coola Valley Interim Zoning Bylaw, 1977", is hereby repealed.

READ A FIRST TIME	THIS	<u>13th</u>	DAY OF	<u>March</u>	, 1984.
READ A SECOND TIME	THIS	<u>13th</u>	DAY OF	<u>MARCH</u>	, 1984.
PUBLIC HEARING HELD	THE	<u>16th</u>	DAY OF	<u>MARCH</u>	, 1984.
READ A THIRD TIME	THIS	<u>10th</u>	DAY OF	<u>APRIL</u>	, 1984.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS 22nd DAY OF August, 1984

RECONSIDERED AND ADOPTED THIS 11th DAY OF September, 1984.

Minister of Municipal Affairs
Approval No. _____

Larry North
Chairman

Carol Winkler
Secretary-Treasurer

I, Carol Winkler, Secretary-Treasurer of the Central Coast Regional District certify that this is a true and correct copy of Bylaw No. 71 of the Central Coast Regional District cited as "Bella Coola Valley Zoning Bylaw No 71, 1984".
APPROVED pursuant to the provisions of section

814 of the "Municipal Act" this
22nd day of Aug 1984.

Bill Smith
Minister of Municipal Affairs

Carol Winkler
Secretary-Treasurer

840898

CENTRAL COAST REGIONAL DISTRICT
 BELLA COOLA VALLEY ZONING BYLAW NO. 71

AMENDMENTS

<i>DATE</i>	<i>BYLAW NO.</i>	<i>EXPLANATION</i>
Jan. 8, 1985	76	Valley Ridge Riders (R-1 to P-1)*
Mar. 12, 1985	81	To add R-4
Mar. 12, 1985	82	Blackstock (R-3 to R-4)
Mar. 11, 1986	92	To add to Sec. 5 (later deleted by B/L 113)
May 12, 1987	105	Valley Bakery (R-1 to C-1)*
July 14, 1987	113	To delete and replace Sec. 5 (see B/L 92)
Aug. 28, 1987	117	Bella Coola Co-op (C-1 to I-2)
May 11, 1988	118	Ron and Flo Evans (R-3 to I-2)
Sep. 14, 1988	123	Seventh Day Adventist (A-1 to P-1)
Aug. 15, 1989	144	To amend with regards to parking
Dec. 12, 1989	146	Mobile Homes adds R-5
Dec. 12, 1989	148	John Morton (I-2 to R-5)*
Aug. 14, 1990	157	Shell (R-1 to I-2)*
Sep. 10, 1991	167	BCBC Smith Subdivision (C-2 to R-4)*
Sep. 14, 1993	200	To add RM-2 Hospital (R-3 to Rm-2)*
Dec. 14, 1993	201	Credit Union (R-3 to C-1)*
For 14: 2013 Bylaw No. 71	413	Add 'postal services' to civic use def'n

*Amended
Version*

CENTRAL COAST REGIONAL DISTRICT

BELLA COOLA VALLEY ZONING BYLAW NO. 71

SECTION 1.0 - APPLICATION

Title

- 1.1 This Bylaw may be cited as the Central Coast Regional District, "Bella Coola Valley Zoning Bylaw, No. 71, 1984."

Applicability

- 1.2 This Bylaw shall be applicable to those parts of Electoral Areas C,D, and E of the Central Coast Regional District as outlined on Schedule A which is attached to and forms part of the Bylaw.

Severability

- 1.3 If any part of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction it shall not affect the validity of the remaining portions of this Bylaw.

SECTION 2.0 - DEFINITIONS

In this Bylaw, unless the context otherwise requires:

"accessory residential use" means a use accessory to an agricultural, forestry, commercial, retail, assembly, civic, traveller accommodation, entertainment, gravel processing, log sorting, industrial, transportation, or campground use, where a building is used for one dwelling unit for the accommodation of an owner, operator, manager or employee on the same lot as that on which the use occurs.

