

DISTRICT OF SPARWOOD



Unofficial OFFICE CONSOLIDATION ZONING BYLAW BYLAW N^o: 264

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**DISTRICT OF SPARWOOD
UNOFFICIAL CONSOLIDATION OF ZONING BYLAW NO. 264**

INCLUDING THE FOLLOWING BYLAWS:

{264-314-318-344-353-354-379-407-430-494-504-525-548-570-601-637-641-650-678-679-683-698-711-728-732-740-744-750-752-753-758-777-780-783-786-801-814-816-819-837-847-865-868-883-889-887-910-923, 935, 941,952,954,955, 959, 975, 983, 998, 1002, 1003, 1005, 1013, 1021, 1023}

BYLAW NO. 264C

TABLE OF CONTENTS

PART 1 – DEFINITIONS ^	3
1.1 PURPOSE^	3
1.2 DEFINITIONS^	3
PART 2 – ZONES^	12
2.1 ZONE CATEGORIES^	12
2.2 ZONING MAPS ^	13
2.3 ZONE BOUNDARIES^	13
PART 3 - RESIDENTIAL ZONES ^	14
3.1 RR-1 RESTRICTED LOW DENSITY RESIDENTIAL ^	14
3.1a RR-1A LOW DENSITY RESORT RESIDENTIAL	17
3.2 R-1 LOW DENSITY RESIDENTIAL^	19
3.2a R-1a LOW DENSITY RESIDENTIAL -Optional Modular ^	22
3.3 RR-MH RESTRICTED MOBILE HOMES SUBDIVISION^	25
3.4 R-MH MODULAR HOME SUBDIVISION/MANUFACTURED HOME SUBDIVISION^	28
3.6 R-MP MOBILE HOME PARK^	31
3.6 R-MP MOBILE HOME PARK^	31
3.7 R-2 MEDIUM DENSITY RESIDENTIAL^	32
3.8 R-3 HIGH DENSITY RESIDENTIAL ^	35
3.9 S-RR – SPARWOOD RESORT RESIDENTIAL ^	39
PART 4 - COMMERCIAL ZONES^	45
4.1 C-1 C.B.D. COMMERCIAL^	45
4.2 C-2 HIGHWAY COMMERCIAL^	48
4.3 C-3 NEIGHBOURHOOD COMMERCIAL^	52
4.4 C-4 COMPREHENSIVE COMMERCIAL^	55
PART 5 - INDUSTRIAL^	58
5.1 M-1 LIGHT INDUSTRIAL^	58
5.2 M-2 HEAVY INDUSTRIAL^	64
5.3 M-3 EXTRACTION INDUSTRIAL^	67

PART 6 - INSTITUTIONAL^	69
6.1 I-1 INSTITUTIONAL^	69
PART 7 - RECREATION AND OPEN SPACE^	71
7.1 PR PARKS AND RECREATION^	71
PART 8 - PUBLIC UTILITY^	73
8.1 P PUBLIC UTILITY^	73
PART 9 - AGRICULTURE^	74
9.1 A-1 AGRICULTURAL LAND^	74
PART 10 - GENERAL REGULATIONS^	76
10.1 Fence Restrictions^	76
10.2 Height Exemptions^	76
10.3 Off Street Parking and Loading ^.....	76
10.5 Yard Regulations^	77
10.6 Requirement for Visibility at Intersections ^.....	78
10.8 Flood Control Requirements ^.....	78
10.9 Home Occupations ^.....	79
10.10 Metric Measurements^	80
10.11 Storage Containers^ (Bylaw 1013)	80
PART 11 - ADMINISTRATIVE PROCEDURES^	81
11.1 Administration and Enforcement^	81
11.2 Violations and Penalties^	82
11.9 Severability^	82
11.10 Repeals ^.....	82
11.11 CITATION ^.....	82
SCHEDULES ^.....	83
Schedule A – District of Sparwood Zoning Map	83
Schedule B – District of Sparwood Zoning Map	83
Schedule C – District of Sparwood Zoning Map	83

[To Table of Contents](#)

**DISTRICT OF SPARWOOD
UNOFFICIAL CONSOLIDATED ZONING BYLAW NO. 264**

A bylaw to divide the whole of the District of Sparwood into zones and to regulate use and density of land, buildings and structures, siting, size and dimensions of buildings and structures and the area, shape and dimensions of parcels of land under Section 963 of the Municipal Act and to require and regulate the provision of screening or landscaping under Section 968 of the Municipal Act.

