



# **Zoning**

Bylaw 800

Effective April 1999

Consolidated to August 2023

# **CASTLEGAR**

## Table of Contents

PART 1 ADMINISTRATION .....	4
Citation .....	4
Objectives .....	4
Definitions.....	4
Severability .....	13
Measurements .....	13
PART 2 GENERAL PROVISIONS.....	15
Zone Designations.....	15
Zoning Map and Boundaries .....	15
Permitted Uses .....	16
Change of Uses .....	16
Multiple Uses .....	16
Incidental Uses.....	16
Prohibited Uses.....	17
Public Parks and Utilities.....	17
Portable Food Service.....	17
Hens and Bees.....	17
Emergency Shelter, Transitional Housing and Safe Homes .....	17
Accessory Buildings and Structures.....	17
Secondary Suite.....	18
Bed & Breakfast .....	19
Room & Board .....	19
Outdoor Swimming Pool .....	19
Fence and Hedge.....	19
Home Occupations.....	20
Highway Encroachment .....	22
Road Dedications.....	23
PART 3 RESIDENTIAL AND RURAL ZONES .....	24
Single Residential Zone (R-1) and Single Residential-B Zone (R-1B).....	24
Single Manufactured Home Zone (R-1C) .....	27
Suburban Residential Zone (R1-S) .....	29
Single and Duplex Residential Zone (R-2) .....	32
Low Density Multiple Residential Zone (R-3) .....	35
Medium Density Multiple Residential Zone (R-4) .....	39
Medium Density Multiple Residential-B Zone (R-4B) .....	43
Medium Density Multiple Residential-C Zone (R-4C).....	46
Manufactured Home Park Zone (R-5) .....	50
Rural Zone (RR-1) .....	51
Rural Cultural Zone (RR-2).....	54
Rural Cultural B Zone (RR-2B).....	56
Rural Residential Zone (RR-3) .....	58
Comprehensive Development Zone 1 (CD-1) .....	60
Comprehensive Development Zone 2 (CD-2).....	62
PART 4 COMMERCIAL ZONES.....	65

**Bylaw 800**

---

Regional Commercial Zone (C-1)..... 65  
Highway Commercial Zone (C-2) ..... 69  
Tourist Accommodation Zone (C-2B)..... 73  
Service Commercial Zone (C-3) ..... 76  
Airport Zone (C-3B)..... 79  
Airport Development Zone (C-3C) ..... 82  
Airport Commercial/Light Industrial Zone (C-3D)..... 85  
Downtown Commercial Zone (C-4)..... 88  
PART 5 INDUSTRIAL ZONES ..... 91  
Light Industrial Zone (M-1) ..... 91  
Industrial Park Zone (M-1B) & Industrial Park C Zone (M-1C) ..... 94  
Heavy Industrial Zone (M-2)..... 98  
Heavy Industrial Zone (M-3)..... 100  
PART 6 PUBLIC ZONES ..... 102  
Public and Institutional Zone (P-1) ..... 102  
Parks and Open Space Zone (P-2)..... 106  
PART 7 PARKING AND LOADING ..... 108  
Parking and Loading Space Requirements ..... 108  
Bicycle Parking Requirements ..... 118  
REPEAL AND EFFECTIVE DATE..... 119  
Repealing Bylaws ..... 119  
Effective Date ..... 119  
Readings ..... 119

## Bylaw 800

---

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

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

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

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

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

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

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

### **PART 1 ADMINISTRATION**

#### **Citation**

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

#### **Objectives**

1.0.2. The principal purpose of this Bylaw is to:

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

#### **Definitions**

1.0.3 In this Bylaw:

<b>Accessory Building or Structure</b>	means a minor, free-standing building or structure located on the same lot as the principal building or structure to which it is accessory, and is incidental, subordinate, and secondary to the principal building or structure (also read: principal building, incidental use).
<b>Agricultural Use</b>	means a use of land for the growing of crops or the raising of livestock;
<b>Airport</b>	means a use of land, buildings or structures for arrival and departure of

	aircraft and their passengers and freight, and includes runways, taxiways, hangars, ticket offices, luggage and freight handling facilities.
<b>Aisle</b>	means an area, adjoining parking spaces, where a motor vehicle maneuvers into or out of a parking space, excluding driveways; (also read: driveway, parking space).
<b>Arcade</b>	means a premises where six (6) or more devices or machines are operated mechanically, electronically, or otherwise for the amusement and enjoyment of the public, but excludes premises licensed under the Liquor Control and Licensing Act.
<b>Assembly Hall</b>	means a building such as an auditorium, youth centre, halls for social purposes and group camps providing for the gathering of persons for cultural, charitable, or philanthropic purposes; but excludes churches, private schools, or childcare centers.
<b>Assisted Living</b>	A type of housing for seniors and people with disabilities that includes on-site hospitality and personal-care support services. (Bylaw 1353)
<b>Autobody Shop</b>	means a place of business which repairs motor vehicle bodies by restoring, refinishing, and painting; (also read: auto-repair shop, truck repair shop)
<b>Auto-repair Shop</b>	means a place of business which provides repair and maintenance of motor vehicles, but excludes auto-body shops, gasoline stations bulk fuel depots or truck repair shops; (also read: auto-body shop, truck repair shop).
<b>Auxiliary Dwelling</b>	means a one-family dwelling: <ul style="list-style-type: none"> <li>• attached to a principal building and used for accommodating the owner, operator, or an employee of a commercial operation in that building; or</li> <li>• within a manufactured home park and used for accommodating the owner, operator, or an employee of the said manufactured home park (also read: one-family dwelling, secondary suite).</li> </ul>
<b>Barrier Screen</b>	means a continuous fence, wall, compact evergreen hedge or combination thereof, between 1.8 meters (5.9 feet) and 2.4 m (7.9 ft) in height, providing an effective screen between the property or objects it encloses and adjacent property of highways;(also read: buffer strip)
<b>Bed &amp; Breakfast</b>	means a private dwelling occupied by a family and used incidentally to provide, for compensation, accommodation, and morning meals to transient travelers.
<b>Bee</b>	Means the insect <i>Apis mellifera</i> (Bylaw 1324).
<b>Buffer Strip</b>	Means a strip of land typically located along a lot line for the purpose of separating and obstructing the view of two adjacent land uses or properties one another and: <ul style="list-style-type: none"> <li>• which is at least 2.0 m (6.55 ft) in width;</li> <li>• which contains, along its length, a row of coniferous trees not less than 1.5 m (4.9 ft) high with one or more trees per every 3 m (9.8 ft) of its length, plus other vegetation;</li> <li>• which may also contain a barrier screen; and</li> <li>• the space above its ground level is not used for any purpose other than for the erection of a fence or landscaping; (also read: barrier screen) (Bylaw 1203).</li> </ul>
<b>Building</b>	means a structure wholly or partly enclosed by a roof or roofs supported by walls or columns and used for the shelter or accommodation of persons, animals, chattels, or things; (also read: structure).

## Bylaw 800

<b>Building Height</b>	means the vertical distance measured from the average natural ground level at all building faces surrounding a building to: <ul style="list-style-type: none"> <li>the highest point on a flat roof;</li> <li>the average level between the eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof; or</li> <li>the greater of the two measurements referred to above in the case of a building with more than one type of roof.</li> </ul>
<b>Building Supplies</b>	means a building or structure in which building, or construction and home improvement supplies are offered or kept for sale at retail (Bylaw 974).
<b>Bulk Fuel Depot</b>	means lands, buildings or structures for storage and distribution of petroleum fuel but does not include gasoline stations or gasoline key locks (also read: gasoline station, gasoline key lock).
<b>Campground</b>	means a facility used for temporary occupancy for recreational purposes, by tents or recreational vehicles but excluding mobile homes, and where the duration of each occupancy of one location by a recreational vehicle is less than 28 days (also read: manufactured home park).
<b>Cannabis</b>	means cannabis as defined in the Cannabis Act as amended from time to time and includes cannabis derivatives and products containing cannabis (Bylaw 1276).
<b>Cannabis Retail</b>	means the retail sale of cannabis or cannabis accessories as lawfully permitted and authorized under the Cannabis Control and Licensing Act (Bylaw 1276).
<b>Cannabis Production Facility</b>	Cannabis Production Facility means a facility for growing, producing, processing, testing, packaging, storing, shipping, delivering, or destroying of cannabis that is licensed or authorized by all applicable authorities having jurisdiction (Bylaw 1276).
<b>Center Line of Columbia Avenue South</b>	means the center line dividing the width of the southerly portion of Columbia Avenue between 17 <sup>th</sup> Street and 30 <sup>th</sup> Street as determined by the City Engineer or other persons appointed by Council.
<b>Child Care Centre</b>	means a facility for children which includes group day care, family day care, pre-school, out-of-school care, child minding, specialized day care and emergency childcare (also read: community service).
<b>Church</b>	means a facility where persons regularly assemble for religious worship, such as churches, cathedrals, synagogues, or temples including manses and rectories.
<b>City</b>	means the City of Castlegar.
<b>Clinic</b>	means an establishment where medical, dental, or other professional healing treatments are given to persons.
<b>Commercial Zone</b>	means a zone which is symbolized with letter "C", such as C-1 (Regional Commercial) Zone or C-2B (Tourist Accommodation) Zone, generally intended to accommodate commercial activities.
<b>Comprehensive Development Zone</b>	means a zone which is symbolized with letter "CD", such as CD-1 (Comprehensive Development Zone 1), generally intended to accommodate the creation of site specific land use regulations for properties within the City when circumstances are such that control by conventional zones would be inappropriate or inadequate and to provide for the development of projects involving a mix of uses and/or a scale of development not accommodated by other zones (Bylaw 1318).
<b>Community Service</b>	means an establishment used by a non-profit society: <ul style="list-style-type: none"> <li>providing information, referral, counseling, advocacy or physical</li> </ul>

	<ul style="list-style-type: none"> <li>or mental health services on an out-patient basis; or</li> <li>• dispensing aid in food or clothing; or</li> <li>• providing drop-in or activity space; but does not include residential uses (also read: childcare center).</li> </ul>
<b>Convenience Store</b>	means a retail store, not exceeding 200 m <sup>2</sup> (2152 ft <sup>2</sup> ) of gross sales area, that supplies groceries and other convenience items and services to serve the immediate neighborhood.
<b>Cooking Facility</b>	means a set of equipment, devices or appliances that can be utilized to prepare a meal such as ranges, stoves, counter-top cooking units, hot plates, wall ovens, convection ovens, toaster ovens or any other similar cooking appliances and includes the electric outlets or plumbing for the installation of such facilities.
<b>Corner Lot</b>	means a lot at the intersection or junction of two or more streets, provided that the interior angle of intersection is not more than 135°.
<b>Data Centre</b>	means premises used to house computer systems and servers for the remote storage, processing, or distribution of large amounts of data.” after sentence “Corner Lot means a lot at the intersection or junction of two or more streets, provided that the interior angle of intersection is not more than 135° (Bylaw 1266).
<b>Daycare</b>	means the supervision and care for children or seniors that is provided during the day by a person or organization (Bylaw 1258).
<b>Department Store</b>	means a retail store selling a wide variety of merchandise such as clothes, apparel, hardware, and home furnishings; (also read: retail store, shopping center, retail warehouse).
<b>Driveway</b>	means a passageway for motor vehicles moving between: <ul style="list-style-type: none"> <li>• a roadway and an aisle;</li> <li>• two aisles;</li> <li>• a roadway and a parking space of a one-family dwelling; or</li> <li>• a roadway and a loading space (also read: aisle, parking space).</li> </ul>
<b>Duplex</b>	means a building which: <ul style="list-style-type: none"> <li>• contains two dwelling units of approximately equal floor areas with each dwelling unit having its own connections to the community water and sewer system;</li> <li>• excludes buildings located on a lot which contains three (3) or more dwelling units; and</li> <li>• excludes one-family dwellings with secondary suites (also read: secondary suite, auxiliary dwelling, multiple dwelling, multiple residential building).</li> </ul>
<b>Dwelling Unit</b>	means one or more adjoining habitable rooms: <ul style="list-style-type: none"> <li>• used for the residential accommodation of a person; or a number of persons related by blood, marriage, common law marriage, adoption, or foster parenthood, or a group of three or fewer unrelated persons;</li> <li>• containing not more than one set of cooking facilities; and</li> <li>• containing at least one bathroom with a water closet, wash basin and shower or bath.</li> </ul>
<b>Emergency Shelter</b>	Immediate, short-stay housing for people who are homeless or at risk of becoming homeless (Bylaw 1353).
<b>Exterior Side Lot Line</b>	means the lot line not being the front or rear lot line and being common to the lot and a street (also read: interior side lot line).
<b>Finished Grade</b>	means average level of the finished surface of the ground adjacent to

## Bylaw 800

	the exterior walls of the building or structure (also read: natural ground level).
<b>Floor Area Ratio (FAR)</b>	means the figure obtained by dividing the gross floor area of the buildings on a lot by the lot area (also read: GFA, lot coverage, unit density).
<b>Front Lot Line</b>	means the lot line common to the lot and an abutting street, or where there is more than one lot line common to an abutting street, the shortest of these lines shall be considered as the front line; or in the case of a lot abutting two parallel or approximately parallel street, the lot lines abutting these two streets shall be considered as front lot lines (also read; frontage).
<b>Frontage</b>	means the length of a front lot line (also read: front lot line).
<b>Gaming Centre</b>	means a gambling facility regulated by the British Columbia Lottery Corporation that provides for slot machines, bingo, Keno, lottery products and off-track horse betting. Restaurants and lounges for private functions, would also be allowed as part of the Community Gaming Centre concept to provide comfortable seating, and food and drink options to patrons (Bylaw 1062).
<b>Gasoline Station</b>	means a place of business where automotive fuel and automotive accessories are sold to the public (also read: gasoline key lock, auto-repair shop).
<b>Gasoline Key Lock</b>	means a place of business where fuel is sold to commercial trucks or large motor vehicles and is operated without attendant (also read: gasoline station, bulk fuel depot).
<b>General Service Use</b>	means a commercial establishment which provides services to individuals or to other businesses such as: <ul style="list-style-type: none"> <li>• advertising agents, insurance agents;</li> <li>• photographic film processing, photo studios;</li> <li>• video rentals;</li> <li>• print shops, photo-copying services;</li> <li>• appliance repair services;</li> <li>• veterinary clinics, pet shops, pet grooming;</li> <li>• adult education institutions;</li> <li>• banks, credit unions, pawn shops, trust companies;</li> <li>• funeral homes;</li> <li>• travel agents, real estate agents;</li> <li>• janitorial services</li> <li>• post office, courier, delivery services;</li> <li>• locksmiths, security systems;</li> <li>• cleaning and repair of clothing, Laundromats, shoe repairs;</li> <li>• clinics; or</li> <li>• barber shops, beauty parlors; but excluding: <ul style="list-style-type: none"> <li>• automobile rentals;</li> <li>• industrial equipment rentals;</li> <li>• retail stores;</li> <li>• childcare centers; and</li> <li>• community services.</li> </ul> </li> </ul>
<b>Gravel Processing</b>	means the processing of sand, gravel and rocks including preliminary grading, washing, crushing, and storing of such materials.
<b>Gross Floor Area (GFA)</b>	means the sum of the areas of each storey in each building on a lot measured between the exterior walls of such buildings, excluding:



## Bylaw 800

	<ul style="list-style-type: none"> <li>portions of crawl spaces with less than 1.5 m (4.9 ft) clear height,</li> <li>balconies, canopies, terraces, sundecks; and</li> <li>enclosed parking facilities; (also read: FAR)</li> </ul>
<b>Group Home</b>	A type of housing with supports for people with special needs such as severe mental and physical disabilities (Bylaw 1353).
<b>Habitable Room</b>	means a room used for a residential purpose, such as living rooms, family rooms, dining rooms, bedrooms, bathrooms, or kitchens;
<b>Hen</b>	means a female chicken (Bylaw 1321).
<b>Home Improvement Supplies</b>	means merchandise such as windows and mirrors, doors, flooring, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards and fixtures and similar goods when offered for sale in a retail commercial establishment and does not include the sale of raw construction materials such as lumber, plywood and plumbing or the fabrication of materials related to home improvements (Bylaw 974).
<b>Home Occupation</b>	means an occupation or profession carried on from a dwelling unit in which the person operating the business resides.
<b>Horticulture</b>	means the use of land for growing trees, vegetables, plants, or flowers, and includes non-soil bound operations such as hydroponics.
<b>Hotel</b>	means a building, buildings, or part thereof in which the transient public are provided with lodging for compensation and containing an office with a public register, an attendant on duty, and possibly containing one or more of the following uses: <ul style="list-style-type: none"> <li>restaurants, pubs, lounges, cabarets, banquet rooms, theatres;</li> <li>business offices, retail stores; or</li> <li>general service uses (also read: motel).</li> </ul>
<b>Incidental Use</b>	means a use that is subordinate and customarily incidental to a use permitted in the zone where the use takes place; (also read: accessory building).
<b>Industrial Use</b>	means the manufacturing, processing, assembling, fabricating, testing, storing, transporting, distributing, wholesaling, servicing, repairing, wrecking, or salvaging of goods or materials, and does not include junkyards or recycling depot (also read: light industrial use).
<b>Industrial Zone</b>	means a zone which is symbolized with letter "M", such as M-1 (Light Industrial) Zone or M-2 (Heavy Industrial) Zone, generally intended to accommodate industrial uses.
<b>Interior Side Lot Line</b>	means the lot line or lines, not being the front or rear lot line, common to more than one lot or to the lot and a lane; (also read: exterior side lot line).
<b>Junkyard</b>	means a facility to buy, sell, exchange, store, bale, pack, disassemble or handle materials including, but not limited to, machinery, motor vehicles, scrap metal, chains, bottles, or other scrap or used materials, and does not include recycling depots (also read: recycling depot).
<b>Kennel</b>	means the provision of overnight boarding services for domestic or farm animals and may include the provision of animal breeding or training services (Bylaw 1270).
<b>Lane</b>	means a highway wider than 3.0 m (9.8 ft) and narrower than 10 m (32.8 ft) (also read: street).
<b>Light Industrial Use</b>	means an industrial use which produces no significant smoke, vibration, smell, toxic fumes, electrical interference, electronic interference, or noise that, in any way, interferes with the use of adjacent properties.
<b>Loading</b>	means a building, structure, or land, consisting of loading spaces and

<b>Facility</b>	driveways, designed, or intended for the purpose of loading and unloading goods (also read: loading space).
<b>Loading Space</b>	means an open area used to provide free access for motor vehicles to a loading door, platform, or bay for the purpose of loading and unloading.
<b>Lot</b>	means a parcel of land designated as a separate and distinct lot on a legally recorded subdivision plan or description registered in the Land Title Office and does not include "strata lots" defined under the Condominium Act.
<b>Lot Area</b>	means the area of a lot taken in a horizontal plane excluding the portions containing ravines, swamps riverbanks and similar features and the area within 7.5 m (24.6 ft) of those features.
<b>Lot Coverage</b>	means the figure obtained by dividing the total area of those portions of a lot that are covered by buildings or structures by the lot area, and for this purpose, the portions of a lot that are covered by a roofed building or structure are measured to the drip line of the roof (also read: floor area ratio).
<b>Lot Depth</b>	means the horizontal distance between the mid points of front lot line and rear lot line, or the mid points of two front lot lines of a lot.
<b>Lot Line</b>	means any line which forms the boundary of a lot.
<b>Lot Width</b>	means the horizontal distance between the mid points of two side lot lines that are located at opposite sides of the lot.
<b>Manufactured Home Park</b>	means any lot, upon which two (2) or more mobile homes or modular homes, occupied or intended to be occupied for dwelling purposes, are located, but excludes any lot upon which mobile homes or modular homes are fabricated or placed for the purposes of storage, inspection, or sales (also read: campground).
<b>Mobile Home</b>	means a factory built one-family dwelling, which: <ul style="list-style-type: none"> <li>• may or may not be installed on a permanent foundation;</li> <li>• has been certified prior to placement on the lot as having been manufactured as a mobile home in accordance with CAN/CSA Z240 Building Regulations and amendments thereof; and</li> <li>• arrived at the lot ready for occupancy apart from incidental operations and connections; but excludes recreational vehicles (also read: modular home).</li> </ul>
<b>Modular Home</b>	means a factory built one-family dwelling of more than 4.5 m (14.8 ft) wide, which: <ul style="list-style-type: none"> <li>• is installed on a permanent foundation;</li> <li>• has been certified prior to placement on the lot as having been manufactured as a modular home in accordance with CSA A27 Building Regulations and amendments thereof; and has been built to the standards of B.C. Building Code (also read: mobile home).</li> </ul>
<b>Motel</b>	means a building or group of buildings containing sleeping units, in which the transient public are provided with lodging for compensation, each unit having its own bathroom (also read: hotel).
<b>Multiple Dwelling</b>	means use of a lot where three (3) or more dwelling units are located (also read: one-family dwelling, duplex, multiple residential building).
<b>Multiple Residential Building</b>	means a building containing three (3) or more dwelling units (also read: multiple dwelling, duplex).
<b>Natural Ground Level</b>	means: <ul style="list-style-type: none"> <li>• undisturbed ground elevation;</li> </ul>

Bylaw 800

	<ul style="list-style-type: none"> <li>the rough grading elevation as identified on a lot grading plan at the time of subdivision; or</li> <li>where there is no approved lot grading plan, the lowest ground elevation existing prior to construction, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to but not above the average elevation of adjacent lots at the adjoining lot lines.</li> </ul>
<b>Neighborhood Pub</b>	means premises licensed as such under the Regulations to the Liquor Control and Licensing Act.
<b>Office Use</b>	means activities occupying a building or part thereof to practice a profession, to carry out a business, to conduct public administration or, where not conducted on the site thereof, the administration of an industry, such as: <ul style="list-style-type: none"> <li>business administration offices;</li> <li>government offices, court houses, police stations;</li> <li>newspaper publishers, radio/TV broadcasters; or</li> <li>accountants', lawyers', engineers', or other professionals' offices.</li> </ul>
<b>One-family Dwelling</b>	means a detached building containing one dwelling unit except a mobile home but including a modular home.
<b>Parking Facility</b>	means a building, structure, or land, consisting of parking spaces, aisles and driveways, designed or intended for parking of motor vehicles.
<b>Parking Space</b>	means a space, exclusive of aisles and driveways, to park one motor vehicle.
<b>Pet Daycare</b>	means premises in which care is provided to domesticated animals during the day and may include the provision of pet training services but does not include breeding or animal boarding facilities (also read: kennel, pet grooming) (Bylaw 1270).
<b>Pet Grooming</b>	means an establishment intended to provide grooming for domesticated animals, excluding livestock, during the day or evening (also read: kennel, pet daycare) (Bylaw 1270).
<b>Principal Building or Structure</b>	means any building or structure which is used for the primary function of the lot.
<b>Public Utility</b>	means a use providing for the essential servicing of land with water, sewer, electrical, telephone, and similar services where such use is established by a governmental body or by a company operating under the Utilities Commission Act or Telecommunications Act.
<b>Public Zone</b>	means a zone which is symbolized with letter "P", such as P-1 (Public and Institutional) Zone or P-2 (Parks and Open Space) Zone, mainly intended for public open space or to accommodate public facilities.
<b>Rear Lot Line</b>	means the lot line opposite to and most distant from the front lot line, or, where the rear portion of the lot is bounded by intersecting side lot lines, the rear lot line shall be deemed to be the point of such intersection.
<b>Recreational Vehicle</b>	means a motor vehicle designed for travel, camping or recreational use such as motorcycle, ATV (all terrain vehicle), pick-up camper, motorhome, travel trailer, or tent trailer; a snowmobile; or a boat.
<b>Recycling Depot</b>	means a building which is used or intended to be used for collecting, sorting, refunding, and redistributing recyclable materials but excludes processing.
<b>Recycling Plant</b>	means a facility in which recoverable resources, including newspapers,

Bylaw 800

	magazines and other paper products, glass, and metal cans, are recycled, reprocessed and treated in order to return such products to a condition in which they may again be used (also read: junkyard).
<b>Residential Use</b>	means a use providing for the accommodation and home life of a person or persons.
<b>Residential Zone</b>	means a zone which is symbolized with letter "R", such as R-1 (Single Residential) Zone, R-3 (Low Density Multiple Residential) Zone or RR-1 (Rural) Zone, mainly intended to accommodate residential uses or agricultural activities.
<b>Restaurant</b>	means a commercial establishment that serves prepared food or beverages for consumption on or off the premises, such as cafes, coffee shops, outdoor cafes and drive-through restaurants but excludes neighborhood pubs.
<b>Retail Store</b>	means a commercial establishment which sells foods or merchandise to the ultimate consumer for personal consumption or household use, and not for resale purposes, such as: <ul style="list-style-type: none"> <li>• supermarkets, health food stores, bakeries, delicatessens, meat markets, fish markets, liquor stores, beer and wine stores, wine and beer making suppliers;</li> <li>• clothing and shoe stores;</li> <li>• drug stores, florist shops;</li> <li>• convenience stores;</li> <li>• bookstores, musical instrument stores;</li> <li>• appliance stores, furniture stores, computer stores;</li> <li>• hardware stores, paint or wall paper stores, drapery or carpet shops;</li> <li>• stationers, office supplies;</li> <li>• sporting equipment stores;</li> </ul> which are wholly enclosed within a building, but excludes: <ul style="list-style-type: none"> <li>• department stores;</li> <li>• shopping centers;</li> <li>• retail warehouses;</li> <li>• automobile sales and rental;</li> <li>• building supplies and lumber yards;</li> <li>• flea markets;</li> <li>• adult entertainment stores; and</li> <li>• cannabis retail (Bylaw 1276)</li> </ul>
<b>Retail Warehouse</b>	means a commercial establishment which sells goods in bulk quantities and includes the sale of household goods such as furniture and carpeting, from a warehouse building (also read: department store, shopping center).
<b>Room &amp; Board</b>	means the provision, for compensation, of sleeping accommodation in a dwelling unit for less than ten (10) persons, with or without meals, while the dwelling unit contains only one cooking facility.
<b>Safe Home</b>	A type of temporary housing for individuals fleeing violence, where a transition house is not available in the community (Bylaw 1353).
<b>Secondary Suite</b>	means a self-contained dwelling unit, located within the structure of a one-family dwelling (also read: duplex).
<b>Setback</b>	means the horizontal distance from the respective lot lines to the building.
<b>Shipping</b>	means a standard, reusable container designed for or used in the

<b>Container</b>	shipping or other transportation of freight, and designed or constructed to be mounted or moved on a rail car or truck trailer (Bylaw 1119).
<b>Shopping Centre</b>	means a commercial development on a lot in a C-1 and C-3B Zone having: <ul style="list-style-type: none"> <li>• a minimum of two or more retail business or general service uses;</li> <li>• shared parking facilities, open spaces and other facilities; and</li> <li>• a Gross Floor Area (GFA) of not less than 675m<sup>2</sup> (also read: retail store, department store, retail warehouse) (Bylaw 1128) (Bylaw 1162).</li> </ul>
<b>Sign</b>	means a visual device or structure intended to advertise, announce, or draw the attention of the public.
<b>Sight Triangle</b>	means a triangle on a corner lot formed by the intersecting lot lines at a street corner and a line joining the points along the lot lines 6.0 m (19.7 ft) from the point of intersection.
<b>Small Warehouse</b>	means a warehouse or wholesale store with less than 900 m <sup>2</sup> (9,687 ft <sup>2</sup> ) of gross floor area and does not include retail warehouses.
<b>Storey</b>	means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
<b>Street</b>	means a highway 10 m (32.8 ft) or more in width (also read: lane).
<b>Structure</b>	means any construction fixed to, supported by, or sunk into land or water, excluding concrete and asphalt paving and similar surfacing of a ground (also read: building).
<b>Supportive Housing</b>	A type of housing for seniors and people with disabilities that includes on-site hospitality but not personal-care support services (Bylaw 1353).
<b>Technology Services</b>	means an office use or laboratory for the development and provision of computer software, computer software services, or technology and services to support aeronautics, biochemical, pharmaceutical, robotics, telecommunication and electronic industries (Bylaw 1266).
<b>Transitional Housing</b>	A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing (Bylaw 1353).
<b>Truck Repair Shop</b>	means a business which provides repair and maintenance of motor vehicles weighing more than 5,500 kg (12,000 lb) (also read: auto-repair shop, auto-body shop).
<b>Unit Density</b>	means the number of dwelling units per hectare of lot area; (also read: lot coverage, floor area ratio).
<b>Warehouse</b>	means a building used for the storage and distribution of large quantities of goods and does not include small warehouses (also read: retail warehouse).