"accessory to" means customarily associated with.

"agricultural use" means a use providing for the growth, rearing, producing, and the harvesting of agricultural products; the keeping of horses for personal family use of the residents; includes the processing on an individual farm of the primary agricultural products harvested, reared or produced on that farm, the storage of farm machinery, implements used on that farm and the retail sale of produce grown on that farm, and excluding all manufacturing, processing, storage and repairs not specifically included in this definition.

"apartment building" means any building divided into not less than three dwelling units each of which is occupied or intended to be occupied as a permanent home of one family.

"assembly use" means a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, recreational, or private educational purposes; includes churches, arenas, swimming pools, auditoriums, youth centres, social halls, group camps, private schools, kindergartens, playschools, day nurseries and daycare centres.

"building" means a structure wholly or partly enclosed by a roof or roofs supported by walls, columns, or posts.

"campground use" means a use providing designated sites for the accommodation of the travelling public in tents, camper vehicles or travel trailers; and may include personal service facilities to accommodate the needs of the occupants; but specifically excludes the retail sale of trailer, campers and tents, and residential camp use.

"civic use" means a use providing for public function; includes schools, colleges, public hospitals, community centres, libraries, museums, parks, playgrounds, cemeteries, jails and prisons, courts of law, fire halls, gravel extraction and uses ancillary to public functions, excludes public storage and works yards.

"commercial use" means a use providing for the selling of goods and services including restaurants, cafes, bowling alleys, amusement arcades, pool halls, bakeries and associated ancillary services; the servicing and repair of goods, office functions, retail sales, wholesaling incidental to retail sales, warehousing incidental to retail sale, commercial education and instruction and medical services, servicing and repair of automobiles, gasoline sales, household services and all associated repairs, other personal and non-personal services, administrative, commercial and professional offices, premises licensed to sell liquor, excludes manufacturing, salvaging, the selling, servicing and repair of industrial and agricultural machinery.

"community sewer system" means a system of sewerage or sewage disposal within the meaning of Section 24 of the Health Act, which is owned, operated and maintained by an Improvement District under the Municipal Act, or by a Strata Corporation, or by a Regional District.

"community water system" means a system of waterworks within the meaning of Section 21 of the Health Act, which owned, operated and maintained by an Improvement District under the Municipal Act; or by a Strata Corporation, or by a Regional District, of which is regulated under the Water Utilities Act.

"designated flood" means

- a) a flood which has a statistical frequency of occurrence of once every 200 years or
- b) a flood with recorded levels equal to or greater than those of 200 year flood.

"flood construction level" means the designated flood level plus the allowance for freeboard (normally 0.6 metres) and is used to establish the elevation of the underside of a wooden floor system or top of concrete slab for habitable buildings or the ground surface elevation or tope of concrete or asphalt pad upon which a mobile home or unit rests.

"entertainment use" means a use providing for the entertainment of the public, in theatres, restaurants, cafes; bowling alleys, amusement arcades, pool halls, and associated ancillary sales.

"forestry use" means a use providing for the extraction of primary forest resources on a lot, and, includes only the preliminary grading and/or cutting of such material for shipment or for consumption on the same lot but specifically excludes all milling, manufacturing and retail sales of products and nay processing not specifically included in this definition.

"front lot line" means the lot line common to the lot and an abutting street. Where a lot has lot lines abutting two or more streets the lot line with the shorter distance abutting a street is the front lot line.

"height" means the vertical distance from the average finished ground level at the perimeter of a building or structure, to the highest point of the roof surface of a float roof, to the deck line of a mansard roof, and the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, to the highest point of the structure.

"home occupation" means any occupation or profession carried on for consideration which is clearly incidental to the residential use of the lot.

"lot" means nay parcel, block or other area in which land is held or into which it is divided including a strata lot under the Condominium Act.

"lot coverage" means the total horizontal area covered by all buildings and structures or projections thereof on a lot, and is expressed as a percentage of the lot area.