The Council of the District of Sparwood enacts as follows:

PART 1 – DEFINITIONS ^

1.1 PURPOSE^

The purpose of this bylaw is to:

- A. Promote the health, safety, convenience and welfare of the public;
- B. Prevent the overcrowding of land and to preserve the amenities peculiar to any zone;
- C. Secure adequate light, air and access;
- D. Preserve the value of the land with regard to its present and prospective use and occupancy;
- E. Preserve the character of each zone, the character of the buildings already erected and the peculiar suitability of the zone for particular uses; and
- F. Conserve property values.

1.2 DEFINITIONS^

ACCESSORY BUILDING, STRUCTURE OR USE means a building structure or use customarily incidental and subordinate to the principal building or use and located on the same site with such principal building or use;

ADMINISTRATOR means the District of Sparwood Administrator or person designated by the Administrator. **(Added bylaw 887)**

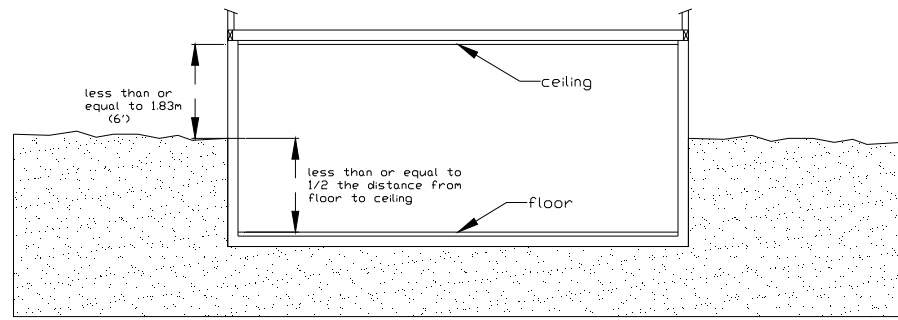
AGRICULTURE means the growing, rearing, producing and harvesting of agriculture products; and includes the processing on an individual farm of the primary agricultural products are harvested, reared, or produced on that farm and the storage of farm machinery, implements and agricultural supplies, and repairs to farm machinery and implements used on that farm; and specifically includes the keeping of dogs, horses, sheep, goats, mules, cattle, swine, poultry, pigeons, doves, bees, furbearing animals and other livestock; excludes all manufacturing, processing, storage and repairs not specifically included in this definition including livestock and poultry processing;

APARTMENT BUILDING means a building divided into three or more self-contained dwelling units as herein defined, each of which is occupied as the permanent home or residence of one person or household, as distinct from a hotel or boarding house with shared entrances and other essential facilities and services and with shared exit facilities above the first storey;

BACHELOR SUITE means a dwelling unit in an apartment building which consists of only one habitable room in addition to cooking facilities and a bathroom;

BASEMENT means the portion of a building or structure which is partially below grade and having;

- (i) Its ceiling above grade by a distance less than or equal to 1.83m (6 ft); and
- (ii) Its floor below grade by a distance less than or equal to one-half the distance from floor to ceiling;



BED AND BREAKFAST means an owner occupied dwelling unit in which not more than three (3) bedrooms, accommodating not more than six (6) persons, are rented to paying customers on an overnight basis, with:

- (i) one on site parking stall is provided per rented bedroom;
- (ii) no cooking facilities or other facilities for the keeping of food within the bedrooms intended to be rented. ([Bylaw 959](#))

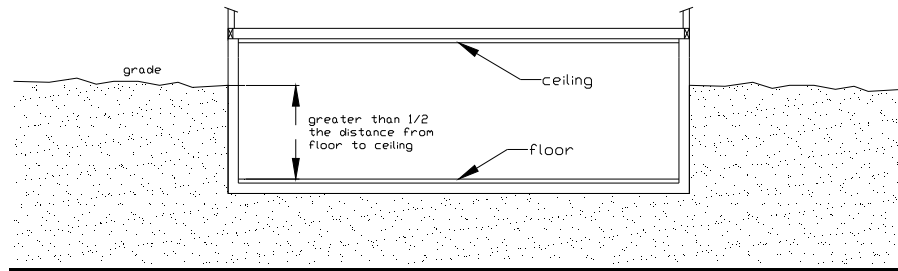
BOARDING HOUSE means a private residence wherein accommodation is provided in sleeping units and meals are also provided;

BUILDING means a structure which is designed, erected or intended for the support, enclosure or protection of persons or property;

BUILDING BYLAW means the Sparwood Building Bylaw in effect from time to time;