**Severability**

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

**Measurements**

## Bylaw 800

---

- 1.0.5 (1) All dimensions and other measurements are expressed in the Standard International Unit (Metric) system while the equivalents in the Imperial System shown in brackets are included for convenience only and do not form part of this Bylaw.
- 1.0.5 (2) The symbols used for dimensions and other measurements in this Bylaw are defined in accordance with Table 1.0.5(a) which forms a part of this Bylaw.

**Table 1.0.5(a) - Metric Unit Abbreviated Symbols**

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

---

### PART 2 GENERAL PROVISIONS

#### Zone Designations

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

R-1	Single Residential Zone
R-1B	Single Residential-B Zone
R-1C	Single Manufactured Home Zone
R-1S	Suburban Residential Zone (Bylaw 1000)
R-2	Single and Duplex Residential Zone
R-3	Low Density Multiple Residential Zone
R-4	Medium Density Multiple Residential Zone
R-4B	Medium Density Multiple Residential-B Zone
R-4C	Medium Density Multiple Residential-C Zone (Bylaw 1030)
R-5	Manufactured Home Park Zone
RR-1	Rural Zone
RR-2	Rural Cultural Zone (Bylaw 1041)
RR-2B	Rural Cultural B Zone (Bylaw 1238)
RR-3	Rural Residential Zone (Bylaw 1173)
CD-1	Comprehensive Development Zone 1 (Bylaw 1318)
C-1	Regional Commercial Zone
C-2	Highway Commercial Zone
C-2B	Tourist Accommodation Zone
C-3	Service Commercial Zone
C-3B	Airport Zone
C-3C	Airport Development Zone (Bylaw 1062)
C-3D	Airport Commercial/Light Industrial Zone (Bylaw 1257)
C-4	Downtown Commercial Zone
M-1	Light Industrial Zone
M-1B	Industrial Park Zone
M-1C	Industrial Park-C Zone
M-2	Heavy Industrial Zone
M-3	Heavy Industrial Zone (Bylaw 1000)
P-1	Public and Institutional Zone
P-2	Park and Open Space Zone

#### Zoning Map and Boundaries

2.1.2 (1) The zoning classification for all *lots* shall be determined based upon the Zoning Map, which is attached to this Bylaw as Schedule AAA and forms a part of this Bylaw.

2.1.2 (2) Where a zone boundary is designated as following a *street, lane, utility corridor, railway* or a *watercourse*, the centre line of the *street, lane, utility corridor, railway, creek, or the visible high watermark of the Columbia River* shall be the zone boundary.

## Bylaw 800

---

2.1.2 (3) Where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined as measured from the Zoning Map.

2.1.2 (4) Where a *lot* is divided by a zone boundary, the areas created by such division shall be deemed to be separate lots for the purpose of determining the requirements of this Bylaw.

### Permitted Uses

2.2.1 (1) Subject to the provisions of the Municipal Act, a person shall not use land, water surface, building or structure without compliance with this Bylaw.

2.2.1 (2) Subject to the provisions of the Municipal Act, no building, structure, or part thereof shall be erected, moved, altered, or expanded without compliance with this Bylaw.

2.2.1 (3) A lot shall not be created without compliance with this Bylaw.

2.2.1 (4) A use, building or structure, which was lawful at the time of the adoption of this Bylaw but fails to comply with the provisions of this Bylaw, is governed by Section 911 of the Municipal Act and its amendments thereof.

### Change of Uses

2.2.2 (1) A use of land, building or structure shall not be changed unless a permit is obtained from the Building Official.

2.2.2 (2) A use of land, building or structure shall not be changed except when the new use is permissible within the zone where such lot, building or structure is located.

### Multiple Uses

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

### Incidental Uses

2.2.4 Despite any other provisions of this Bylaw, where a land, building, or structure is used for a purpose permitted within the zone for which the lot is designated, it may also be used for an incidental use provided that the said incidental use:

- a. takes place on the same lot where the principal use occurs;
- b. serves the purpose of, and is exclusively devoted to the principal use occurring on the same lot;
- c. is carried on in a smaller area of the lot than the principal use; and
- d. if carried on in a building, occupies a smaller area than the principal use.



### **Prohibited Uses**

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

### **Public Parks and Utilities**

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

### **Portable Food Service**

- 2.2.7 Portable food service from a vending cart is a permitted use in any commercial, public, or industrial zone provided that the vending cart is:
- a. capable of being moved on its own wheels without alteration or preparation; and
  - b. fully self-contained with no service connection except electrical connections.

### **Hens and Bees**

2.2.8 Despite any other provisions of this Bylaw, hens and bees are permitted in accordance with the provisions of the Animal Control and Licensing Bylaw (Bylaw 1324).

### **Emergency Shelter, Transitional Housing and Safe Homes**

2.2.9 Despite any other provisions of this Bylaw, Emergency Shelter and Transitional Housing will be permitted in any land use zone subject to the requirements of a Temporary Use Permit in any land use zone within the City.

2.2.10 Despite any other provisions of this Bylaw, Safe Home will be permitted in any land use zone within the City to enable safe and confidential sheltering of individuals fleeing violence (Bylaw 1353).

### **Accessory Buildings and Structures**

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

## Bylaw 800

---

- 2.3.1 (4) An accessory building or structure may not be situated closer to the front lot line or the exterior side lot line than the principal building.
- 2.3.1 (5) Sentences 2.3.1(3) and 2.3.1(4) are not applicable to an accessory building or structure within RR1 zone, or within a commercial, industrial, or public zone.
- 2.3.1 (6) No shipping container shall be used, placed, or stored on any lot other than a lot in an industrial zone, except where the shipping container is necessary and accessory to construction in progress and such construction is the subject of a current and valid building permit (Bylaw 1119).
- 2.3.1 (7) Despite Sentence 2.3.1 (6), any shipping container placed or stored on a lot in an industrial zone must comply with the siting requirements for the zone as if it were an accessory building (Bylaw 1119).
- 2.3.1 (8) Despite Sentence 2.3.1 (6), any shipping container used for purposes other than shipping is subject to BC Building Code and Building Bylaw regulations in regard to siting, health and safety, permitting and inspections (Bylaw 1119).
- 2.3.1 (9) Despite Sentence 2.3.1 (6), no shipping container is permitted in an industrial zone unless completely enclosed by a building or structure or screened from adjacent properties and roads by a barrier screen (Bylaw 1119).
- 2.3.1 (10) No more than 1 shipping container is permitted on any lot in an industrial zone (Bylaw 1119).
- 2.3.1 (11) Sentence 2.3.1 (9) and Sentence 2.3.1 (10) are only applicable to lots that are adjacent to Columbia Avenue, provincial highways, collector roads, and residential zones, or adjacent to Minto Road, north of the intersection of Minto Road and Highway 22 (Bylaw 1119).
- 2.3.1 (12) Sentence 2.3.1 (9) and Sentence 2.3.1 (10) are not applicable to shipping containers that are being sold by a commercial establishment located in an industrial zone (Bylaw 1119).
- 2.3.1 (13) Sentence 2.3.1 (9) and Sentence 2.3.1 (10) are not applicable to zones designated as Heavy Industrial (M-2, M-3) (Bylaw 1119).

### Secondary Suite

2.3.2. Despite any other provisions of this Bylaw:

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

- f. a secondary suite shall not contain more than two (2) bedrooms.

**Bed & Breakfast**

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

**Room & Board**

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

**Outdoor Swimming Pool**

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

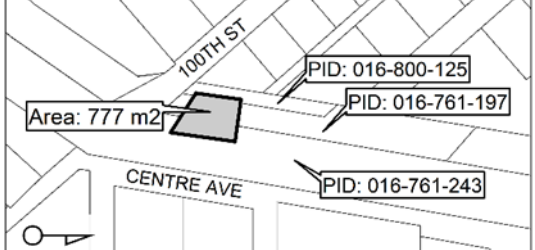
**Fence and Hedge**

- 2.3.6 (1) The height of a fence within a residential, commercial, or public zone shall be in accordance with Table 2.3.6(a) which forms a part of this Bylaw (Bylaw 1244).

**Table 2.3.6(a) - Maximum Height of Fence**

Column A	Column B
Location of the Fence	Maximum Height
Anywhere on the Lot	1.2 m (3.9 ft)

**Bylaw 800**

<p>Area behind the Front Face or Exterior Side Face of a Principal Building</p>	<p>2.0 m (6.6 ft)</p>
<p>Area within the Building Envelope (area beyond the required minimum setback)</p>	<p>2.5 m (8.2 ft)</p>
<p>The maximum height of a fence on the perimeter of the land shown on the attached Subject Property Map is 1.8288 metres (6.0 feet). (Bylaw 1366)</p>	

2.3.6 (2) Sentence 2.3.6(1) is not applicable to:

- a. buffer strips or barrier screens that are required under the other provisions of this Bylaw; or
- b. chain link fences installed on a lot primarily used for municipal playgrounds and recreation areas; public utilities; or schoolyards.

**Home Occupations**

2.4.1 (1) Only the following types of businesses are permitted as home occupations:

- a. advertising or promotional agents, insurance agents, financial advisors;
- b. locksmiths, security system services;
- c. repair services for household goods, repair or alteration of clothing;
- d. business administration offices;
- e. day care services tending, at one time, a maximum of 8 children or 5 seniors per premises (Bylaw 1284);
- f. clinics;
- g. hairdressers;
- h. offices for accountants, lawyers, engineers, consultants, counselors or other professionals;
- i. studios for fine arts, graphic design, wood carving, ceramics, photographs, picture framing;
- j. personal lessons of painting, sculpting, music, dancing and other skills of arts with less than 6 students at one time;
- k. retail sales of commodities that are manufactured on the same premises;



## Bylaw 800

---

- 2.5.1 (1) Despite the specific provisions of this Bylaw with respect to minimum setback requirements, where the following structures project beyond the face of a building, the minimum setback requirements for those structures may be reduced by a maximum of 0.6 m (2.0 ft):
- e. chimneys, smoke stacks;
  - f. cornices, leaders, gutters; or
  - g. sills, bay windows, ornamental features.
- 2.5.1 (2) Despite the specific provisions of this Bylaw with respect to minimum setback requirements, where the following structures project beyond the face of a building, the minimum setback requirements for those structures may be reduced by a maximum of 1.2 m (3.9 ft) for a front, rear, or exterior side lot line setback and by maximum of 0.6 m (2.0 ft) for an interior side lot line setback
- h. steps
  - i. eaves, canopies, sunlight control projections; or
  - j. balconies, porches (Bylaw 1203).
- 2.5.1 (3) Despite other provisions of this Bylaw, where no part of an underground structure extends more than 0.3 m (1.0 ft) above the finished grade, the structure may be sited on any portion of a parcel.
- 2.5.1 (4) Despite the specific provisions of this Bylaw with respect to minimum setback requirements, free standing lighting poles, warning devices, antennas, masts, utility poles, wires and flag poles may be sited on any portion of a lot.
- 2.5.1 (5) Despite the specific provisions of this Bylaw with respect to minimum setback requirements, one accessory building with a floor area of less than 9.0 m<sup>2</sup> (96.9 ft<sup>2</sup>) and on a non-permanent foundation may be located anywhere on a lot but not closer to the front or exterior side lot line than the principal building.

### Highway Encroachment

- 2.5.2 (1) No building or structure shall encroach onto a street, lane, utility corridor or another lot.
- 2.5.2 (2) Despite Sentences 2.5.2(1), canopies, decks, or awnings attached to a commercial building in the C-4 Zone may encroach onto a street where it provides a minimum of 2.8 m (9.2 ft) vertical clearance from the surface of the street and maintains a minimum horizontal distance of 0.6 m (2.0 ft) from the curb. (Bylaw 1000)
- 2.5.2 (3) When a building, structure, sign, or any part of it encroaches onto a highway or a public place, the owner shall enter into an encroachment agreement in accordance with the City's Highway Encroachment Bylaw and amendments thereto.

## Bylaw 800

---

### Building Height Exceptions

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

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

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

### Visibility on Corner Lots

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

2.5.4 (2) Despite any other provisions of this Bylaw no fence higher than 1.2 m (3.9 ft) shall be placed; or no tree, shrub or hedge shall be left to grow higher than 1.2 m (3.9 ft) within a sight triangle.

### Road Dedications

2.5.5 (1) Where the dedication of land for road widening purposes results in non-conforming setbacks to existing buildings or structures; the siting of existing buildings and structures are deemed to conform to the setback requirements of this bylaw.

2.5.5 (2) Where the dedication of land for road widening purposes results in non-conforming siting, number, or dimensions of existing off-street parking; the siting, number, and dimensions of existing off-street parking spaces will be deemed to conform to the requirements in this bylaw.

2.5.5 (3) Where the dedication of land for road widening purposes results in the existing lot not conforming with the minimum lot requirements; the existing lot will be deemed to conform with the minimum lot requirements in this bylaw (Bylaw 1312).

**PART 3 RESIDENTIAL AND RURAL ZONES**

**Single Residential Zone (R-1) and Single Residential-B Zone (R-1B)**

**Standards**

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

**Permitted Uses**

- 3.1.2 Lands, buildings and structures within R-1 or R-1B Zone shall be used for the following purposes only:
- a. one-family dwellings
  - b. home occupations
  - c. secondary suites

**Lot Sizes**

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

**Table 3.1.3(a) – Lot Sizes, R-1 and R-1B Zones**

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



**Bylaw 800**

- 3.1.3(2) Lots to be created through subdivision within R-1 Zone shall be large enough to encompass a horizontal rectangle which is 18.0 m (59.1 ft) wide and 27.0 m (88.6 ft) long.
- 3.1.3(3) Lots to be created through subdivision within R-1B Zone shall be large enough to encompass a horizontal rectangle which is 15.0 m (49.2 ft) wide and 27.0 m (88.6 ft) long.