"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 ears as to mark upon the soil or 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.

"rear lot line" means the lot line opposite to the front lot line.

"residential camp" means a use providing for the accommodation, in dormitory fashion of work crews servicing specific construction projects.

"retail use" means a use providing for the selling of goods, for the servicing and repair of goods; includes restaurants and personal service establishments, retail sales, servicing and repair of automobiles, gasoline sales.

"setback" means the required minimum distance between the building or use and each of the respective property lines.

"side lot line" means a lot line intersecting with the front lot line and marking the boundary between two lots, or between a lot and lane or street in the case of a corner lot.

"silviculture" means a use providing for the cultivation of forests and forest stock.

"single family dwelling" means a residential detached building, consisting of one dwelling unit, and used for residential purposes.

"structure" means any construction fixed to, supported by, or sunk into land or water, but excludes fences.

"townhouses" means a block of at least 3 side by side dwelling units where each dwelling unit is separated from each other by a common wall.

"transportation use" means a use providing for the shipping and receiving of goods and people including airports, docks, and truck terminals.

"traveller accommodation use" means a use providing for the accommodation of the travelling public in motels, hotels or cabins and includes restaurants, cafes and other services and entertainment uses associated with motels and hotels.

"two family dwelling" means a building used exclusively for residential purposes consisting of two structurally connected dwelling units.

"watercourse" is any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below 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, or as required by a designated official of the Ministry of Environment of the Province of British Columbia.

SECTION 3.0 - ADMINISTRATION

Administration

- 3.1 The Secretary-Treasurer or such other person appointed by the Regional Board shall administer this Bylaw.

Penalty

- 3.2 Every person who violates any of the provisions of this Bylaw, or who permits an act in contravention or violation of this Bylaw or who neglects or refrains to do anything required by provisions of this Bylaw shall be guilty of an offense, and upon summary conviction liable to a fine and penalty not exceeding \$2,000.

Bylaw Amendments

- 3.3 Except for amendments initiated by the Regional District any person applying to have this bylaw amended shall apply in writing to the Secretary-Treasurer. Such application shall be in the form of application prescribed in the "Central Coast Regional District Development Procedure Bylaw".

SECTION 4.0 - GENERAL PROVISIONS

Uses of Land Buildings and Structures

- 4.1 Land shall not be used and buildings and structures shall not be constructed, altered, located, moved, occupied or used contrary to this Bylaw.

Zoning Districts

- 4.2 For the purposes of this Bylaw, the area within portions of Electoral Area C,D and E as shown on Schedule A, are hereby classified or divided into Zoning Districts, with the following district designations and their short form equivalents.

The short form equivalent is deemed a sufficient reference to denote a specific zone.

Agricultural District	A-1
Large Holdings District	R-1
Small Holdings District	R-2
Urban Residential District	R-3
Two Family Residential District	R-4
Mobile Home Park Residential Dist	R-5
Multiple Family Residential District	RM-1
Multiple Family Residential District	RM-2
General Commercial District	C-1
Local Commercial District	C-2
Heavy Industrial District	I-1
Light Industrial District	I-2
Public and Assembly District	P-1

Official Zoning Maps

- 4.3 1. The location of the zoning district established by this Bylaw are shown on the Map Schedule (two sheets) attached.
2. Where the zoning district boundary is designated as following a road allowance, waterway or right-of-way, the centreline shall be the zoning district boundary.
3. Where legal description is used to refer to a zoning change the legal description will take precedence over a Map Schedule description.

Height And Siting of Buildings And Structures

- 4.4 1. The maximum height of all buildings shall be as specified for each zone, unless specifically permitted otherwise by these regulations.
2. Accessory buildings shall be limited in height to a maximum of 3.75 metres.
3. Accessory buildings shall not be permitted in any required front setback. Accessory buildings may be permitted in a side or rear setback, provided the building is situated not less than 1.5m from a property line.