CANOPY means a non-retractable, solid projection which extends from the face of a building and includes a structure commonly known as the theatre marquee but does not include normal architectural features such as lintels, sills, mouldings, architraves and pediments;

CELLAR means the portion of a building or structure which is partially or wholly below grade and having its floor below grade by a distance greater than one-half the distance from floor to ceiling;



COMMUNITY WATER SYSTEM means a system of water works approved under the Health Act and operated and owned by the District of Sparwood or a water utility;

COMMUNITY SEWERAGE SYSTEM means a system of sewerage disposal works approved by the Pollution control board or under the Health Act and owned and operated by the District of Sparwood;

COUNCIL means the Mayor and Aldermen of the District of Sparwood;

DECK means a structure that is elevated more than 250 mm above grade and exceeds the size limits of a landing; **(Added bylaw 887)**

DEVELOPMENT means all new construction regardless of value and all renovations when such renovations are pertaining to but not limited to the following:

- (i) changes of occupancy of a building;
- (ii) alteration in the size of a building; and
- (iii) all alterations that would change existing shape or design of the exterior of the building;

DRIVE IN REFRESHMENT STAND means a building designed or used primarily for the serving of meals or other prepared food to the occupants of motor vehicles;

DUPLEX means a single building containing two one family dwelling units, one above the other;

DWELLING UNIT means a self contained unit containing two or more rooms used or intended for the exclusively residential use of one or more individuals living as a single housekeeping unit, with cooking, living, sleeping and sanitary facilities and a separate entrance;

DWELLING, MULTI-FAMILY means a detached building divided into three or more dwelling units: the construction or erection of which is subject to regulation by the British Columbia Building Code, but excluding manufactured homes built to the CAN/CSA Z240 NH Series of Standards at the time of manufacture and modular homes that conform to the CSA A277 Series of Standards at the time of manufacture;

DWELLING, ONE-FAMILY means a detached building consisting of one dwelling unit: the construction or erection of which is subject to regulation by the British Columbia Building Code, but excluding manufactured homes built to the CAN/CSA Z240 NH Series of Standards at the time of manufacture and modular homes that conform to the CSA A277 Series of Standards at the time of manufacture;

DWELLING, TWO-FAMILY means a detached building containing two dwelling units: the construction or erection of which is subject to regulation by the British Columbia Building Code, but excluding manufactured homes built to the CAN/CSA Z240 NH Series of Standards at the time of manufacture and modular homes that conform to the CSA A277 Series of Standards at the time of manufacture;

EAVELINE means the line formed by the intersection of the wall and roof of a building;

FENCE means a structure wall or hedge used as an enclosure or screening about all or part of a parcel of land;

FINANCIAL INSTITUTION means a bank, trust company, credit union or similar establishment;

FLOOR AREA means the sum of the livable areas of all floors of a building measured from the glassline or the exterior wall dimensions of all rooms, corridors or spaces and excludes porches, decks, verandas and patios (whether enclosed or not), accessory buildings, accessory structures, garages, carports, cellars and that portion of the basement used for heating, storage and parking;

FLOOR AREA, GROSS means the sum of the areas of all floors of a building measured from the glassline or the outside surface of the exterior walls or where the buildings are separated by firewalls, from the centerline of the common firewalls and includes all mechanical equipment areas;

FLOOR AREA, NET means the sum of the areas of floors of a building measured from the glassline or the interior wall dimensions, excluding stairways, elevators, mechanical floors or rooms, vertical service shafts, malls and non-rentable common corridors, lobbies, attics, basements, cellars, washrooms, internal garbage storage and internal vehicular areas;

GASOLINE SERVICE STATION means any building or land used or equipped to be used for the retail sale or motor fuels (dispensed by either the customer or by an attendant), motor oils and automotive accessories and which may include motor vehicle repair facilities (but not including a body shop or paint spray booth), car washing facilities, a convenience food store, restaurant and the rental of utility trailers and excludes all other sales and services except vending machines;

GRADE means the elevation of finished ground surface at the completion of a building or structure, excluding an embankment, at any point immediately adjoining a building or structure;

HEIGHT OF BUILDING means that height determined:

- (i) In an RR-1, R-1, R-1a, R-2, R-3, RR-MH, R-MH, C-3 and A-1 zone by: **(Amended Bylaw 887)**
 - (a) the maximum vertical distance between grade and eaveline of a building, and
 - (b) the maximum number of storeys in a building.
- (ii) In all other zones by the maximum vertical distance between the highest point of a building, but excluding an elevator housing, mechanical penthouse, chimney or other accessory structure and that point on the grade directly beneath it;