**Setback and Building Height**

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

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

Zone	Type of Buildings or Structures	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-1, R-1B	Principal Building	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
	Accessory Buildings or Structures*	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G
*Note: The siting of accessory buildings or structures shall also comply with Sentences 2.3.1(3) and 2.3.1(4)						

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

Bylaw 800

**Lot Coverage and Density**

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

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

Zone	Maximum Number of Principal Buildings per Lot	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Dwelling Units per Lot
R-1, R-1B	1	40%	0.6	2
<p><b>Site Specific</b>                      814 7th Avenue as legally described as Lot 3 District Lot 181 Kootenay District Plan 2471 (PID 015-262-863)</p> <p>820 7th Avenue as legally described as Lot 4 District Lot 181 Kootenay District Plan 2472 (PID 015-208-303)</p> <p>826 7th Avenue as legally described as Lot 5 District Lot 181 Kootenay District Plan 2471 (PID 015-208-320) (Bylaw 1347)</p>	1	50%	0.7	2
Column A	Column B	Column C	Column D	Column E

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

**Standards**

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

**Permitted Uses**

- 3.2.2 Lands, buildings and structures within R-1C Zone shall be used for the following purposes only:
- a. mobile homes
  - b. one-family dwellings
  - c. home occupations

**Lot Size**

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

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

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

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

**Setbacks and Building Height**

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

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

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

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

**Lot Coverage and Density**

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

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

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

**Bylaw 800**

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

**Standards**

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

**Permitted Uses**

- 3.9.2 (1) Lands, buildings and structures within R-1S Zone shall be used for the following purposes only:
- a. one-family dwellings
  - b. duplexes
  - c. home occupations
  - d. secondary suites

**Lot Sizes**

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

**Table 3.9.3(a) – Lot Sizes, R-1S Zone**

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

**Bylaw 800**

A	B		D	E		
---	---	--	---	---	--	--

3.9.3 (2) Lots to be created through subdivision in R-1S Zone must be able to accommodate two (2) full septic systems as determined by the Ministry of Health where no community sewer system is in place.

3.9.3 (3) Despite sentences 3.9.3(1) and 3.9.3(2) where a lot shown on a subdivision plan filed in the Land Title Office prior to May 20, 2004, has an area, width, depth or frontage less than the minimum required the lot may be used for:

- a. one-family dwelling
- b. home occupation
- c. secondary suite

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

**Setbacks and Building Height**

3.9.4 Buildings and structures in R-1S Zone shall be sited and have heights in accordance with Table 3.9.4(a) which forms a part of this Bylaw (Bylaw 1000).

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

Zone	Type of Buildings or Structures	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-1S	Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
	Accessory Buildings or Structures*	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G
*Note: The siting of accessory buildings or structures shall also comply with sentences 2.3.1(3) and .3.1(4).						

## Bylaw 800

---

### Lot Coverage and Density

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

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

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

**Bylaw 800**

**Single and Duplex Residential Zone (R-2)**

**Standards**

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

**Permitted Uses**

- 3.3.2 Lands, buildings and structures within R-2 Zone shall be used for the following purposes:
- a. duplexes
  - b. one-family dwellings
  - c. secondary suites
  - d. home occupations

**Lot Sizes**

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

**Table 3.3.3(a) Lot Sizes, R-2 Zone**

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



**Bylaw 800**

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

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

- a. one-family dwelling
- b. home occupation
- c. secondary suite,

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

**Setbacks and Building Height**

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

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

Zone	Type of Buildings or Structures	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-2	Principal Building	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)
	Accessory Buildings or Structures*	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G
*Note: The siting of accessory buildings or structures shall also comply with Sentences 2.3.1(3) and 2.3.1(4).						

**Lot Coverage and Density**

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

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

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

**Bylaw 800**

---

**Low Density Multiple Residential Zone (R-3)**

**Standards**

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

**Permitted Uses**

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

- a. multiple residential buildings (Bylaw 898)
- b. assisted living, group home, supportive housing (Bylaw 1353)
- c. child care centers
- d. room & board
- e. duplexes
- f. one-family dwellings
- g. secondary suites attached to one-family dwellings
- h. home occupations
- i. multiple dwellings (Bylaw 898)
- j.

**Lot Size**

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

**Table 3.4.3(a) – Lot Sizes, R-3 Zone**

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
R-3	1,080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	22.5 m (73.8 ft) (Bylaw 1122)	22.5 m (73.8 ft) (Bylaw 1122)	30.0 m (98.4 ft)
Column A	Column C	Column D	Column E	Column F

3.4.3 (2) Lots to be used or created through subdivision in R-3 Zone shall be large enough to encompass a horizontal rectangle which is 22.5 m (73.8 ft) wide and 30.0 m (98.4 ft) long (Bylaw 1122).

**Bylaw 800**

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

**Setbacks and Building Height**

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

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

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

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

**Bylaw 800**

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

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

**Lot Coverage and Density**

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

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

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

**Out-door Storage and Landscaping**

3.4.6 (1) All materials and equipment other than licensed motor vehicles shall be stored within a building.

## Bylaw 800

---

- 3.4.6 (2) No garbage containers or recycling bins shall be located within 6.0 m (19.7 ft) of a lot line.
- 3.4.6 (3) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 3.4.6 (4) Where a lot line forms a common boundary with another lot, which is used for a purpose different from the said lot, a buffer strip or a barrier screen shall be provided along the lot line.

Bylaw 800

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

**Standards**

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

**Permitted Uses**

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

- a. multiple residential buildings (Bylaw 898)
- b. assisted living, group home, supportive housing (Bylaw 1353)
- c. childcare centers
- d. room & board
- e. community services
- f. duplexes
- g. one-family dwellings
- h. secondary suites attached to one-family dwellings
- i. home occupations
- j. multiple dwellings (Bylaw 898)

**Lot Size**

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

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

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

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

Bylaw 800

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

**Setbacks and Building Height**

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

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

Zone	Type of Uses	Type of Building or Structure	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-4	Uses permitted under Clauses 3.5.2(1)(a) to 3.5.2(1)(e) inclusive	Principal Buildings	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
		Site Specific: 024-386-332 Parcel A (KN11687) Block 3 District Lot 181 Kootenay District Plan 2524 (Bylaw 1355)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	North 4.6 m (15.0 ft)  West 4.9 m (16.0 ft)	4.9 m (16.0 ft)	12.0 m (39.4 ft)
		Site Specific Parking Requirement: 8 spaces (Bylaw 1355)					
	Accessory Buildings or Structures*	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)	
		Principal Buildings	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)



**Bylaw 800**

	Other Uses	Accessory Buildings or Structures*	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
*Note: The siting of accessory buildings or structures shall also comply with Sentences 2.3.1(3) and 2.3.1(4).							

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

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

**Bylaw 800**

**Lot Coverage and Density**

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

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

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

**Outdoor Storage and Landscaping**

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

Bylaw 800

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

**Standards**

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

**Permitted Uses**

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

- a. multiple dwellings
- b. assisted living, group home, supportive housing (Bylaw 1353)
- c. community services
- d. home occupations

**Lot Size**

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

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

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

3.6.3 (2) Lots to be created through subdivision in R-4B Zone shall be large enough to encompass a horizontal rectangle which is 60.0 m (196.9 ft) wide and 54 m (177.2 ft) long.

**Setbacks and Building Height**

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

**Bylaw 800**

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

Zone	Type of Building or Structure	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-4B	Principal Buildings	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
	Accessory Buildings or Structures*	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G
*Note: The siting of accessory buildings or structures shall also comply with Sentences 2.3.1(3) and 2.3.1(4).						

- 3.6.4 (2) Despite Sentence 3.6.4(1), no building or structure shall be located within 21.0 m (68.9 ft) from the center line of Columbia Avenue South.
- 3.6.4 (3) No multiple residential building shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:
  - a. 10.8 m (35.4 ft) from the center of any living room window of the multiple residential building that is required by the BC. Building Code;
  - b. 7.5 m (24.6 ft) from the center of any window of the multiple residential building required by the B.C. Building Code in a habitable room other than a living room; or,
  - c. 4.5 m (14.8 ft) from the center of any other window of the multiple residential building.

**Lot Coverage and Density**

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

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

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

**Outdoor Storage and Landscaping**

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

## Bylaw 800

### Medium Density Multiple Residential-C Zone (R-4C)

#### Standards

3.10.1 Uses permitted in R-4C Zones shall comply with the provisions of Part 1, Part 2, Division 3.10, Part 7, Part 8 and Part 9.

#### Permitted Uses

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

- a. multiple residential buildings
- b. assisted living, group home, supportive housing (Bylaw 1353)
- c. community services
- d. duplexes
- e. one-family dwellings
- f. secondary suites attached to one-family dwellings
- g. home occupations
- h. multiple dwellings

#### Lot Sizes

3.10.3 Lots to be used or created in R-4C Zone shall conform to Table 3.10.3(a) which forms a part of this Bylaw Table 3.10.3(a) - Lot Sizes R-4C Zone

**Table 3.10.39(a) – Lot Sizes R-4C Zone**

Zone	Type of Uses	Type of Street Fronting the Lot	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
	Assisted Living Group Home Supportive Housing (Bylaw 1353)	-	28,000 m <sup>2</sup> (2.8 ha)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	54.0 m (177.2 ft)
	Multiple Residential Buildings	-	1,080 m <sup>2</sup> (11,625 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	30.0 m (98.4 ft)
	Multiple dwellings		4,500 m <sup>2</sup>	60.0 m	60.0 m	54.0 m

Bylaw 800

R-4C	Senior Citizen Homes Community Services	-	(48,438 ft <sup>2</sup> )	(196.9 ft)	(196.9 ft)	(177.2 ft)
	Duplexes	Bulb of cul-de-sac	720 m <sup>2</sup> (7,750 ft <sup>2</sup> )	18.0 m (59.1 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
		Other Type of Street	720 m <sup>2</sup> (7,750 ft <sup>2</sup> )	24.0 m (78.7 ft)	24.0 m (78.7 ft)	27.0 m (88.6 ft)
	One Family Dwellings	Bulb of cul-de sac	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	12.0 m (39.4 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)
		Other Type of Street	540 m <sup>2</sup> (5,813 ft <sup>2</sup> )	18.0 m (59.1 ft)	18.0 m (59.1 ft)	27.0 m (88.6 ft)

**Setbacks and Building Heights**

3.10.4(1) Buildings and Structures in R-4C Zone shall be sited and have heights in accordance with Table 3.10.4 (a) which forms a part of this Bylaw.

**Table 3.10.4(a) Setbacks and Building Height, R-4C Zone**

Zone	Type of Uses	Type of Building or Structure	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
R-4C	Uses permitted under clauses 3.10.2(a) to 3.10.2(d) inclusive	Principal Buildings	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	12.0 m (39.4 ft)
		Accessory Buildings or Structures*	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
	Other	Principal Buildings	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)	9.0 m (29.5 ft)

**Bylaw 800**

	uses	Accessory Buildings or Structures*	4.5 m (14.8 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.8 m (5.9 ft)	4.5 m (14.8 ft)
*Note: The siting of accessory buildings or structures shall also comply with Sentences 2.3.1(3) and 2.3.1(4).							

- 3.10.4(2) No multiple residential building shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:
- a. 10.8 m (35.4 ft) from the centre of any living room window of the multiple residential building that is required by the B.C. Building Code:
  - b. 7.5 m (24.6 ft) from the centre of any window of the multiple residential building required by the B.C. Building Code in a habitable room other than a living room; or,
  - c. 4.5 m (14.8 ft) from the centre of any other window of the multiple residential building.

**Lot Coverage and Density**

3.10.5 The size of the buildings and structures in R-4C Zone shall conform to Table 3.10.5 (a) which forms a part of this Bylaw.

**Table 3.10.5(a) Lot Coverage and Density, R-4C Zone**

Zone	Type of Uses permitted under Sentences 3.10.3.2(a) to (d) and 3.10.3.2(i)	Maximum Number of Principal Buildings per Lot	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Unit Density
R-4C		No Restriction	45%	1.35	80 units/ha (32 units/acre)
	Other Uses	1	40%	0.6	2 dwelling units per lot
Column A	Column B	Column C	Column D	Column E	Column F



## Bylaw 800

---

### **Outdoor Storage and Landscaping**

- 3.10.6(1) All materials and equipment other than licensed motor vehicles shall be stored within a building.
- 3.10.6(2) No garbage containers or recycling bins shall be located with 6.0 m (19.7 ft) of a lot line.
- 3.10.6(3) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 3.10.6(4) Where a lot line forms a common boundary with another lot, a buffer strip or a barrier screen shall be provided along the lot line.”

**Bylaw 800**

---

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

**Standards**

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

**Permitted Uses**

3.7.2 (1) Lands, buildings and structures within R-5 Zone shall be used for the following purposes only:

- a. manufactured home parks
- b. auxiliary dwellings
- c. home occupations

3.7.2 (2) No more than one auxiliary dwelling is permitted per lot.

**Lot Size**

3.7.3 (1) Lots to be created through subdivision in R-5 Zone shall conform to Table 3.7.3(a) which forms part of this Bylaw (Bylaw 1171).

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

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

3.7.3 (2) Despite Sentence 3.7.3(1), where a lot in R-5 Zone has a lot area less than 0.11 ha, the lot may be used for:

- a. one-family dwelling
- b. secondary suite
- c. home occupation

provided that all other requirements of this Bylaw are complied with. (Bylaw 1171)

## Bylaw 800

---

### Rural Zone (RR-1)

#### Standards

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

#### Permitted Uses

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

- a. one-family dwellings, mobile homes
- b. duplexes
- c. secondary suites attached to one-family dwellings
- d. room & board, bed & breakfasts
- e. childcare centers
- f. agricultural uses, horticulture, nurseries, garden supplies, feed stores
- g. dairy product processing
- h. gravel processing
- i. animal hospitals, veterinary clinics, kennels, pet grooming; (Bylaw 1270)
- j. auction halls
- k. museums, art galleries
- l. outdoor recreational facilities
- m. home occupations

#### Lot Size

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

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

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

**Bylaw 800**

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

**Setbacks and Building Height**

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

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

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

**Lot Coverage and Density**

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

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

Zone	Type of Uses	Maximum Number of Principal Buildings per Lot*	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Dwelling Units per Lot

## Bylaw 800

---

RR-1	One-family Dwellings, Mobile Homes, Duplexes	1	20%	0.4	2
	Other Uses	no restriction	20%	0.4	2
Column A	Column B	Column C	Column D	Column E	Column F

Bylaw 800

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

**Standards**

3.11.1 Uses permitted in RR-2 Zone shall comply with the provisions of Part 1, Part 2, Division 3.11, Part 7, Part 8 and Part 9.