Setback Exceptions

- 4.5 The following are exempt from setback requirements.

1. Steps
2. Eaves, gutters, cornices, sills, bay windows, chimneys, open porches, canopies, sun shades, or similar features provided such projections do not exceed 0.6 metres.

Uses Permitted In All Zones

- 4.6 1. A civic use is permitted in any zone and no minimum lot area is required.
2. Height and siting limitations apply in accord with the regulations of the zone in which the building or facilities are located.

Visibility

- 4.7 To preserve visibility, lots abutting a road intersection shall be kept free from buildings and structures, in an area described as between 1 and 3 metres in height, and comprising a triangular area formed by measuring back 5 metres on each lot line abutting the road intersection and a line joining these two points.

Existing Lots

- * 4.8 Any lot or lots that are shown on a plan deposited in the Land Title Office prior to the passing of this Bylaw, which has less than the minimum area required for the zone in which that lot is situated, may be used for any permitted use in that zone, subject to all of the other regulations for that zone.

Home Occupation

4.9 Home occupations are permitted provided that:

1. All activities including storage of goods pertaining to a Home Occupation:
 - a. are, except as otherwise provided for, to be conducted entirely within a dwelling unit without the need for structural alteration, except where it involves horticulture;
 - b. may in an A-1 or R-1 zone be contained within an accessory building or structure provided the building or structure does not exceed 100m²;
 - c. shall not involve the exterior storage of any material used in the processing or resulting from the processing of any product;
 - d. are not to exceed 20% of the gross floor area of the dwelling unit, or 50m², whichever is greater.
2.
 - a. it is only conducted by a resident of the dwelling unit on the lot;
 - b. not more than two non-family members may be employed on the premises.

Siting For Flood Control *Amended Bylaw 461*

- 4.10 1. Except as otherwise permitted in this Bylaw, no building or any part of a building shall be constructed, reconstructed, moved or extended nor shall any mobile or modular home or structure be located:
- a. within 120 metres of the natural boundary of the Bella Coola River, nor within 30 metres of any side channel of the Bella Coola River;
 - b. within 15 metres of the natural boundary of any other watercourse;
 - c. within 30 metres of the natural boundary of North Bentinck Arm;
 - d. within 30 metres of any watercourse within an alluvial fan designation.

2. Except as otherwise permitted in this Bylaw, no building shall be constructed or extended:
 - a. with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters:
 - i) lower than the flood construction level for the Bella Coola River where it has been determined.
 - ii) where the flood construction level has not been determined:
 - lower than 3 metres above the natural boundary of the Bella Coola River,
 - for rivers having an alluvial fan designation no lower than .6 metres above the natural ground elevation within the fan area and 3 metres above the natural boundary upstream from the fan area,
 - nor lower than 1.5 metres above the natural boundary of any other watercourse.
 - but in any case no lower than 6 metres Geodetic Survey of Canada datum, which shall include the sea on Bentinck Arm.
3. Residential dwelling units situated on a parcel 8.0 hectares or larger within the Agricultural Land Reserve, shall be constructed with a floor system no lower than 1 metre above the natural ground.
4. On the alluvial fan area, residential dwelling units shall be constructed with the underside of the floor system no lower than 0.6 metres above natural ground elevation.
5. Close-sided livestock housing shall be constructed with the underside of the floor system no lower than 1.0 metres above the natural elevation (0.6 metres above natural ground elevation on the alluvial fan areas).

6. The restrictions in Clauses 2, 3, and 4 above, do not apply to:
 - a. farm buildings (except those used for residential habitation and close-sided livestock housing), carports, garages, greenhouses, wharves, and boathouses
 - b. to renovations or extensions to existing residential buildings where the extension of the building is less than 25% of the floor area of the building existing as of June, 1978.