HEIGHT OF STRUCTURE means the maximum vertical distance from the grade to the highest point on the structure;

HIGHWAY ADDED BY BYLAW NO. 494

Includes a street, road, lane, bridge, viaduct and other way open to public use, but does not include a private right-of-way on private property;

HOME OCCUPATION means an occupation, service or profession carried on in a dwelling unit or approved accessory building by an occupant thereof for consideration, which occupation, service or profession is clearly incidental and accessory to the principal use of the dwelling unit for residential purposes and may include **bed & breakfast** use;

HOSPITAL means an institution, whether private or public, for the reception and care of sick, wounded, infirm or aged persons and approved as such by the Provincial Government;

HOTEL means a building wherein accommodation is provided for transient lodgers, with or without meals, in sleeping units only; and access to the individual units is through interior passageways; but does not include boarding houses;

HOUSEHOLD means a person or group of persons occupying one dwelling unit;

INSTITUTIONAL USE means the use of land, buildings or structures for governmental, religious, educational, charitable or hospital purposes and involving activities and operations which are carried on for some public or social purpose and not for profit;

LANDING means the intermediate platform on a flight of stairs, or the area at the top or bottom of a staircase and not exceeding 300 mm on each side of a door, set of doors or an opening and not exceeding 1.2m in depth. **(Added Bylaw 887)**

LANE means a highway less than 10m (32.8 ft) in width intended to furnish secondary access to a lot; **(ADDED BY BYLAW 494)**

LOT means the smallest unit in which land is designated as a separate and distinct parcel on a legally recorded plan or description filed in the Land Title Office;

LOT LENGTH (ADDED BY BYLAW 494) means the distance from the midpoint of the front lot line to the midpoint of the rear lot line;

LOT LINE (CHANGED BY BYLAW 494) means a legal boundary of a lot as shown or described on the records of the Land Title Office;

LOT LINE, FRONT (ADDED BY BYLAW 494) means the lot line common to a lot and an abutting highway other than a lane or walkway. Where there is more than one such lot line the shortest such lot line shall be considered the front lot line;

LOT LINE, REAR (ADDED BY BYLAW 494) means the lot line or lot lines 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, it shall be the point of such intersection;

LOT LINE, SIDE (ADDED BY BYLAW 494) means the lot line or lot lines other than the front or rear lot line and common to another lot or lots or to a highway;

LOT WIDTH (ADDED BY BYLAW 494) means the length of the front lot line except in the case of a pie-shaped lot or other irregularly shaped lot when it means the distance between the midpoints of the side lot lines;

MOBILE BUILDING means a building, whether equipped with wheels or not, which is:

- (i) constructed on a frame capable of being equipped with wheels and thus towed from one point to another; and
- (ii) equipped at the factory with interior electrical and plumbing utilities and interior walls (if these elements are required in the mobile building);

MANUFACTURED (MOBILE) HOME, DOUBLE WIDE means a dwelling unit, whether equipped with wheels or not, which is:

- (i) constructed on a frame capable of being equipped with wheels and thus towed from one point to another at the time of construction;
- (ii) designed to be transported in two units;
- (iii) equipped at the factory with interior electrical and plumbing utilities and interior walls; and
- (iv) designed to provide year round living accommodation in a place other than of its manufacture;
- (iv) in conformance to the CAN/CSA Z240 MH Series of Standards at the time of manufacture. **(amended by Bylaw 732)**

MANUFACTURED HOME (MOBILE), SINGLE WIDE means a dwelling unit, whether equipped with wheels or not, which is:

- (i) constructed on a frame capable of being equipped with wheels and thus towed from one point to another at the time of construction;
- (ii) designed to be transported in one unit;
- (iii) equipped at the factory with interior electrical and plumbing utilities and interior walls; and
- (iv) designed to provide year round living accommodation in a place other than of its manufacture;
- (v) in conformance to the CAN/CSA Z240 MH Series of Standards at the time of manufacture. **(amended by Bylaw 732)**

MOBILE HOME means a **MANUFACTURED HOME**, *either Single Wide or Double Wide*.