**Permitted Uses**

3.11.2 Land, buildings and structures within RR-2 Zone shall be used for the following purposes only:

- a. caretaker residences
- b. agricultural uses, horticulture, nurseries, garden supplies, feed stores
- c. museums, art galleries, exhibition centers
- d. outdoor recreation facilities
- e. produce sales
- f. handicraft/gift shops
- g. ethnic restaurants

**Lot Sizes**

3.11.3 (1) Lots to be created through subdivision in RR-2 Zone shall conform to Table 3.11.3(a) which forms a part of this Bylaw.

**Table 3.11.3(a) Minimum Lot Sizes, RR-2 Zone**

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

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

**Setbacks and Building Height**

3.11.4 Buildings and structures in RR-2 Zone shall be sited and have heights in accordance with Table 3.11.4(a) which forms a part of this Bylaw.

**Table 3.11.4(a) - Setbacks and Building Height, RR-2 Zone**

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

**Lot Coverage and Density**

3.11.5 The size of the Buildings and Structures in RR-2 Zone shall conform to Table 3.11.5(a) which forms a part of this Bylaw.

**Table 3.11.5(a) - Lot Coverage and Density, RR-2 Zone**

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

Bylaw 800

**Rural Cultural B Zone (RR-2B)**

**Standards**

3.13.1 Uses permitted in RR-2B Zone shall comply with the provisions of Part 1, Part 2, Division 3.13, Part 7, Part 8 and Part 9.

**Permitted Uses**

3.13.2 Land, buildings and structures within RR-2B Zone shall be used for the following purposes only:

- a. caretaker residences
- b. agricultural uses, horticulture, nurseries, garden supplies, feed stores
- c. museums, art galleries, exhibition centers
- d. outdoor recreation facilities
- e. produce sales
- f. handicraft/gift shops
- g. ethnic restaurants
- h. animal hospitals, veterinary clinics, kennels, pet grooming (Bylaw 1270)

**Lot Sizes**

3.13.3 (1) Lots to be created through subdivision in RR-2B Zone shall conform to Table 3.13.3(a) which forms a part of this Bylaw.

**Table 3.13.3(a) - Minimum Lot Sizes, RR-2B Zone**

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
RR-2B	0.4 ha (1.0 acres)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	54.0 m (177.2 ft)
Column A	Column B	Column C	Column D	Column E

3.13.3 (2) Lots to be created through subdivision in RR-2B Zone shall be large enough to encompass a horizontal rectangle which is 30.0 m (98.4 ft) wide and 54.0 m



**Bylaw 800**

**Setbacks and Building Height**

3.13.4 Buildings and structures in RR-2B Zone shall be sited and have heights in accordance with Table 3.13.4(a) which forms a part of this Bylaw.

**Table 3.13.4(a) Setbacks and Building Height, RR-2B Zone**

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

**Lot Coverage and Density**

3.13.5 The size of the Buildings and Structures in RR-2B Zone shall conform to Table 3.13.5(a) which forms a part of this Bylaw.

**Table 3.13.5(a) Lot Coverage and Density, RR-2B Zone**

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

**Bylaw 800**

---

**Rural Residential Zone (RR-3)**

**Standards**

3.12.1 Uses permitted in RR-3 Zone shall comply with the provisions of Part 1, Part 2, Division 3.12, Part 7, Part 8 and Part 9.

**Permitted Uses**

3.12.2 Land, buildings and structures within RR-3 Zone shall be used for the following purposes only:

- a. one-family dwellings, mobile homes
- b. duplexes
- c. secondary suites attached to one-family dwellings
- d. room & board, bed & breakfasts
- e. childcare centers
- f. outdoor recreational facilities
- g. home occupations

**Lot Sizes**

3.12.3(1) Lots to be created through subdivision in RR-3 Zone shall conform to Table 3.12.3(a) which forms a part of this Bylaw.

**Table 3.12.3(a) Minimum Lot Sizes, RR-3 Zone**

Zone	Minimum Lot Area	Minimum Frontage	Minimum Lot Width	Minimum Lot Depth
RR-3	1.2 ha (3.0 acres)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	54.0 m (177.2 ft)
Column A	Column B	Column C	Column D	Column E

3.12.3(2) Lots to be created through subdivision in RR-3 Zone shall be large enough to encompass a horizontal rectangle which is 60.0m (196.9 ft.) wide and 54.0m (177.2 ft.) long.

**Setbacks and Building Height**

3.12.4 Buildings and Structures in RR-3 Zone shall be sited and have heights in accordance with Table 3.12.4(a) which forms a part of this Bylaw.

**Table 3.12.4(a) Setbacks and Building Height, RR-3 Zone**

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
RR-3	Principal and Accessory Buildings or Structures*	7.5m (24.6 ft)	7.5m (24.6 ft)	7.5m (24.6 ft)	7.5 m (24.6 ft)	12.0 m (39.4 ft)
Column A	Column B	Column C	Column D	Column E	Column F	Column G

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

**Lot Coverage and Density**

3.12.5 The size of the buildings and structures in RR-3 Zone shall conform to Table 3.12.5(a) which forms a part of this Bylaw (Bylaw 1173).

**Table 3.12.5(a) – Lot Coverage and Density, RR-3 Zone**

Zone	Type of Uses	Maximum Number of Principal Buildings per Lot*	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)	Maximum Number of Dwelling Units per Lot
RR-3	One-family Dwellings, Mobile Homes, Duplexes	1	20%	0.4	2
	Other Uses	No restriction	20%	0.4	2
Column A	Column B	Column C	Column D	Column E	Column F

**Bylaw 800**

**Comprehensive Development Zone 1 (CD-1)**

**Standards**

3.14.1 Uses permitted in CD-1 Zone shall comply with the provisions of Part 1, Part 2, Division 3.14 and Part 7.

**Purpose**

3.14.2 The purpose of this zone is to accommodate multi-unit residential development.

**Permitted Uses**

- 3.14.3 Lands, buildings and structures within CD-1 Zone shall be used for the following purposes only:
- a. Multiple residential buildings
  - b. Home occupations
  - c. Multiple dwellings

**Lot Sizes**

- 3.14.4 The minimum lot area shall not be less than 1,080 M<sup>2</sup> (11,625 Square Feet).
- 3.14.5 The maximum number of residential units for the CD-1 Zone shall be 8 dwelling units.
- 3.14.6 Buildings and structures shall not cover more than forty (40%) percent of the lot area.
- 3.14.7 Buildings and structures in CD-1 Zone shall be sited and have heights in accordance with table 3.14.7 (a) which forms part of this bylaw.

**Table 3.14.7 (a) – Setbacks and Building Height, CD-1 Zone**

Zone	Type of Use	Type of Building or Structure	Minimum Front Lot Line setback	Minimum Exterior Side Lot Line setback	Minimum Interior Side Lot Line setback	Minimum Rear Lot Line setback	Maximum Building Height
CD-1	Uses permitted under clauses 3.14.3 (a)-(d)	Principal Buildings	7.5 M (24.6 ft.)	1.0 M (3.28 ft.)	1.5 M (4.9 ft.)	2.0 M (6.56 ft.)	9.0 M (29.5 ft.)
		Accessory building structures	4.5 M (14.8 ft.)	1.0 M (3.28 ft.)	1.5 M (4.9 ft.)	2.0 M (6.56 ft.)	4.5 M (14.8 ft.)
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H

## Bylaw 800

---

### **Parking**

3.14.8 In the CD-1 Zone 1.5 parking spaces are required per dwelling unit with the allowance of 1 stacked parking space per building.

### **Outdoor Storage and Landscaping**

3.14.9(1) All material and equipment other than licensed motor vehicles shall be stored within a building.

3.14.9(2) (a) No garbage containers or recycling bins shall be located within 6.0 (19.7 ft.) of a lot line.

(b) On all sites with 4 or more residential units, one common area for the collection of recycled materials shall be provided for the use of the residents.

3.14.9(3) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.

3.14.9(4) Where a lot line forms a common boundary with another lot or lane, a buffer strip or barrier screen shall be provided along the lot line.

**Comprehensive Development Zone 2 (CD-2)**

**Standards**

3.15.1 Unless otherwise specified, uses permitted in CD-2 Zone shall comply with the provisions of Part 1, Part 2, Division 3.15, and Part 7.

**Purpose**

3.15.2 The purpose of this zone is to accommodate a mixed-use development with multiple residential, home occupation, and commercial uses.

**Permitted Uses**

3.15.3 Lands, buildings, and structures within CD-2 Zone shall be used for the following purposes only:

- a. multiple residential buildings
- b. home occupations
- c. general service uses
- d. retail stores
- e. office uses

3.15.4 The minimum lot area shall not be less than 4,250 square metres (45,747 square feet).

3.15.5 The maximum number of residential units shall be 54 dwelling units.

3.15.6 The maximum gross floor area used for uses permitted under clauses 3.15.3 (c)-(e) shall not exceed 825 square metres (8880 square feet)

3.15.7 Buildings and structures shall not cover more than fifty-four (54%) percent of the lot area.

3.15.8 The maximum Floor Area Ratio (FAR) shall not exceed 1.80.

3.15.9 Buildings and structures in CD-2 Zone shall be sited and have heights in accordance with table 3.15.9 (a) which forms part of this bylaw.

**Table 3.15.9 (a) – Setbacks and Building Height, CD-2 Zone**

Zone	Type of Use	Type of Building or Structure	Minimum Front Lot Line setback	Minimum Exterior Side Lot Line setback	Minimum Interior Side Lot Line setback	Minimum Rear Lot Line setback	Maximum Building Height
CD-1	Uses permitted under clauses 3.15.3 (a)-(e)	Principal Buildings	4.5 M (14.76 ft.)	1.0 M (3.28 ft.)	1.35 M (4.43 ft.)	10.0 M (32.81 ft.)	14.5 M (47.57 ft.)
		Accessory building structures	4.5 M (14.76 ft.)	1.0 M (3.28 ft.)	1.5 M (4.9 ft.)	10.0 M (32.81 ft.)	4.5 M (14.8 ft.)
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H

**Parking**

- 3.15.10 (1) A minimum of 83 vehicle parking spaces shall be provided.
- 3.15.10 (2) A minimum of 20 of the vehicle parking spaces referenced in 3.15.10 (1) shall be surface parking and dedicated to the uses permitted under clauses 3.15.3 (c)-(e).
- 3.15.10 (3) A minimum aisle width of 7.2 metres (23.62 feet) shall be provided in the underground parkade facility.
- 3.15.10 (4) A minimum aisle width of 7.0 metres (22.98 feet) shall be provided in the surface parking area in the north-east section of the development.
- 3.15.10 (5) A minimum aisle width of 7.7 metres (25.25 feet) shall be provided in the surface parking area not referenced by 3.15.10 (4).
- 3.15.10 (6) A maximum of 4 vehicle parking spaces in the underground parkade facility may have a width of 2.29 metres (7.5 feet).
- 3.15.10 (7) A maximum of 1 vehicle parking space in the surface parking facility may have a width of 2.29 metres (7.5 feet).
- 3.15.10 (8) A minimum of 28 Class 1 and a minimum of 10 Class 2 bicycle parking/storage spaces shall be provided.
- 3.15.10 (9) a loading or a parking facility shall be screened with a buffer strip a minimum of 0.61 metres (2 feet) in width along the lot line common to an adjacent lot or street.

## Bylaw 800

---

### Home Occupations

- 3.15.11 (1) The maximum floor area devoted to a home occupation in a residence on the first storey shall be 50% of the gross floor area of the residence.
- 3.15.11 (2) A non-illuminated sign not exceeding 0.3 square metres (3.2 square feet) may indicate a home occupation that is within a residence on the first storey.

### Outdoor Storage and Landscaping

- 3.15.12 (1) All material and equipment other than licensed motor vehicles shall be stored within a building.
- 3.15.12 (2) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 3.15.12 (3) Where a lot line forms a common boundary with another lot zoned for primarily residential uses, a barrier screen shall be provided along the lot line.”

**AND FURTHER THAT** the Zoning Designation of parcels legally described as PID 008-343-730 and PID 014-505-363 are amended by changing the Zoning Designation from Single Residential Zone (R-1) and Public and Institutional Zone (P-1) to Comprehensive Development Zone 2 (CD-2).

***(Bylaw 1379)***



---

**PART 4 COMMERCIAL ZONES**

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

**Standards**

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

**Permitted Uses**

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

- a. Department stores, shopping centers, retail warehouses
- b. hotels, motels
- c. assembly halls, convention centers, theatres
- d. retail stores, building supplies
- e. office uses
- f. general services uses
- g. restaurants, neighborhood pubs;
- h. automobile dealers, automobile rentals
- i. libraries, museums, art galleries
- j. music, dance and art studios, private schools
- k. health spas, gymnasias
- l. arcades, billiard halls, bowling alleys
- m. auto-repair shops, gasoline stations, car washes
- n. taxi dispatchers, bus depots
- o. cannabis retail (Bylaw 1276)

**Bylaw 800**

**Lot Sizes**

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

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

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

4.1.3 (2) Lots to be used or created through subdivision in C-1 Zone shall be large enough to encompass a horizontal rectangle which is 24.0 m (78.7 ft) wide and 30.0 m (98.4 ft) long.

4.1.3 (3) Despite Sentences 4.1.3(1) and 4.1.3(2), where a lot shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999, has an area, width, depth or frontage less than the minimum required, the lot may be used for the purposes permitted under Clauses 4.1.2(d) to 4.1.2(n) inclusive provided that all other requirements of this Bylaw are complied with.