SECTION 5.0 - DEVELOPMENT PERMITS

Development Permits

- 5.1 The Regional Board may, by resolution, on the application of an owner of land, issue a Development Variance Permit that may, in respect of the land covered in the permit, carry the provisions of the bylaw, except:
 - a) the use or density of the land specified in this bylaw.
 - b) floodplain specifications and setbacks.

Form and Procedure For Permits

- 5.2 Applications, procedures and fees for development permits shall be established in the "Central Coast Regional District Development Procedure Bylaw".

SECTION 6.0 - PARKING AND LOADING PROVISIONS

Development

- 6.1 1. Where any development takes place, off-street parking and loading shall be provided and maintained in accordance with the regulations contained in this Bylaw.
2. Except in the case of dwellings located in a residential district, required off-street parking areas may be located on a different lot than the building or use requiring the parking provided that such parking facility is located not more than 150 metres from any building or use being served.
3. Off-street parking and off-street loading shall be provided and maintained in accordance with this bylaw for any addition to an existing building or structure, or any change or addition to such existing use.

Units of Measurement

- 6.2 1. Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating and storage.
2. Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work at any time, in a particular building or site for a particular use.
3. Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each one-half metre of width of such seating accommodation shall be counted as one seat.
4. When the calculation of parking requirements results in a fractional requirements of 0.5 or more, one parking space shall be provided to meet this fractional requirement.

Required Off-Street Parking Spaces

- 6.3 Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this Section. In the case of a use not specifically mentioned, the required off-street parking spaces shall be the same as for a similar use.

Required off-Street Parking Spaces

USE	PARKING REQUIREMENT
Single or Two Family Dwelling	2 spaces per dwelling unit
Multiple Family Dwelling and Mobile Home Parks	1.5 spaces per dwelling unit
Dwellings Related to Commercial and other premises	1 space per dwelling unit
Retail Stores and Personal Service Establishments	1 space per 30 sq. metres
Banks and Offices	1 space per 35 sq. metres
Restaurants, Beer Parlours, Cocktail Lounges, and Similar Uses	1 space per 5 seats
Hotel	1 space per 2 sleeping room
Motel	1.25 spaces per sleeping unit
Gasoline Service Stations, Car Wash	1 space per 2 employees plus 1 space/service bay
Taxi Office	1 space per vehicle operating from taxi office
Airport and Bus Freight Terminals	1 space per 18 sq. metres of waiting room plus 1 space per 2 employees
Churches	1 space per 10 seats plus 1 space per 18 sq. metres gross floor area used for assembly
Hospitals	1 space per 2 staff doctors plus 1 space per 4 employees, plus 1 space per 5 beds

Schools

- (a) Kindergarten, Elementary and Junior High 1 space per staff member
- (b) Senior High 1 space per staff member plus 1 space/10 student

Place of Public Assembly Such as Community Halls, Clubs Theatres, Arenas, Recreational Uses and Similar Uses 1 space per 20 sq. metres

Manufacturing, Industrial Buildings, Wholesale Establishments and Similar Uses 1 space per 2 employees

Location of Parking and Loading

- 6.4 No parking or loading shall be located within a required front or side setback.

Development Standards

- 6.5 1. Every off-street parking space shall have convenient and safe vehicle access to a public thoroughfare.
2. All off-street parking spaces shall have a clear length of not less than 5.5 metres, a clear width of not less than 2.5 metres and a clear height of not less than 2.2 metres. When a parking space adjoins a fence or structure over .3 metres in height, the width of the parking space shall be increased by .3 metres on the side or sides which abut such fence of structure to enable the opening of vehicular doors.
3. Provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles. Manoeuvring aisles of not less than the following width shall be provided:

<u>Parking Angle in Degrees</u>	<u>Width of Aisle in Metres</u>
90	7.5
60	5.0
45 and less	3.5

Design of Loading Spaces

- 6.6 An off-street loading area shall have dimensions of not less than 3 metres in width, 9.0 metres in length and 4.0 metres in height.

