



BELLA COOLA VALLEY ZONING BYLAW

No. 533, 2024



Central Coast
REGIONAL DISTRICT
That we may be good people together

**CENTRAL COAST REGIONAL DISTRICT
BELLA COOLA VALLEY ZONING BYLAW NO. 533, 2024**

A Bylaw to Regulate the Use of Lands and Premises within the Boundaries within Electoral Areas C, D and E of the Central Coast Regional District in Accordance with the Provisions of the *Local Government Act*.

WHEREAS the Regional Board may, by bylaw, pursuant to Division 7 of Part 26 of the *Local Government Act*, adopt zoning and other development regulations;

AND WHEREAS, Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act*.

NOW THEREFORE the Regional Board of the Central Coast Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as the “Bella Coola Valley Zoning Bylaw No. 533, 2024”
2. The following schedules are attached to the and form part of this Bylaw:
 - a. Schedule A – Zoning Bylaw Text
 - b. Schedule B – Zoning Bylaw Map
3. If any section, subsection, sentence, clause, phrase or map in this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, then the invalid provision shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 71, 1984, cited as the “Bella Coola Valley Zoning Bylaw No. 71, 1984” and all amendments thereto as they apply to the Central Coast Regional District are hereby repealed.

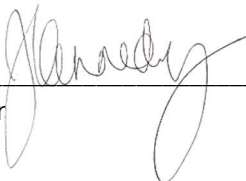
READ A FIRST TIME THIS 13 DAY OF June , 2024.

READ A SECOND TIME THIS 13 DAY OF June , 2024.

PUBLIC HEARING HELD THIS DAY OF , 2024.

READ A THIRD TIME THIS 13 DAY OF June , 2024.

ADOPTED THIS 13 DAY OF June , 2024.



Chair



Corporate Officer

AMENDMENTS

DATE	BYLAW NO.	EXPLANATION
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**CENTRAL COAST REGIONAL DISTRICT
BELLA COOLA VALLEY ZONING BYLAW NO. 533, 2024**

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1.0 APPLICATION

Title

- 1.1 This Bylaw may be cited as the Central Coast Regional District, “Bella Coola Valley Zoning Bylaw, No. 533, 2024. “

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.

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, traveler 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.

“accessory use” means a use which is ancillary to the use of the principal building on the same parcel or to a principal use of the same parcel.

“agricultural use” means a use providing for the growth, rearing, producing, and the harvesting of agricultural products; 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 private educational purposes, religious, charitable, philanthropic, cultural, or recreational purposes; includes but is not restricted to, churches, arenas, swimming pools, auditoriums, youth centers, social halls, group camps, private schools, kindergartens, playschools, day nurseries and daycare centers.

“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.

“cannabis operation” means cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading, or selling of Cannabis or its derivatives.

“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, postal services, 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, which is owned, operated and maintained by an Improvement District under the *Local Government Act*, or by a Strata Corporation, or by a Regional District.

“community water system” means a system of waterworks, which is owned, operated and maintained by an Improvement District under the *Local Government Act*; or by a Strata Corporation, or by a Regional District.

“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 any 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 any 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 years 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.

“principal use” means the primary purpose for which land, buildings, or structures are used.

“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.

“secondary suite” means a self-contained complete living unit with its own kitchen, sleeping area, and washroom facilities, located within and is accessory to a single family dwelling.

“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.

“townhouse” 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.

3.0 ADMINISTRATION

Administration

3.1 The Corporate Officer 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 Corporate Officer. Such application shall be in the form of application prescribed in the “Central Coast Regional District Development Procedure Bylaw” .

4.0 GENERAL PROVISIONS

Use of Land Buildings and Structures

4.1 Land shall not be used and buildings and structures shall not be constructed, altered, located, moved, or occupied to 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 B, 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 District	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 The location of the zoning district established by this Bylaw are shown on the Map Schedule B (two sheets) attached.
- 4.4 Where the zoning district boundary is designated as following a road allowance, waterway or right-of-way, the centre line shall be the zoning district boundary.
- 4.5 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

- 4.7 The siting and maximum height requirements for all building shall be as specified for each zone, unless specifically permitted otherwise by these regulations.
- 4.8 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

- 4.9 The following are exempt from setback requirements:
 - a. Steps and wheelchair ramps
 - b. 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

- 4.10 A civic use is permitted in any zone and no minimum lot area is required.

Visibility

- 4.11 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

- 4.12 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

- 4.13 Home occupations are permitted provided that:
 - 4.13.1 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. it is only conducted by a resident of the dwelling until on the lot; and
- e. not more than five employees may be employed on the premises.