**Setbacks and Building Height**

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

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

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

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

**Lot Coverage and Density**

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

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

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

### **Outdoor Storage and Landscaping**

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

## Bylaw 800

---

### Highway Commercial Zone (C-2)

#### Standards

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

#### Permitted Uses

4.2.2(1) Lands, buildings, and structures in C-2 Zone maybe used for the following purposes only:

- a. hotels, motels
- b. multiple dwellings
- c. auto-repair shops, gasoline stations, car washes
- d. retail stores, building supplies
- e. office uses
- f. general service uses
- g. restaurants, neighborhood pubs
- h. automobile dealers, automobile rentals
- i. music, dance and art studios, private schools
- j. health spas, gymnasias
- k. arcades, billiard halls, bowling alleys
- l. taxi dispatchers, bus depots
- m. recycling depots
- n. childcare centers, community services
- o. auxiliary dwellings
- p. cannabis retail (Bylaw 1276)

4.2.2(2) Uses permitted under Clauses 4.2.2(1)(b), 4.2.2(1)(n) and 4.2.2(1)(o) shall not be combined with a use permitted in Clauses 4.2.2(1)(c) or 4.2.2(1)(m) within a lot.

4.2.2(3) No more than one auxiliary dwelling is permitted on a lot.

4.2.2(4) An auxiliary dwelling shall:

- a. be contained in the same building with the commercial use;
- b. be located above or to the rear of the commercial use; and
- c. have its own entrance from the outside.

4.2.2(5) A storey (or storeys) used for a multiple dwelling shall not contain any other use; or share its entrance from the outside with any other use.

**Lot Sizes**

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

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

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

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

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

**Setbacks and Building Height**

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

Bylaw 800

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

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

- 4.2.4(2) Despite Sentence 4.2.4(1), one interior side lot line setback on a lot may be less than the minimum setback specified in Table 4.2.4(a), only if the interior side lot line forms a common boundary with a lot zoned primarily for non-residential uses.
- 4.2.4(3) Sentence 4.2.4(2) is not applicable to the uses permitted under Clauses 4.2.2(1)(a) and 4.2.2(1)(b).
- 4.2.4(4) The building walls placed closer to an interior side lot line than the minimum setback required under Sentence 4.2.4(1) shall be rated as a firewall in accordance with the B.C. Building Code and its amendments thereto.
- 4.2.4(5) Despite Sentence 4.2.4(1), no building or structure except a fence may be located within 18.0 m (59.1 ft) from the centre line of Columbia Avenue South.
- 4.2.4(6) Despite Sentences 4.2.4(1) and 4.2.4(5), a building or structure for the uses permitted under Clauses 4.2.2(1)(a) to 4.2.2(1)(c) inclusive may not be located within 19.5 m (64.0 ft) from the centre line of Columbia Avenue South.
- 4.2.4(7) Despite Sentence 4.2.4(1), a gasoline pump island or fuel tank shall not be located within 6.0 m (19.7 ft) of a lot line.
- 4.2.4(8) No multiple residential building shall be sited such that any other building encumbers a 90° horizontal arcs with radii of:
  - a. 10.8 m (35.4 ft) from the centre of any living room window of the multiple residential building that is required by the B.C. Building Code;

**Bylaw 800**

---

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

**Lot Coverage and Density**

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

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

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

**Outdoor Storage and Landscaping**

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



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

**Standards**

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

**Permitted Uses**

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

- a. hotels, motels
- b. room & board, bed & breakfast
- c. campgrounds
- d. childcare centers, community services
- e. multiple dwellings
- f. one-family dwellings
- g. auxiliary dwellings

**Lot Sizes**

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

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

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

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

**Bylaw 800**

**Setbacks and Building Height**

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

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

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

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

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

**Bylaw 800**

**Lot Coverage and Density**

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

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

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

**Outdoor Storage and Landscaping**

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

## Bylaw 800

---

### **Service Commercial Zone (C-3)**

#### **Standards**

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

#### **Permitted Uses**

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

- a. retail stores, building supplies
- b. office uses
- c. general service uses
- d. restaurants, neighborhoods pubs
- e. music, dance and art studios, private schools
- f. health spas, gymnasia
- g. automobile dealers, automobile rentals
- h. recreational vehicle dealers
- i. auto-repair shops, gasoline stations, car washes
- j. auto-body shops, truck repair shops
- k. driving schools, taxi dispatchers, bus depots
- l. recycling depots
- m. small warehouses
- n. flea markets
- o. cannabis retail (Bylaw 1276)

#### **Lot Sizes**

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

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

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

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

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

**Setbacks and Building Height**

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

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

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

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

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

**Bylaw 800**

---

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

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

**Lot Coverage and Density**

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

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

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

**Outdoor Storage and Landscaping**

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

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

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

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

## Bylaw 800

---

### **Airport Zone (C-3B)**

#### **Standards**

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

#### **Permitted Uses**

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

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

#### **Lot Sizes**

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

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

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

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

**Setbacks and Building Height**

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

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

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

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

**Lot Coverage and Density**

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



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

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
C-3B	70%	1.4
Column A	Column B	Column C
<p>*Note: In addition to Sections 4.5.4 and 4.5.5, the buildings and structures within C-3B Zone shall obtain an approval from the Ministry of Transport regarding their location, size and material prior to the construction.</p>		

**Out-door Storage and Landscaping**

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

Bylaw 800

**Airport Development Zone (C-3C)**

**Standards**

4.7.1 Uses permitted in C-3C Zone shall comply with the provisions of Part 1, Part 2, Division 4.7, Part 7, Part 8 and Part 9.

**Permitted Uses**

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

- a. hotels, motels;
- b. restaurants, neighborhood pubs;
- c. gaming centers, entertainment;
- d. assembly halls, convention centers;
- e. recreational vehicle park;
- f. office uses associated with the operation of the uses permitted under Sentence 4.7.2(a) to Sentence 4.7.2(e)

**Lot Sizes**

4.7.3 (1) Lots to be created through subdivision in C-3C Zone shall conform to Table 4.7.3 (a) that forms a part of this Bylaw.

**Table 4.7.3 (a) Lot Sizes, C-3C Zone**

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

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

**Setbacks and Building Height**

4.7.4 (1) Buildings and structures in C-3C Zone shall be sited and have heights in accordance with Table 4.7.4 (a) which forms a part of this Bylaw.

**Table 4.7.4 (a) Setbacks and Building Height, C-3C Zone**

Zone	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height
C-3C	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	15.0 m (49.2 ft)
Column A	Column B	Column C	Column D	Column E	Column F

- 4.7.4 (2) Despite Sentence 4.7.4 (1), no building or structure except a fence may be located within 7.5 m (24.6 ft) of Highway #3A.\*
- 4.7.4 (3) Despite Sentence 4.7.4 (1) the maximum building height shall not exceed the limits identified by Table 4.7.4(b) Code 3 Non Instrument Standard with respect to the proximity of the airport runway.
- 4.7.4(4) The requirements to protect the runway from obstacles being erected/constructed too close and affecting aircraft operations is site specific. Table 4.7.4 (b) illustrates the current requirements around the runway at Castlegar.

What this means is that from a line running parallel to the runway and 45 m from the runway (both sides) a transitional surface begins at ground level and rises (uniformly along that line) at 14.3%. The City of Castlegar is obligated to prevent anything from being erected/built that would violate that surface.

The ends of the runway are more restrictive - they start 60 m from the end of each runway at a width of 90 m (45 m either side of extended runway center line) and diverge 10% as they extend out from the runway. The slope of this take-off/approach surface is 2.5% on the north end and extends out 2500 m to the north.

**Table 4.7.4(b) Code 3 Non-Instrument Standard**

Castlegar Airport - CYCG				
Code 3 Non-Instrument Standard Applies.				
O.L.S. Table	Runway 15 (Non-Instrument)		Runway 33 (Non-Instrument)	
Take Off Approach				
Length of Inner Edge; distance	148 ft	45 m	148 ft	45 m

from Centerline				
Distance from Threshold	197 ft	60 m	197 ft	60 m
Divergence		10%		10%
Length	8202 ft	2500 m	8202 ft	2500 m
Slope		2.5%		5%
Transition Surface				
Slope		14.3%		14.3%

**Lot Coverage and Density**

4.7.5 The size of the buildings and structures shall conform to Table 4.7.5 (a) which forms a part of this Bylaw.

**Table 4.7.5 (a) - Lot Coverage and Density, C-3C Zone**

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
C-3C	70%	1.4
Column A	Column B	Column C
*Note: In addition to Sections 4.7.4 and 4.7.5, the buildings and structures within C-3C Zone shall obtain an approval from the Ministry of Transport regarding their location, size and material prior to the construction.		

**Outdoor Storage and Landscaping**

- 4.7.6 (1) Garbage containers, recycling bins or material not stored within a building except aircraft, automobiles and recreational vehicles shall:
- a. be enclosed by a barrier screen; and
  - b. not be piled higher than the barrier screen.
- 4.7.6 (2) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 4.7.6 (3) Landscaping required under Sentence 4.7.6 (1) to 4.7.6 (3) inclusive shall not include growing crops. (Bylaw 1062)

## Bylaw 800

---

### Airport Commercial/Light Industrial Zone (C-3D)

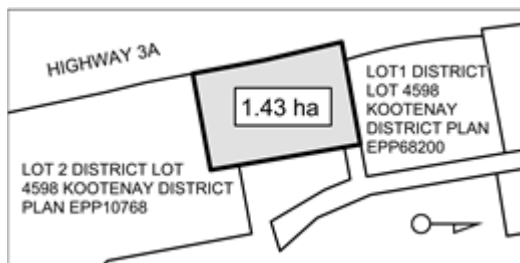
#### Standards

4.8.1 Uses permitted in C-3D Zone shall comply with the provisions of Part 1, Part 2, Division 4.8, Part 7 and Part 9.

#### Permitted Uses

4.8.2 Land, buildings, and structures in C-3D Zone may be used for the following purposes only:

- a. department stores, shopping centers, retail warehouses
- b. hotels, motels
- c. restaurants, neighborhood pubs
- d. office uses
- e. arcades, billiard halls, bowling alleys
- f. automobile dealers, automobile rentals
- g. recreational vehicle dealers
- h. auto-repair shops, gasoline stations, car washes
- i. auto-body shops, truck repair shops
- j. aircraft fuel sales, gasoline key locks, bulk fuel depots
- k. driving schools, flight training schools, flying clubs
- l. taxi dispatchers, bus depots
- m. airports
- n. cannabis production facilities
- o. aircraft sales, repairs, and rentals
- p. small warehouses
- q. warehouses on the portion of Lot 2 District Lot 4598 Kootenay District Plan EPP10768 described below (Bylaw 1302)



- r. retail stores

**Bylaw 800**

s. technology services and data centres (see also Section 4.8.7 Site specific provisions) (Bylaw 1266)

**Lot Sizes**

4.8.3 (1) Lots to be created through subdivision in C-3D Zone shall conform to Table 4.8.3 (a) that forms a part of this Bylaw.

**Table 4.8.3 (a) - Lot Sizes, C-3D Zone**

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

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

**Setbacks and Building Height**

4.8.4 (1) Buildings and structures in C-3D Zone shall be sited and have heights in accordance with Table 4.8.4 (a) which forms a part of this Bylaw.

**Table 4.8.4 (a) Setbacks and Building Height, C-3D Zone**

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

4.8.4 (2) Despite Sentence 4.8.4 (1), no building or structure except a fence may be located within 15 m (49.2 ft) of Highway #3 or Highway #3A. \*

Bylaw 800

**Lot Coverage and Density**

4.8.5 The size of the buildings and structures shall conform to Table 4.8.5 (a), which forms a part of this Bylaw. \*

**Table 4.8.5 (a) Lot Coverage and Density, C-3D Zone**

Zone	Maximum Lot Coverage	Maximum Floor Area Ratio (FAR)
C-3D	70%	1.4
Column A	Column B	Column C
*Note: In addition to Sections 4.8.4 and 4.8.5, the buildings and structures within C-3D Zone shall obtain an approval from the Ministry of Transport regarding their location, size and material prior to the construction.		

**Outdoor Storage and Landscaping**

- 4.8.6 (1) Garbage containers, recycling bins or material not stored within a building except automobiles and recreational vehicles shall:
  - a. be enclosed by a barrier screen; and
  - b. not be piled higher than the barrier screen.
- 4.8.6 (2) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 4.8.6 (3) Where a lot line forms a common boundary with Highway #3 or Highway #3A, a buffer strip shall be provided along the lot line.
- 4.8.6 (4) Landscaping required under Sentence 4.8.6 (1) to 4.8.6 (3) inclusive shall not growing crops (Bylaw 1257).

**Site Specific Provisions**

- 4.8.7 (1) Technology services and data centres are only permitted on Lot 2 District Lot 4598 Kootenay District Plan EPP10768 (195 Highway 3/3A) (Bylaw 1266).

## Bylaw 800

---

### Downtown Commercial Zone (C-4)

#### Standards

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

#### Permitted Uses

4.6.2 (1) Lands, building, and structures in C-4 Zone may be used for the following purposes only:

- a. department stores
- b. hotels, motels
- c. assembly halls, convention centers, theatres
- d. retail stores; home improvement supplies (Bylaw 974)
- e. restaurants, neighborhood pubs
- f. office uses
- g. general service uses
- h. libraries, museums, art galleries
- i. music, dance and art studios, private schools
- j. health spas, gymnasias
- k. arcades, billiard halls, bowling alleys
- l. auto-repair shops, gasoline stations
- m. multiple dwellings, assisted living, group home, supportive housing; (Bylaw 1353)
- n. childcare centers, community services
- o. auxiliary dwellings
- p. up to 2 dwelling units in a building containing a permitted commercial use. (Bylaw 1271)
- q. cannabis retail (Bylaw 1276)

4.6.2 (2) Uses permitted under Clauses 4.6.2 (1)(m) to 4.6.2 (1)(q) inclusive shall not be combined with a use permitted in Clause 4.6.2 (1)(i) within a lot.(Bylaw 1271)

4.6.2 (3) Uses permitted under clauses 4.6.2(1)p) and 4.6.2(1)(q) shall

- a. be contained in the same building with the commercial use;
- b. be located above or to the rear of the commercial use; and
- c. have its own entrance from the outside. (Bylaw 1271)

4.6.2 (4) A storey (or storeys) used for a multiple dwelling shall not:

- a. contain any other use; or
- b. share its entrance from the outside with any other use.