MOBILE HOME PARK means land used or occupied by any persons for the purposes of providing spaces for the accommodation of two or more mobile homes and for imposing a charge or rental for the use of such space;

MOBILE HOME SUBDIVISION means land divided into lots intended to be occupied by their owners for private residential purposes and on which are erected permanent foundations for mobile or modular homes;

MODULAR HOME (Factory-Built-House) means a dwelling unit that conforms to the CSA A277 Series of Standards at time of manufacture and is designed to be moved once onto a permanent, full perimeter foundation;

MOTEL means a building wherein accommodation is provided for transient lodgers, with or without meals, in units which may have cooking facilities and related kitchen plumbing facilities; and the individual units have direct access to an outdoor parking area, but does not include boarding houses;

NATURAL BOUNDARY means the viable high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself;

NEIGHBOURHOOD PUB means a liquor outlet regulated as a neighbourhood pub under the Liquor Control and Licensing Act (R.S.B.C. 1979, Chapter 237);

NON CONFORMING USE means the lawful use of a building or land existing at the time of adoption of this bylaw, which does not conform to the prescribed zoning regulations brought into force by this bylaw for the zone in which it is situated;

OUTDOOR RECREATION LODGE means a building associated with guided outdoor recreation activities that provides temporary accommodation for paying guests of the operator of the guided outdoor recreation activity and may include sleeping facilities, communal dining facilities, sanitary facilities, assembly and recreation facilities for the exclusive use of guests or the operator of the guided outdoor recreation activity designed and intended to accommodate no more than 10 paying guests. (Bylaw 959)

PERMANENT FOUNDATION means a foundation installed to provide structural support for a building or structure and designed to provide support for a period of at least twenty years and includes slab on grade, concrete strip footings, full basement (concrete or wood) and pile or pier footings;

PERSONAL SERVICES means development used for the provision, on a commercial basis, of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects, including barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops and laundromats, but does not include health services;

PRINCIPAL BUILDING means a building which:

- (i) occupies the major portion of the lot; or
- (ii) is the chief or main building on a lot; or
- (iii) constitutes, by reason of its use, the primary purpose for which the lot is used;

PUBLIC UTILITY means an agency under public franchise or ownership or a private enterprise, regulated by statute, with an exclusive franchise, which provides the public with electricity, gas, heat, steam, communication, water, sewage collection or other similar service;

RESIDENTIAL means used as a private dwelling;

SECONDARY SUITE means a second dwelling unit within a one family dwelling. (Bylaw 1002)

SELF SERVICE GAS BAR means any building or land used or equipped to be used for the retail sale of motor fuels (dispensed by either the customer or by an attendant) and motor oils and excludes all other sales and services except vending machines;

SEMI-DETACHED DWELLING means a single building designed and built to contain two side-by-side dwelling units, separated from each other by a party wall extending from foundation to roof;

SENIOR CITIZENS BOARDING HOME means a home whether private or public for the reception and care of the aged or infirm but ambulatory, such home having first been licensed under the provisions of the "Community Care Facilities Licensing Act";

SHOPPING CENTRE means a unified group of retail and personal service establishments on a site planned, developed and managed as a single operating unit with on-site parking;

SHOW HOME means a single family dwelling typically built for the purposes of marketing homes in a specific zone. The home may or may not be connected to services and may exist before and after subdivision. The intent is to place the show home in a location where the yards would conform to a proposed subdivision layout. (Bylaw 1023)

SIC-E 1980 means Standard Industrial Classification (SIC) SIC-E 1980 (Statistics Canada Catalogue Number # 12501-E) release date of December 1980 (**Added Bylaw 887**)

SITE means a tract of land occupied or to be occupied by a principal building and its accessory buildings, together with such yards are required in this bylaw and a "site" need not coincide with a "lot";

SITE COVERAGE means that percentage of the total area of the site that will be covered by all buildings and structures built thereon;

SLEEPING UNIT means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes but not including cooking facilities and related kitchen plumbing facilities but which may include a bathroom;

STORAGE CONTAINER means a temporary portable structure used for storage of materials, including construction materials, related to the primary use of the site and includes cargo containers, but specifically excludes dumpsters and recycling receptacles intended for neighbourhood collection. (Bylaw 1013)

STOREY means that portion of any 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;

STOREY, FIRST means the uppermost storey having its floor level not more than 1.83m (6 ft) above grade;

STRUCTURE means anything constructed or erected, the use of which requires location on or under the ground or water or attachment to something having location on or under the ground or water;

TEMPORARY ACCOMMODATION means accommodation for periods not in excess of 21 consecutive days in a 90 day period. (Bylaw 959)

TOWNHOUSE means the residential use of a building or buildings which contain three or more single family dwelling units, which may be totally or partially above one another and each dwelling unit having its principal access from a separate direct entrance from the grade;