Required Off-Street Loading Spaces

- 6.7 Commercial, Industrial Use 1 space per building with a gross floor area of 475m² or greater.

SECTION 7.0 - AGRICULTURAL DISTRICT, A-1

Uses Permitted

7.1 In the A-1 zone the following uses are permitted and all others are prohibited:

1. agricultural use
2. forestry use
3. silviculture
4. residential camp
5. campground use
6. single family dwelling
7. two family dwelling
8. home occupation
9. accessory buildings and uses

Lot Area

7.2 Each lot shall have an area of not less than 2 hectares.

Siting of Buildings and Structures

7.3 No building or structure shall be sited less than:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 5 metres from a side lot line

Height of Buildings and Structures

7.4 The height of buildings and structures shall not exceed 9 metres.

Buildings Per Lot

7.5 Not more than one residential use building shall be erected on one lot, except for lots with an area of 4 hectares or more where a maximum of 2 dwelling units are permitted.

SECTION 8.0 - LARGE HOLDINGS DISTRICT, R-1

Uses Permitted

8.1 In the R-1 zone the following uses are permitted and all other are prohibited:

1. agricultural use
2. forestry use
3. silviculture
4. residential camp
5. campground use
6. single family dwelling
7. home occupation
8. accessory buildings and uses

Lot Area

8.2 Each lot shall have an area of not less than 8,000 square metres.

Siting of Buildings and Structures

8.3 No building or structure shall be sited less than:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 5 metres from a side lot line

Height of Buildings and Structures

8.4 The height of buildings and structures shall not exceed 9 metres.

Buildings Per Lot

8.5 Not more than one dwelling unit shall be erected on one lot, except for lots with an area of 4 hectares or more where a maximum of 2 dwelling units are permitted.

SECTION 9.0 - SMALL HOLDINGS DISTRICT, R-2

Uses Permitted

9.1 In the R-2 zone the following uses are permitted and all others are prohibited:

1. single family dwelling
2. home occupation
3. accessory buildings and uses

Lot Area

9.2 Each lot shall have an area of not less than 4,000 square metres.

Siting of Buildings and Structures

9.3 No building or structure shall be sited less than:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 5 metres from a side lot line

Height of Buildings and Structures

9.4 The height of buildings and structures shall not exceed 9 metres.

Buildings Per Lot

9.5 Not more than one dwelling unit shall be erected on one lot.

Lot Coverage

9.6 The maximum lot coverage shall be 15% of the lot area.

SECTION 10.0 - URBAN RESIDENTIAL DISTRICT, R-3

Uses Permitted

10.1 In the R-3 zone the following uses are permitted and all others are prohibited.

1. single family dwelling
2. home occupation
3. accessory buildings and uses

Lot Area

10.2 Each lot shall have an area of not less than 2,000 square metres.

Siting of Buildings and Structures

10.3 No building or structure shall be sited less than:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 2 metres from a side lot line or 4.5 metres where the side lot line flanks a street

Height of Buildings and Structures

10.4 The height of buildings and structures shall not exceed 9 metres.

Buildings Per Lot

10.5 Not more than one dwelling unit shall be erected on one lot.

Lot Coverage

10.6 The maximum lot coverage shall be 35% of the lot area.

SECTION 10.1 - TWO FAMILY RESIDENTIAL DISTRICT, R-4

Uses Permitted

10.1.1 In the R-4 zone the following uses are permitted and all others are prohibited:

1. single family dwelling
2. two family dwelling
3. home occupation
4. accessory buildings and uses

Lot Area

10.1.2 Each lot shall have an area of not less than 1,000 square metres, except where no community water system is provided each lot shall have an area of not less than 2,000 square metres.