4.6.2. (5) A home improvement supplies use permitted under Clause 4.6.2. (1)(d) shall be provided with an off-street loading facility in accordance with sentences 7.2.2. (1) and 7.2.2. (2). (Bylaw 974)



**Bylaw 800**

**Lot Sizes**

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

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

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

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

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

**Setbacks and Building Height**

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

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

Zone	Type of Uses	Minimum Front Lot Line Setback	Minimum Exterior Side Lot Line Setback	Minimum Interior Side Lot Line Setback	Minimum Rear Lot Line Setback	Maximum Building Height

**Bylaw 800**

C-4	Multiple Dwellings, Assisted Living Group Home Supportive Housing (Bylaw 1353)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	no restriction
	Other Uses	no restriction				
Column A	Column B	Column C	Column D	Column E	Column F	Column G

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

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

**Outdoor Storage and Landscaping**

- 4.6.5 (1) All materials, merchandises and equipments other than licensed motor vehicles shall be stored within a building.
- 4.6.5 (2) Garbage containers or recycling bins shall be enclosed by a barrier screen.
- 4.6.5 (3) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 4.6.5 (4) Where a lot line forms a common boundary with another lot zoned primarily for residential uses, a barrier screen shall be provided along the lot line.
- 4.6.5 (5) All materials, merchandises and equipments other than licensed motor vehicles associated with a home improvement supplies use permitted under Clause 4.6.2 (1)(d) not stored within a building shall be enclosed by a barrier screen (Bylaw 974).

---

**PART 5 INDUSTRIAL ZONES**

**Light Industrial Zone (M-1)**

**Standards**

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

**Permitted Uses**

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

- a. light industrial uses, industrial equipment rentals
- b. small warehouses, warehouses, wholesale stores, storage facilities excluding junkyards
- c. retail warehouses, building supplies
- d. automobile dealers, automobile rentals
- e. recreational vehicle dealers, mobile home, and modular home dealers
- f. auto-repair shops, gasoline stations, car washes
- g. auto-body shops, truck repair shops
- h. gasoline key locks, bulk fuel depots
- i. taxi dispatchers, bus depots
- j. recycling depots
- k. truck terminals, freight stations
- l. garden supplies, feed stores
- m. nurseries
- n. animal hospitals, veterinary clinics, kennels, pet grooming; (Bylaw 1270)
- o. machine shops, metal plating shops
- p. office uses

**Lot Sizes**

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

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

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

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

**Setbacks and Building Height**

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

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

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

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

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

**Bylaw 800**

---

**Lot Coverage and Density**

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

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

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

**Outdoor Storage and Landscaping**

5.1.6 (1) Material not stored within a building shall:

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

5.1.6 (2) Sentence 5.1.6 (1) is not applicable to:

- a. automobiles that are used by the owner or employee of the business; and
- b. recreational vehicles with a valid license.

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

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

## Bylaw 800

---

### Industrial Park Zone (M-1B) & Industrial Park C Zone (M-1C)

#### Standards

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

#### Permitted Uses

- 5.2.2 (1) Lands, buildings, and structures in M-1B Zone may be used for the following purposes only:
- a. light industrial uses, industrial equipment rentals
  - b. small warehouses, warehouses, wholesale stores, storage facilities excluding junkyards
  - c. retail warehouses, building supplies
  - d. automobile dealers, automobile rentals
  - e. recreational vehicle dealers, mobile home, and modular home dealers
  - f. auto-repair shops, gasoline stations, car washes
  - g. auto-body shops, truck repair shop
  - h. gasoline key locks, bulk fuel depot
  - i. taxi dispatchers, bus depots
  - j. recycling depots
  - k. truck terminals, freight stations
  - l. garden supplies, feed stores
  - m. nurseries
  - n. animal hospitals, veterinary clinics, kennels, pet grooming (Bylaw 1270)
  - o. office uses
  - p. restaurants, neighborhood pubs
  - q. cannabis retail (Bylaw 1276)
  - r. site specific to parcel legally describe as Block B of District Lots 12353 AND 7167 Kootenay District (PID 024-015-016), that the following permitted uses be prohibited: auto repair shops, gasoline stations, auto body shops, truck repair shop, gasoline key locks, bulk fuel depot, recycling depots, cannabis retail. **(Bylaw 1392)**
- 5.2.2 (2) Lands, buildings, and structures in M-1C Zone may be used for the following purposes only:
- a. light industrial uses
  - b. concrete batch plants, manufacturing, and storage of cement products
  - c. recycling depots, junkyards

d. office uses.

**Lot Sizes**

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

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

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

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

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

**Setback and Building Height**

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

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

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

**Bylaw 800**



- 5.2.4 (2) Despite Sentence 5.2.4 (1), no building or structure except a fence may be located within 7.5 m (24.6 ft) from a property zoned primarily for residential uses.
- 5.2.4 (3) Despite Sentence 5.2.4 (1), a gasoline pump island or fuel tank shall not be located within 6.0 m (19.7 ft) of a lot line.
- 5.2.4 (4) Despite sentences 5.2.4 (1) and 5.2.4 (2) a property in a M-1B Zone that was included within the City of Castlegar by order in Council No. 489, Approved and Ordered on May 20, 2004, shall have Buildings and Structures sited as follows:
  - a. Excepting a fence, no building or structure may be located within
    - i. 15 metres (49.2 ft) of the front or exterior side lot lines;
    - ii. 4.5 metres (14.8 ft) of the rear or interior side lot lines; or
    - iii. 25 metres (82.0 ft) of a rear or interior side lot line that abuts an agricultural or residential zone. (Bylaw 1000)

**Lot Coverage and Density**

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

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

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

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

**Outdoor Storage and Landscaping**

- 5.2.6 (1) Material not stored within a building shall:
  - a. be enclosed by a barrier screen; and
  - b. not be piled higher than the barrier screen.



## Bylaw 800

---

- 5.2.6 (2) Sentence 5.2.6 (1) is not applicable to:
- a. automobiles that are used by the owner or employee of the business; and
  - b. recreational vehicles with a valid license.
- 5.2.6 (3) Junkyard material not stored in a building shall not be piled higher than the barrier screen.
- 5.2.6 (4) All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped and maintained.
- 5.2.6 (5) Where a lot line forms a common boundary with another lot zoned primarily for residential uses, a buffer strip complete with a barrier screen shall be provided along the lot line.

## Bylaw 800

---

### Heavy Industrial Zone (M-2)

#### Standards

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

#### Permitted Uses

- 5.3.2 Lands, buildings, and structures in M-2 Zone may be used for the following purposes only:
- a. asphalt plants, manufacturing, and storage of cement products
  - b. sawmills, pulp mills, paper mills, particle board plants
  - c. sewage treatment plants, solid waste processing facilities
  - d. gravel processing
  - e. chemical plants, recycling plants
  - f. abattoirs
  - g. auto-body shops, truck repair shops
  - h. gasoline key locks, bulk fuel depots
  - i. truck terminals, freight stations
  - j. recycling depots, junkyards
  - k. light industrial uses
  - l. industrial equipment rentals
  - m. storage facilities.

#### Lot Sizes

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

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

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

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

**Setbacks and Building Height**

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

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

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

**Bylaw 800**

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

**Standards**

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

**Permitted Uses**

- 5.4.2 Lands, buildings, and structures in M-3 Zone may be used for the following purposes only:
- a. Hydro Electric generation, transmission lines, substations
  - b. Storage facilities.

**Lot Sizes**

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

**Table 5.4.3 (a) – Lot Sizes, M-3 Zone**

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

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

**Setbacks and Building Height**

- 5.4.4 Buildings and structures in M-3 Zone shall be sited and have heights in accordance with Table 5.4.4 (a) which forms a part of this Bylaw.
- 5.4.5

Bylaw 800

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

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

---

**PART 6 PUBLIC ZONES**

**Public and Institutional Zone (P-1)**

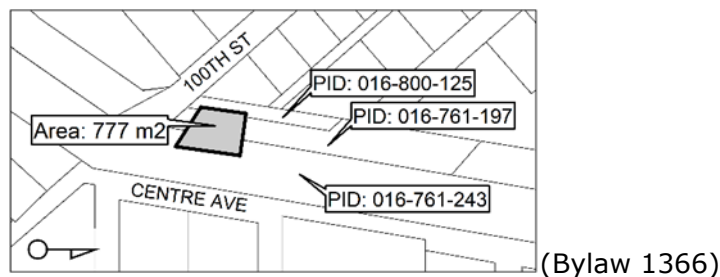
**Standards**

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

**Permitted Uses**

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

- a. schools
- b. hospitals
- c. arenas, curling rinks, public swimming pools, gymnasia
- d. assembly halls, convention centers, public theatres
- e. out-door recreational facilities, campgrounds
- f. sewage treatment plants, solid waste processing facilities
- g. government office uses, fire halls
- h. churches
- i. childcare centers
- j. community services
- k. museums, art galleries
- l. music, dance, and art studios
- m. public utility buildings, structures, and services (Bylaw 1136)
- n. non-profit emergency services facilities only on parts of parcels legally described as PID 016-800-125, 016-761-197, 016-761-243, as shown below:



**Bylaw 800**

**Lot Size**

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

**Table 6.1.3 (a) Lot Sizes, P-1 Zone**

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

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

6.1.3 (3) Despite sentences 6.1.3 (1) and 6.1.3 (2) where a *lot* shown on a subdivision plan filed in the Land Title Office prior to January 1, 1999, has an area, width, depth or *frontage* less than the minimum required, the *lot* may be used for the purposes permitted under Clauses 6.1.2 (g) to 6.1.2 (j) inclusive provided that all other requirements of this Bylaw are complied with.

6.1.3 (4) Despite sentences 6.1.3 (1) and 6.1.3 (2) the minimum lot area for a property I a P-1 Zone that is not connected to the City of Castlegar sanitary sewer system shall be one (1) hectare (10,000 m<sup>2</sup>). (Bylaw 1000)

**Setbacks and Building Height**

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

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

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

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

**Lot Coverage and Density**

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

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

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



## Bylaw 800

---

### **Outdoor storage and Landscaping**

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

## Bylaw 800

---

### Parks and Open Space Zone (P-2)

#### Standards

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

#### Permitted Uses

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

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

#### Lot Size

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

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

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

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

#### Setbacks and Building Height

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

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

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

**Outdoor Storage and Landscaping**

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

**PART 7 PARKING AND LOADING**

**Parking and Loading Space Requirements**

**Number of Parking Spaces**

7.1.1 (1) No lot may be used, and no building or structure may be erected, altered or expanded without providing a parking facility.

7.1.1 (2) A parking facility shall contain a number of parking spaces with respect to the intended uses according to Table 7.1.1 (a) which forms a part of this Bylaw.

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

Category	Type of Uses	Parking Spaces	Per Unit	Notes
Residential	One-family Dwelling, Auxiliary Dwelling Duplex	2 spaces	Dwelling unit	
	Multiple Dwelling, Mobile Home	1.5 spaces	Dwelling unit	
	Secondary Suite	1 space	Dwelling unit	
	Senior Citizens Home	0.75 space	Dwelling unit	
	Child Care Centre, Community Service	4.4 spaces	100 m <sup>2</sup> of GFA	
	Bed & Breakfast, Room & Board	1 space	Rental unit	Plus 2 spaces for operators residence.
Commercial	Retail Store	3.5 spaces	100 m <sup>2</sup> of GFA	Minimum 5 spaces per business
	Shopping Centre, Department Store	4.4 spaces	100 m <sup>2</sup> of GFA	
	Retail Warehouse	2.5 spaces	100 m <sup>2</sup> of GFA	

**Bylaw 800**

	General Service Use, Driving School, Taxi Dispatcher, Dance Studio, Gymnasium, Health Spa, Arcade	2 spaces	Employee	Whichever is greater Minimum 5 spaces per business.		
		Or, 4.4 spaces	100 m <sup>2</sup> of GFA			
	Office Use	2.75 spaces	100 m <sup>2</sup> of GFA	Minimum 5 spaces per building and 4 spaces per business		
	Library, Museum, Art Gallery	2.5 spaces	100 m <sup>2</sup> of GFA			
	Restaurant, Neighbourhood Pub	1 space	4 seats	Whichever is greater. Minimum 5 spaces per businesses		
		Or, 10 spaces	100 m <sup>2</sup> of GFA			
Hotel, Motel	1.2 space	Guest room	Plus number of spaces required for each incidental use.			
	Automobile Dealership, Automobile Rental, Recreational Vehicle Dealership, Aircraft Sales and Rentals	1 space	420 m <sup>2</sup> of indoor and outdoor display or storage area	Outdoor display or storage area is defined as all portions of the lot not covered by buildings, designated parking facilities and landscaping.		
					2 spaces	Gasoline pump
					And, 2 spaces	Service bay
Gasoline Station, Auto-repair Shop, Auto-body Shop, car wash		And, 2 spaces	100 m <sup>2</sup> of GFA	Minimum 5 spaces per business		

## Bylaw 800

	Building Supply, Garden Supply, Nursery	1 space	100 m <sup>2</sup> of display, sales, greenhouse, and storage area	Minimum 10 spaces per business
	Bus Depot	12 spaces	Depot	Plus bus/freight loading facility
Public	Assembly Hall, Auditorium, Convention Centre, Church, Theatre, Funeral Home, Clubhouse	1 space	5 seats	Whichever is greater
		Or, 10 spaces	100 m <sup>2</sup> of floor area used for customers, patrons or clients	
	School	1.2 space	Employee	Whichever is greater. Plus 1 space per 10 students who are at Grade 11 or higher.
		Or, 2 spaces	Class room including gymnasium, assembly hall and library	
	Hospital, Assisted Living, Group Home, Supportive Housing ( <b>Bylaw 1353</b> )	1 space	5 beds	Plus 10 spaces for doctors (for hospital only)
And, 1 space		2 employees		
	Curling Rink	4 spaces	Curling sheet	Plus 1 space per 100 m <sup>2</sup> of GFA
Category	Type of Uses	Parking Spaces	Per Unit	Notes
	Bowling Alley	3 spaces	Bowling alley	Plus 1 space per 100 m <sup>2</sup> of GFA

# Zoning

## Bylaw 800

	Billiard Hall	1 space	Pool table	Plus 2 space per 100 m <sup>2</sup> of GFA
	Arena, Swimming Pool	1 space	10 viewers' seats	Plus 2 per 100 m <sup>2</sup> of GFA
Industrial & Agriculture	Industrial Use, Warehouse, Wholesale Store, Industrial Equipment Rental, Recycling Depot, Feed Store, Dairy Product Processing	2 spaces	100 m <sup>2</sup> of GFA	
		And, 1 space	Employee	
	Storage	1.5 spaces	100 m <sup>2</sup> of GFA	
		And, 1 space	Employee	
	Truck Repair Shop, Bulk Fuel Depot, Gasoline Key Lock	1 space	420 m <sup>2</sup> of operation area	Operation area is defined as lot area minus areas used for parking facilities and landscaping.
	Truck Terminal, Freight Station	2 spaces	Truck loading bay	
	Pulp Mill, Saw Mill, Particle Board Plant, Asphalt Plant, Concrete Batch Plant	0.8 space	Employee	
	Auction Hall	10 spaces	100 m <sup>2</sup> of GFA	

(Bylaw 1128)

7.1.1 (3) Where a certain use is not listed in Table 7.1.1 (a), the required number of parking spaces shall be determined by applying the most similar use listed in the said table.