TRANSPORTATION SERVICES means the provision of local passenger transportation including taxi cabs, passenger transportation charter service, school buses and terminal and service facilities for motor vehicle passenger transportation;

WAREHOUSE means a building used primarily for storage of goods and materials;

WATERCOURSE means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of two square kilometres or more or as required by a designated official of the Ministry of the Environment of the Province of British Columbia;

WHOLESALE TRADE means establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users or to other wholesales; or acting as agents or brokers and buying merchandise for or selling merchandise to, such individuals or companies;

YARD (CHANGED BY BYLAW 494) means the minimum required open space, on a site, that lies between the foundation of the principal or accessory building or structure and the nearest lot line;

YARD, FRONT (CHANGED BY BYLAW 494) means a yard extending across the full width of the site and measured, as to depth, at the least horizontal distance between the front lot line and the foundation of the principal or accessory building or structure;

YARD, REAR (CHANGED BY BYLAW 494) means a yard which extends the full width of a site and measured, as to depth, at the least horizontal distance between the rear lot line and the foundation of the principal or accessory building or structure;

YARD, SIDE (CHANGED BY BYLAW 494) means a yard extending from the front yard to the rear yard and measured as to width at the least horizontal distance between the side lot line and the foundation of the principal or accessory building or structure;

PART 2 – ZONES^

2.1 ZONE CATEGORIES^

For the purposes of this bylaw the area incorporated within the District of Sparwood is hereby divided into zones of the following lettered and numbered classifications:

Residential Zones

RR-1	Restricted Low Density Residential
RR-1a	Low Density Resort Residential (<i>Added Bylaw 998</i>)
R-1	Low Density Residential
R-1a	Low Density Residential – Optional Modular (<i>Added Bylaw 887</i>)
RR-MH	Restricted Mobile Home Subdivision
R-MH	Modular Home Subdivision/Manufactured Home Subdivision
R-MP	Mobile Home Park
R-2	Medium Density Residential
R-3	High Density Residential
S-RR	Sparwood Resort Residential (<i>Added Bylaw 954</i>)

Commercial Zones

C-1	C.B.D. Commercial
C-2	Highway Commercial
C-3	Neighbourhood Commercial
C-4	Comprehensive Commercial

Industrial Zones

M-1	Light Industrial
M-2	Heavy Industrial
M-3	Extraction Industrial

Institutional

I-1	Institutional
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Recreation and Open Spaces

PR	Parks and Recreation
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Public Utilities

P	Public Utility
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Agricultural Land

A-1	Agricultural Land
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2.2 ZONING MAPS ^

(CHANGED BY BYLAW 494)

The location of zones are as shown on Schedules "A", "B" and "C" entitled "Zoning Map" attached to and forming part of this bylaw and each bearing the following certificate:

This is Schedule "A" (B or C) as referred to in Bylaw No. 494 cited as, "Zoning Bylaw No. 264 Amendment Bylaw No. 494, 1988".

Signed _____
Mayor

Signed _____
Clerk Administrator

2.3 ZONE BOUNDARIES ^

The boundaries of the zones shown on the Official Zoning Map are more particularly described as follows:

- A. Where a zone boundary follows a road allowance creek or railway right-of-way, the centerline of such road allowance, creek or railway right-of-way is the zone boundary.
- B. Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the boundary shall be determined by scaling from the Official Zoning Map.
- C. Where a zone boundary follows a lot line or other legal line, that line is the zone boundary.

PART 3 - RESIDENTIAL ZONES ^

3.1 RR-1 RESTRICTED LOW DENSITY RESIDENTIAL ^

Purpose

The purpose of this zone is to provide for low density residential development in the form of larger one family dwelling units **but excluding Modular and Manufactured Homes.** (bylaw 732)

1. Permitted Uses

A. Primary Use

The following uses and no others are permitted:

- (i) One Family Dwellings **but excluding modular homes, single wide manufactured homes and double wide manufactured homes.** (bylaw 732)

B. Associated Uses

(i) Institutional

- Schools
- Libraries
- Churches
- Community Buildings

(ii) Recreational

- Sports fields, parks and other similar uses where the recreational activity occurs primarily outdoors.

(iii) Accessory

- Buildings, structures or uses accessory to and located on the same site with the principal building or use.

- (iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.