Siting For Flood Control

- 4.14 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, except within 30 metres of the Bella Coola River between Burke and La Boucher Avenues in the Townsite of Bella Coola;
 - b. within 30 metres of any side channel of the Bella Coola River;
 - c. within 15 metres of the natural boundary of any other watercourse;
 - d. within 30 metres of the natural boundary of North Bentinck Arm;
 - e. within 30 metres of any watercourse within an alluvial fan designation.
- 4.15 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 good 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,
 - no lower than 1.5 metres above the natural boundary of any other watercourse.
 - But in case no lower than 6 metres Geodetic Survey of Canada datum, which shall include the sea on Bentinck Arm.
- 4.16 Residential dwelling units situated on a lot 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.

- 4.17 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.
- 4.18 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).
- 4.19 The restrictions in Clauses 4.16, 4.17 and 4.18 above, do not apply to :
 - a. farm buildings (except those used for residential habitation and close-sided livestock housing)
 - 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.

Uses Prohibited in All Zones

- 4.20 The following uses of land, building, and structures shall be generally prohibited in all zones unless specifically permitted:
 - a. Cannabis Operation

Secondary Suites

- 4.21 Secondary suites are permitted in specific zones provided that:
 - 4.21.1 Only one secondary suite is permitted on a lot occupied by a single family dwelling.
 - 4.21.2 Secondary suites must meet current BC Building Code regulations, as amended from time to time.
 - 4.21.3 Secondary suites shall not be subdivided or strata titled.
 - 4.21.4 Off street parking shall be provided in accordance with Section 6 of this Bylaw.

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 this Bylaw, except:
- a. the use or density of the land specified in this Bylaw
 - b. floodplain specification 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”.

6.0 PARKING AND LOADING PROVISIONS

Development

- 6.1 Where any development takes place, off-street parking and loading shall be provided and maintained in accordance with the regulations contained in this Bylaw.
- 6.2 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.
- 6.3 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

- 6.4 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.
- 6.5 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.
- 6.6 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.
- 6.7 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

- 6.8 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
Secondary Suite	1 space per secondary suite, in addition to the parking requirements for the single family dwelling

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 service
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 students
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

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

Development Standards

6.10 Every off-street parking space shall have convenient and safe vehicle access to a public thoroughfare.

6.11 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 sides which abut such fence or structure to enable the opening of vehicular doors.

6.12 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

6.13 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

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

7.0 AGRICULTURAL DISTRICT, A-1

Uses Permitted

7.1 Subject to Federal and Provincial legislation in the A-1 zone the following uses are permitted and all others are prohibited:

Principal Uses:

1. Agricultural use
2. Single family dwelling

Accessory Uses:

3. Forestry use
4. Silviculture
5. Residential camp
6. Campground use
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.

Site 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.

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:

Principal Uses:

1. Agricultural use
2. Single family dwelling

Accessory Uses:

3. Forestry use
4. Silviculture
5. Residential camp
6. Campground use
7. Home occupation
8. Accessory buildings and uses
9. Secondary suite

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.

8.6 Zone Variation R-1(a)

1. In this Zone Variation, the following commercial uses are additional permitted uses:
 - i. retail sales of produce, meat and seafood, groceries including snack foods and beverages, personal-care products such as bath and beauty items, baked goods, giftware such as clothing and jewellery, kitchen and household supplies such as cookbooks, cleaners and containers, alcoholic beverages including wine, beer, cider, spirits and coolers; and
 - ii. Storage of items to be sold on the retail premises.
2. Residential camp is not a permitted use in this zone variation.

4. Retail and storage uses are limited to a maximum of 112 square metres in an accessory building or buildings.
5. As conditions of use, the following requirements must be met:
 - i. the zone variation legally described as “Lot 1, Plan 17048, Sec. 7, Twp 4, Range 3, Coast Range 3 Land District”
 - ii. a minimum of five parking spaces to be provided of five parking spaces to be provided on site for customers;
 - iii. the appropriate provincial authorization for the storage and sale of alcoholic beverages to be obtained; and
 - iv. all the other requirements for the R-1 zone, including setbacks to be met.

9.0 SMALL HOLDINGS DISTRICT, R-2

Uses Permitted

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

Principal Uses:

1. Single family dwelling

Accessory Uses:

2. Home occupation
3. Accessory buildings and uses
4. Secondary suite

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 until shall be erected on one lot.

Lot Coverage

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

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:

Principal Uses:

1. Single family dwelling
2. Two family dwelling
3. Townhouse

Accessory Uses:

4. Home occupation
5. Accessory buildings and uses
6. Secondary suite

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.