7.1.1 (4) Where a building or lot contains more than one principal use, the required number of parking spaces shall be determined by summing the number of spaces for each use.

Bylaw 800

7.1.1 (5) Where the calculation of number of required parking spaces results in a fraction less than 0.5, it may be disregarded while a fraction 0.5 or greater shall require one (1) full parking space.

**Parking Exemption**

7.1.2.1 Despite Sentence 7.1.1 (1), no parking facility is required in respect to use, buildings, or structures within C-4 (Downtown Commercial) Zone except where the building is used for one-family dwelling, auxiliary dwelling, duplex, multiple dwelling, assisted living, group home or supportive housing. (Bylaw 1353).

**Off-site Parking**

7.1.3 (1) Where a required parking facility cannot be provided on the same lot as the principal use, it may be provided on a separate lot located within 150 m (492 ft) of the principal lot.

7.1.3 (2) Where an off-site parking facility is provided under Sentence 7.1.3 (1), a restrictive covenant shall be registered in favour of the City onto the lot on which the off-site parking facility is installed, guaranteeing that the facility is permanently reserved and maintained for the use or *building* for which it is required (Bylaw 1230)/

7.1.3 (3) Where an off-site parking facility is provided under sentence 7.1.3 (1), the owner of the off-site parking facility shall provide an easement to ensure that the facility is permanently reserved and maintained in perpetuity for the use or building for which it is required (Bylaw 1230).

**Parking for Disabled**

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

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

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



Bylaw 800

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

**Number of Loading Spaces**

- 7.1.5 Where a building is used for one of the following purposes, an off-street loading facility shall be provided in accordance with Table 7.1.5 (a) which forms a part of this Bylaw.
- a. agricultural uses, horticulture, nurseries, garden supplies, feed stores
  - b. dairy product processing
  - c. department stores, shopping centers, retail warehouses
  - d. retail stores, building supplies
  - e. automobile dealers, recreational vehicle dealers
  - f. recycling depots
  - g. small warehouses, warehouses, wholesale stores, storage facilities excluding junkyards
  - h. other use like a use listed in the Clauses (a) to (g) inclusive.

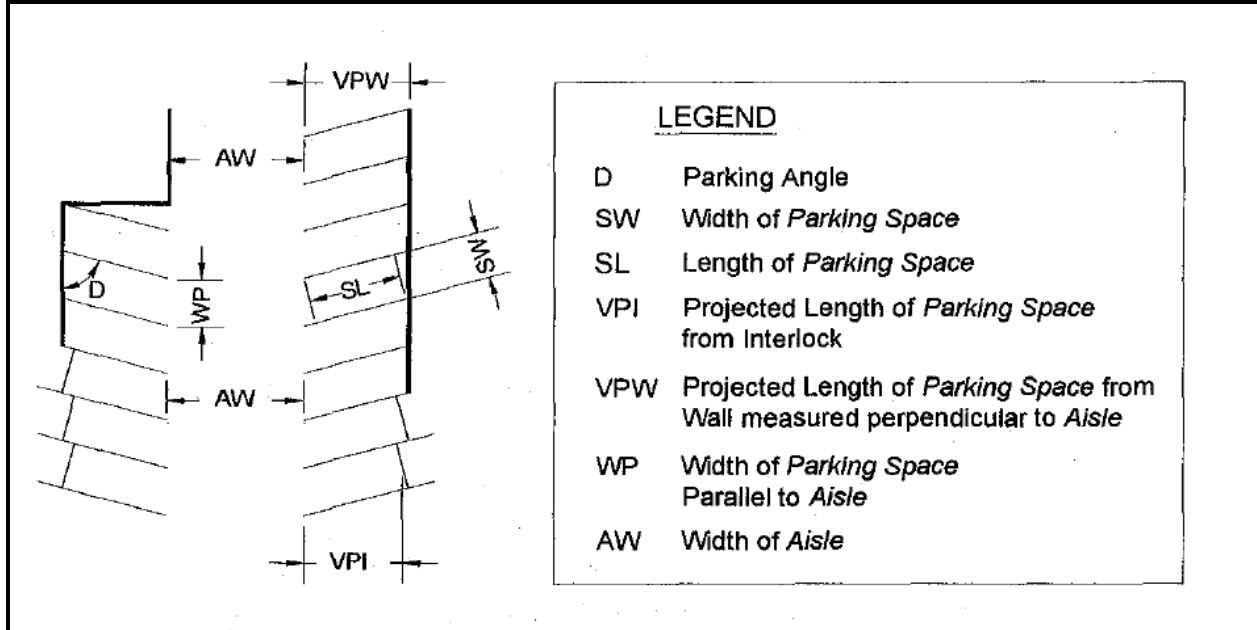
**Table 7.1.5 (a) Minimum Number of Loading Spaces**

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

**Parking Spaces and Aisles**

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

**Figure 7.2.1 (a) - Dimensional Elements of Parking Layouts**



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

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

**Bylaw 800**

Column A	Column B	Column C	Column D	Column E	Column F	Column	Column
----------	----------	----------	----------	----------	----------	--------	--------

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

**Loading Spaces**

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

**Driveways**

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

**Table 7.2.3 (a) Width of Driveways**

Type of Driveway	Minimum Width	Maximum Width
One-way Driveway Serving Ten (10) or More Parking	4.2 m (13.8 ft)	7.2 m (23.6 ft)

**Bylaw 800**

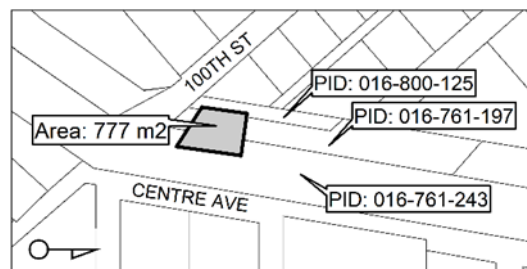
Spaces		
Two-way Driveway Serving Ten (10) or More Parking Spaces	6.0 m (19.7 ft)	9.0 m (29.5 ft)
Driveway Serving a Loading Space		
Other Driveways	3.6 m (11.8 ft)	7.2 m (23.6 ft)
Column A	Column B	Column C

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

### Surface of Parking and Loading Facilities

- 7.2.4 (1) All parking spaces, aisles, loading spaces and driveways except those in conjunction with one-family dwellings, mobile homes in R-1C Zone or duplexes shall be paved with asphaltic concrete, cement concrete, paving blocks, paving stones or similar material.

All parking spaces, aisles and loading spaces within (as well as driveways serving) the land shown on the attached Subject Property Map may be surfaced with gravel on the condition that the surfacing is approved by the City's Building Official. (Bylaw 1366)



- 7.2.4 (2) The design and construction of asphalt paving required under Sentence 7.2.4 (1) shall conform to the standards for a lane in Subdivision and Development Bylaw 675 and amendments thereto.
- 7.2.4 (3) The paved area required under Sentence 7.2.4 (1) shall be so sloped or curbed as to contain and drain the surface water within the paved area.
- 7.2.4 (4) The surface water on the paved area of a parking or loading facility shall be drained to the City's drainage system or an on-site soak-away.
- 7.2.4 (5) The design and construction of the drainage system required under Sentences 7.2.4(3) and 7.2.4 (4) shall conform to the standards in Subdivision and Development Bylaw 675 and amendments thereto.

### Lighting and Buffer for Parking and Loading Facilities

- 7.2.5 (1) A loading facility or a parking facility with ten (10) or more parking spaces shall be illuminated in accordance with the standards for a local highway in Subdivision and Development Bylaw 675 and amendments thereto.
- 7.2.5 (2) A loading or a parking facility shall be screened with a buffer strip or a barrier screen along the lot line common to an adjacent lot or street. (Bylaw 1203)

## Bylaw 800

---

### Bicycle Parking Requirements

7.3.1 (1) Where any new development is proposed that involves a development permit application, an expansion of GFA, or where there is a change in use that requires a zoning amendment application, off-street bicycle parking shall be provided by the property owner in accordance with Table 7.3.1(a), Minimum Number of Bicycle Parking Spaces Required.

Development taking place that includes 2 or more commercial businesses, or mixed commercial and multiple family residential buildings that require a development application, shall establish an integrated system for providing bicycle parking for the whole site.

7.3.1 (2) Bicycle parking stalls shall be a minimum of 0.6 m in width and 1.8 m in length, have a vertical clearance of at least 2.1 m, and be situated on a hard surface.

7.3.1 (3) Aisles between bicycle racks shall be a minimum of 1.2 m in width.

7.3.1 (4) A plan showing the provision of bicycle parking shall be submitted for approval prior to the issuance of a Building Permit. The minimum number of Class II bicycle stalls required is one, unless otherwise indicated in Table 7.3.1(a).

7.3.1 (5) Bicycle racks shall be constructed of theft resistant material; be securely anchored to the floor, building, or ground; shall support the bicycle frame above the centre of gravity; and enable the bicycle frame and front or rear wheel to be locked with a U-shaped lock.

7.3.1 (6) Class II racks shall be in a convenient, well-lit location that is easily accessible by visitors and shall be placed so as not to obstruct pedestrian circulation.

7.3.1 (7) For multiple dwellings where each unit is designed with and has access to its own garage space, no bicycle parking shall be required.

**Table 7.3.1(a) - Minimum Number of Bicycle Parking Spaces Required**

Type of Development	Required Bicycle Parking Spaces
Multiple Residential Buildings, Multiple Dwellings	Class I: 0.5 per dwelling unit Class II: 0.1 per dwelling unit
Assisted Living, Group home, Supportive Housing, Community Services, Child Care Centers (Bylaw 1353)	Class I: 1 per 15 employees Class II: 5 per building public entrance

## Bylaw 800

---

Commercial Uses	Class I: 0.20 per 100 m <sup>2</sup> GFA; or 1 per 10 employees Class II: 0.50 per 100 m <sup>2</sup> GFA
Educational Uses	Class I: 2.5 per classroom Class II: 0.1 per classroom
Hotels, Motels	Class I: 1 per 20 sleeping units Class II: 1 per 20 sleeping units
Institutional Uses q (Except Educational Uses)	Class I: 1 per 15 employees Class II: 5 per building public entrance

-BICYCLE PARKING, CLASS I means bicycle parking that is provided for residents, students, or employees of a development. It is intended for the long-term secure parking of bicycles and includes bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage, and individual garages or carports for each dwelling unit.

-BICYCLE PARKING, CLASS II means bicycle parking that is provided for patrons or visitors of a development. It is intended for the short-term parking of bicycles and includes racks, lockers, or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.”

### REPEAL AND EFFECTIVE DATE

#### Repealing Bylaws

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

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

#### Effective Date

9.0.2 This Bylaw shall come to full force upon adoption.

#### Readings

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

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

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

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

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

## Bylaw 800

---

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

MIKE O'CONNOR,  
MAYOR

DIANE HUNTER,  
CITY CLERK



### LIST OF AMENDING BYLAWS

<b><u>Number</u></b>	<b><u>Effective Date</u></b>
877*	1999.05.25
884*	1999.08.16
898	2000.02.07
899	2000.03.20
903*	2000.04.03
786*	2000.06.27
914*	2001.01.08
923*	2001.05.07
929*	2001.08.13
935*	2001.12.24
940*	2002.04.02
946*	2002.07.15
947*	2002.09.03
958*	2003.04.07
963*	2003.04.22
965*	2003.04.22
966	2003.05.20
970*	2003.06.16
972*	2003.09.15
974	2003.10.06
981*	2004.05.17
987*	2004.03.15
991*	2004.06.28
993*	2004.07.19
995*	2004.07.27
999*	2004.11.01
1000	2005.06.06
1024*	2005.12.19
1028*	2005.10.03
1030	2007.09.04
1034*	2006.03.20
1036*	2006.04.03
1041	2006.09.26
1042*	2006.07.10
1043*	2006.08.14
1044*	2007.01.08
1050*	2007.03.05
1059*	2007.09.04
1062	2008.06.23
1067*	2007.09.04
1085*	2008.04.23
1086*	2008.11.08
1089*	2008.08.18
1091*	2008.08.20

### LIST OF AMENDING BYLAWS

<b><u>Number</u></b>	<b><u>Effective Date</u></b>
1108	2009.09.08
1119	2010.04.08
1122	2010.04.08
1128	2010.10.04
1136	2010.12.13
1140*	2011.02.07
1161*	2012.08.13
1162	2012.10.15
1171	2013.02.04
1173	2013.11.04
1200*	2015.03.16
1202*	2014.10.20
1203	2014.10.06
1230	2016.03.07
1238	2016.08.15
1244	2016.11.21
1254	2017.06.26
1257	2017.11.20
1258	2017.11.20
1266	2018.06.25
1270	2018.07.16
1271	2018.07.16
1276	2018.10.15
1284	2019.02.04
1302	2019.10.07
1307*	2020.03.02
1312	2020.05.04
1316*	2020.06.15
1318	2020.05.04
1321	2020.06.15
1324	2020.06.15
1347	2021.06.14
1355	2021.06.28
1359*	2021.06.14
1353	2021.09.07
1366	2021.12.06
1379	2022.04.04
1392	2023.08.14