- (v) Home Occupations (**ADDED by bylaw 494**)

2. Regulations and Standards

A. Density

- (i) Maximum permitted density is one household per lot.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

- C. Side Yard
- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
 - (iii) For each site where there is no lane or other secondary access, at least one **Principal Building** side yard shall have a minimum width of 3.05m (10 ft) *Bylaw 750*.
- D. Rear Yard
- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52 m (5 ft).
- E. Site Coverage
- (i) Maximum site coverage for a principal building, accessory buildings and structures is 35%.
 - (ii) Maximum site coverage for accessory buildings and structures only is 10%.
- F. Floor Area Per Dwelling Unit
- (i) Minimum floor area (excluding basement) is 116.13 m² (1,250 square feet) for a single storey dwelling.
 - (ii) Minimum floor area is 116.13 m² (1,250 square feet) for a bi level dwelling.
 - (iii) Minimum floor area is 116.13 m² (1,250 square feet) for the combined areas of any two levels of a split level dwelling.
 - (iv) Minimum floor area (excluding basement) of the first storey or ground floor of a two storey dwelling is 74.32 m² (800 square feet) and the combined floor area minimum is 130.06 m² (1,400 square feet).
- G. Number of Buildings
- (i) Not more than one residential building is permitted on a lot.
- H. Building Height
- (i) Maximum principal building height is 7.62m (25 ft) at any eaveline.
 - (ii) Maximum number of storeys in a principal building is two.
 - (iii) Maximum accessory building height is 3.66m (12 ft) at any eaveline.

- I. Structure Height (Other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) at any eaveline.
- J. Fence Height
 - (i) Maximum fence height is 1.83m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
 - (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.
- K. Horizontal Dimension **(Added by bylaw 494)**
 - (i) No horizontal dimension of a unit of a one family dwelling, not including dimensions of an addition or a non-rectangular building, shall be less than 5.5m (18.04 ft).
- L. Minimum Lot Area **(Added by bylaw 494)**
 - (i) The minimum lot area is 670 m² (7,216.06 square feet) if a community sewerage and a community water system are provided.
 - (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage or a community water system is not provided.
- M. Minimum Lot Width **(Added by bylaw 494)**
 - (i) The minimum lot width is 18m (59.06 ft) if a community sewerage and a community water system are provided.
 - (ii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.

3.1a RR-1A LOW DENSITY RESORT RESIDENTIAL [△ \(added by Bylaw 998 amended by 1023\)](#)

Purpose

The purpose of this zone is to provide for resort residential development in the form of one family dwelling units.

1. Permitted Uses

A. Primary Use

The following uses and no others are permitted:

(i) One Family Dwellings, but excluding, single wide manufactured homes and double wide manufactured homes.

(ii) *Show Homes*

B. Associated Uses

(i) Institutional

- Schools

- Libraries

- Churches

- Community Buildings

(ii) Recreational

- Sports fields, parks and other similar uses where the recreational activity occurs primarily outdoors.

(iii) Accessory

- Buildings, structures or uses accessory to and located on the same site with the principal building or use.

(iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.

(v) Home Occupations

(vi) *Secondary Suites*

2. Regulations and Standards

A. Density

(i) Maximum permitted density is one household per lot.

(ii) Notwithstanding A (i) above, up to six (6) Show Homes are permitted on one lot.

B. Front Yard

(i) Minimum building and structure front yard requirement is 10.0m (32.81 ft).

C. Side Yard

(i) Minimum building and structure side yard requirement is 3.5m (11.48 ft).

(ii) Minimum building and structure side yard requirement is 5.0m (16.4 ft) when abutting onto a flanking street.

D. Rear Yard

(i) Minimum principal building rear yard requirement is 5.0m (16.4ft).

- E. Site Coverage
 - (i) Maximum site coverage for a principal building is 35%.
 - (ii) Maximum site coverage for accessory buildings and structures only is 0% (zero).
- F. Floor Area Per Dwelling Unit
 - (iii) Minimum floor area (excluding basement) is 110 m² (1,184 sq. ft) for a single storey dwelling.
 - (iv) Minimum floor area is (excluding basement) 110 m² (1,184 sq. ft) for the combined areas of any two levels of a split-level dwelling.
 - (v) Minimum floor area (excluding basement) of the first storey or ground floor of a two storey dwelling is 110 m² (1,184 sq. ft) and the combined floor area minimum is 175 m² (1,884 sq. ft).
- G. Building Height
 - (i) Maximum principal building height is 8.0m (26.25 ft) at any eave line.
 - (ii) Maximum number of storeys in a principal building is two.
- H. Structure Height (Other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- I. Fence Height
 - (i) Maximum fence height is 1.83m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
 - (ii) Maximum fence height is 0.91 m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.
- J. Minimum Lot Area
 - (i) The minimum lot area is 750 m² (8,073sq. ft).
- K. Minimum Lot Width
 - (i) The minimum lot width is 18.0m (59.06 ft), except in the bulb of a cul-de-sac where the minimum width shall be 11.0m (36.09 ft).
- L. Carports
 - (i) Carports are not permitted.