11.0 TWO FAMILY RESIDENTIAL DISTRICT, R-4

Uses Permitted

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

Principal Uses:

1. Single family dwelling
2. Two family dwelling

Accessory Uses:

3. Home occupation
4. Accessory buildings and uses
5. Secondary suite

Lot Area

11.2 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

11.3 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

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

Lot Coverage

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

Buildings Per Lot

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

12.0 MOBILE HOME PARK RESIDENTIAL DISTRICT, R-5

Uses Permitted

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

Principal Uses:

1. Mobile home parks

Accessory Uses:

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

Conditions of Use

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

Lot Area

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

13.0 MULTIPLE FAMILY RESIDENTIAL DISTRICT, RM-1

Uses Permitted

13.1 In the RM-1 zone the following uses are permitted and all others are prohibited:

Principal Uses:

1. Townhouses
2. Apartment buildings

Accessory Uses:

3. Home occupations
4. Accessory buildings and uses

Lot Area

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

Density

13.3 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.

Siting of Buildings and Structures

13.4 No buildings or structures 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 12 metres.

Lot Coverage

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

14.0 MULTIPLE FAMILY RESIDENTIAL DISTRICT, RM-2

Uses Permitted

14.1 In the RM-2 zone the following uses are permitted and all others are prohibited:

Principal Uses:

1. Townhouses
2. Apartment buildings
3. Two family dwelling

Accessory Uses:

4. Home occupations
5. Accessory buildings and uses

Lot Area

14.2 Each lot for townhouses or an apartment building shall have an area of not less than 1,500 square metres.

Density

14.3 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

14.4 No buildings or structures 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

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

Lot Coverage

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

15.0 GENERAL COMMERCIAL DISTRICT, C-1

Uses Permitted

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

Principal Uses:

1. Commercial use
2. Assembly use
3. Entertainment use

Accessory Uses:

4. Traveller accommodation use
5. Dwelling units located within a commercial building
6. Accessory residential use
7. Accessory buildings and uses

Conditions of Use

15.2 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

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

Siting of Buildings and Structures

15.4 No buildings or structures 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
4. Notwithstanding the above, no side lot line setback is required where the abutting property is zoned commercial.

Height of Buildings and Structures

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

Lot Coverage

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

15.7 Zone Variation C-1(a)

In this Zone Variation “commercial use” is limited to uses that are accessory to the provisions of traveller accommodation, such as administration, camping, restaurants, cafes, lounges, other food services, gift or souvenir retail sales, laundry services, business services, and recreation equipment rentals such as bikes and kayaks.

“Entertainment use” is limited to the provisions of musical entertainment for guests.

1. As conditions of use, the following requirements must be met:
 - i. the zone variation legally described as “Lot 11, Sec. 32, Township 1, Range 3, Coast Land District, Plan 29005, except Plan VIP64600”

16.0 LOCAL COMMERCIAL DISTRICT, C-2

Uses Permitted

16.1 In the C-2 zone the following uses are permitted and all others are prohibited:

Principal Uses:

1. Retail use
2. Assembly use

Accessory Uses:

3. Accessory residential use
4. Accessory buildings and uses

Conditions of Use

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

Lot Area

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

Siting of Buildings and Structures

16.4 No buildings or structures 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

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

Lot Coverage

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

17.0 HEAVY INDUSTRIAL DISTRICT, I-1

Uses Permitted

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

Principal Uses:

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

Accessory Uses:

6. Accessory residential use
7. Accessory buildings and uses

Conditions of Use

17.2 An accessory residential use shall not be located within the same building as an industrial use.

17.3 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 that 2.4 metres high and no stored material shall be piled higher than such fence.

Lot Area

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

Siting of Buildings and Structures

17.5 No buildings or structures shall be sited less than 30 metres from a front, side or rear lot line.

Height of Buildings and Structures

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

Lot Coverage

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

18.0 LIGHT INDUSTRIAL DISTRICT, I-2

Uses Permitted

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

Principal Uses:

1. Warehousing and wholesaling, including incidental retail sales
2. Automotive repair facilities, parts sales, and car washes sales, rental and service of equipment, farm machinery, building supplies and similar products
3. Sales, rental and service of equipment, farm machinery, building supplies and similar products
4. Light manufacturing involving, sheet metal, woodworking, light sawmilling 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

Accessory Uses:

8. Accessory residential use
9. Accessory uses and buildings

Conditions of Use

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

Lot Area

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

Siting of Buildings and Structures

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

Lot Coverage

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

19.0 PUBLIC AND ASSEMBLY DISTRICT, P-1

Uses Permitted

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

Principal Uses:

1. Campground use
2. Publicly owned garbage dump
3. Public works and storage yard
4. Assembly use
5. Park

Accessory Uses:

6. Accessory residential use
7. Accessory uses and buildings

Lot Area

19.2 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

19.3 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