Siting of Buildings and Structures

10.1.3 No building or structure shall be sited less than:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 2 metres from a side lot line or 4.5 metres where the side lot line flanks a street

Height of Buildings and Structures

10.1.4 The height of buildings and structures shall not exceed 9 metres.

Lot Coverage

10.1.5 The maximum lot coverage shall be 50% of the lot area.

10.1.6 Amended - see B/L 243
Bldgs/lot - not more than 1 dwelling/lot

SECTION 10.2 - MOBILE HOME PARK RESIDENTIAL DISTRICT, R-5

Uses Permitted

10.2.1 In the R-5 zone the following uses are permitted and all others are prohibited:

1. Mobile home parks
2. Accessory residential use for caretaker of the mobile home park
3. Home occupations
4. Accessory buildings and uses

Conditions of Use

10.2.2 Mobile home parks shall comply with the provisions of the Central Coast Regional District Residential Mobile Home Parks Bylaw No. 146, 1989.

Lot Area

10.2.3 Each lot shall have an area of not less than 1 hectare.

SECTION 11.0 - MULTIPLE FAMILY RESIDENTIAL DISTRICT, RM-1

Uses Permitted

- 11.1 In the RM-1 zone the following uses are permitted and all others are prohibited:
1. townhouses
 2. apartment buildings
 3. home occupations
 4. accessory buildings and uses

Lot Area

- 11.2 Each lot for townhouses or an apartment building shall have an area of not less than 2,000 square metres.

Density

- 11.3 The maximum permitted density for townhouses shall be 1 unit per 500 m² of lot area and for an apartment buildings shall be 1 unit per 250 m² of lot area.

Siting of Buildings and Structures

- 11.4 No building or structure shall be sited less than:
1. 7 metres from a front lot line
 2. 7 metres from a rear lot line
 3. 5 metres from a side lot line

Height of Buildings and Structures

- 11.5 The height of buildings and structures shall not exceed 12 metres.

Lot Coverage

- 11.6 The maximum lot coverage shall be 35% of the lot area.

SECTION 11A.0 - MULTIPLE FAMILY RESIDENTIAL DISTRICT, RM-2

Uses Permitted

11A.1 In the RM-2 zone the following uses are permitted and all others are prohibited:

1. townhouses
2. apartment buildings
3. home occupations
4. accessory buildings and uses
5. two family dwelling

Lot Area

11A.2 Each lot shall have an area of not less than 1500 square metres.

Density

11A.3 The maximum permitted density for townhouses shall be 1 unit per 500 m² of lot area and for an apartment building shall be 1 unit per 250 m² of lot area, and for a two family dwelling shall be 1 unit per 250 m² of lot area.

Siting of Buildings and Structures

11A.4 No building or structure shall be sited less than:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 5 metres from a side lot line

Height of Buildings and Structures

11A.5 The height of buildings and structures shall not exceed 12 metres.

Lot Coverage

11A.6 The maximum lot coverage shall be 35% of the lot area.

SECTION 13.0 - LOCAL COMMERCIAL DISTRICT, C-2

Uses Permitted

- 13.1 In the C-2 zone the following uses are permitted and all others are prohibited:
1. retail use
 2. assembly use
 3. accessory residential use
 4. accessory buildings and uses

Conditions of Use

- 13.2 Every business or undertaking shall be conducted within a completely enclosed building or structure, except for parking and loading facilities.

Lot Area

- 13.3 Each lot shall have an area of not less than 4,000 square metres.

Siting of Buildings and Structures

- 13.4 No building or structure shall be sited less than:
1. 7 metres from a front lot line
 2. 7 metres from a rear lot line
 3. 5 metres from a side lot line

Height of Buildings and Structures

- 13.5 The height of buildings and structures shall not exceed 9 metres.

Lot Coverage

- 13.6 The maximum lot coverage shall be 50% of the lot area.

SECTION 12.0 - GENERAL COMMERCIAL DISTRICT, C-1

Uses Permitted

12.1 In the C-1 zone the following uses are permitted and all others are prohibited:

1. commercial use
2. assembly use
3. entertainment use
4. traveller accommodation use
5. dwelling units located within a commercial building
6. accessory residential use
7. accessory buildings and uses

Conditions of Use

12.2 Every business or undertaking shall be conducted within a completely enclosed building or structure, except for parking, loading facilities and screened storage for items which are to be sold within the business premises.

Lot Area

12.3 Each lot shall have an area of not less than 2,000 square metres.

Siting of Buildings and Structures

12.4 No building or structure shall be sited less than:

1. 3 metres from a front lot line
2. 3 metres from a rear lot line
3. 2 metres from a side lot line or 4.5 metres where the side lot line flanks a street
4. notwithstanding the above, no side lot line setback is required where the abutting property is zoned commercial.

Height of Buildings and Structures

12.5 The height of buildings and structures shall not exceed 11 metres.

Lot Coverage

12.6 The maximum lot coverage shall be 60% of the lot area.

SECTION 14.0 - HEAVY INDUSTRIAL DISTRICT, I-1

Uses Permitted

14.1 In the I-1 zone the following uses are permitted and all others are prohibited:

1. gravel and rock crushing, grading
2. log sorting and grading
3. processing and manufacturing of wood and paper products, includes sawmills
4. fish processing
5. storage uses
6. accessory residential use
7. accessory buildings and uses

Conditions of Use

- 14.2 1. An accessory residential use shall not be located within the same building as an industrial use.
2. An industrial use involving the wrecking, salvaging or storage of salvage, scrap or junk other than within a building shall be bounded on all sides by a solid, view-obscuring fence not less than 1.8 metres or more than 2.4 metres high and no stored material shall be piled higher than such fence.

Lot Area

14.3 Each lot shall have an area of not less than 8,000 square metres.

Siting of Buildings and Structures

14.4 No building or structure shall be sited less than 30 metres from a front, side or rear lot line.

Lot Coverage

14.5 The maximum lot coverage shall be 60% of the lot area.

SECTION 15.0 - LIGHT INDUSTRIAL DISTRICT, I-2

Uses Permitted

15.1 In the I-2 zone the following uses are permitted and all others are prohibited:

1. warehousing and wholesaling, including incidental retail sales
2. automotive repair facilities, parts sales, and car washes
3. sales, rental and service of equipment, farm machinery, building supplies and similar products
4. light manufacturing involving preprocessed materials, sheet metal, woodworking, heating, plumbing, electrical, printing and similar establishments
5. storage uses, including public works yards, but excluding auto wreckers and junk yards
6. transportation use
7. veterinary clinics
8. accessory residential use
9. accessory uses and buildings

Conditions of Use

- 15.2
1. All businesses shall be conducted within a completely enclosed building except for open storage, parking and loading facilities.
 2. No parking, loading or storage areas shall be located in any required front setback.
 3. An accessory residential use shall not be located within the same building as an industrial use.

Lot Area

- 15.3 Each lot shall have an area of not less than 2,000 square metres.

Siting of Buildings and Structures

- 15.4 No building or structure shall be sited less than 7 metres from a front, side or rear lot line.

Height of Buildings and Structures

- 15.5 The height of buildings and structures shall not exceed 12 metres.

Lot Coverage

- 15.6 The maximum lot coverage shall be 60% of the lot area.

SECTION 16.0 - PUBLIC AND ASSEMBLY DISTRICT, P-1

Uses Permitted

16.1 In the P-1 zone the following uses are permitted and all others are prohibited:

1. campground use
2. publicly owned garbage dump
3. public works and storage yard
4. assembly use
5. park
6. accessory residential use
7. accessory uses and buildings

Lot Area

16.2 Each lot shall have an area of not less than 2,000 square metres, except that no minimum lot size is required for park or civic uses.

Siting of Buildings and Structures

16.3 No building or structure shall be sited less than:

1. 7 metres from a front lot line
2. 7 metres from a rear lot line
3. 5 metres from a side lot line

Height of Buildings and Structures

16.4 The height of buildings and structures shall not exceed 11 metres.