3.2 R-1 LOW DENSITY RESIDENTIAL[^]

Purpose

The purpose of this zone is to provide for low density residential development in the form of one family dwelling units.

1. Permitted Uses

A. Primary Use

The following uses and no others are permitted:

- (i) One Family Dwellings **but excluding modular homes, single wide manufactured homes and double wide manufactured homes. (Bylaw 732 & 758)**
- (ii) One Family Dwellings with one Secondary Suite (Bylaw 1002)

B. Associated Uses

- (i) Institutional
 - Schools
 - Libraries
 - Churches
 - Community Buildings
- (ii) Recreational
 - Sports fields, parks and other similar uses where the recreational activity occurs primarily outdoors.
- (iii) Accessory
 - Buildings, structures or uses accessory to and located on the same site with the principal building or use.
- (iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
- (v) Family Day Care (**Added by bylaw 344**) as defined in the Provincial Child Care Regulations to the Community Care Facility Act, R.S.B.C. 1979 Chapter 57 as amended.
- (vi) Home Occupations (**Added by bylaw 494**)

2. Regulations and Standards

A. Density

- (i) Maximum permitted density is one household per lot.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

- C. Side Yard
- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
 - (iii) For each site where there is no lane or other secondary access, at least one **Principal Building** side yard shall have a minimum width of 3.05m (10 ft) *Bylaw 750*.
- D. Rear Yard
- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52 m (5 ft).
- E. Site Coverage
- (i) Maximum site coverage for a principal building, accessory buildings and structures is 35%.
 - (ii) Maximum site coverage for accessory buildings and structures only is 10%.
- F. Floor Area Per Dwelling Unit
- (i) Minimum floor area (excluding basement) is 88.26 m² (950 sq. ft) for a single storey dwelling.
 - (ii) Minimum floor area is 88.26 m² (950 sq. ft) for a bi level building.
 - (iii) Minimum floor area is 88.26 m² (950 sq. ft) for the combined areas of any two levels of a split level dwelling.
 - (iv) Minimum floor area (excluding basement) of the first storey or ground floor of a two storey dwelling is 55.74 m² (600 sq. ft) and the combined floor area minimum is 102.19 m² (1,100 sq. ft).
- G. Number of Buildings
- (i) Not more than one residential building is permitted on a lot.
- H. Building Height
- (i) Maximum principal building height is 7.62m (25 ft) at any eaveline.
 - (ii) Maximum number of storeys in a principal building is two.
 - (iii) Maximum accessory building height is 3.66m (12 ft) at any eaveline.

- I. Structure Height (Other than buildings or fences)
- (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- J. Fence Height
- (i) Maximum fence height is 1.83m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
- (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.
- K. Horizontal Dimension **(Added by bylaw 494)**
- (i) No horizontal dimension of a unit of a one family dwelling, not including dimensions of an addition or a non-rectangular building, shall be less than 5.5m (18.04 ft).
- L. Minimum Lot Area **(Added by bylaw 494)**
- (i) The minimum lot area is 570 m² (6,135.63 sq. ft) if a community sewerage and a community water system are provided.
- (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.
- M. Minimum Lot Width **(Added by bylaw 494)**
- (i) The minimum lot width is 17m (55.77 ft) if community sewerage and a community water system are provided.
- (iii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.
- N. Secondary Suites **(Added by bylaw 1002)**
- (i) A registered owner of the Lot on which a dwelling unit with a secondary suite is situate must maintain primary residency in one of the dwelling units.
- (ii) The maximum floor area of the secondary suite is 40% of the gross floor area of the dwelling unit
- (iii) The secondary suite must must comply with all applicable Building Codes;
- (iv) The secondary suite must be contained entirely within the dwelling unit;
- (v) Entrances to the secondary suite must be capable of being secured from the remainder of the dwelling unit;
- (vi) The secondary suite must contain a minimum of two separate rooms, one of which must be a bathroom, with toilet and bathing facilities, and the other must contain cooking facilities and a sleeping area;

3.2a R-1a LOW DENSITY RESIDENTIAL -Optional Modular Δ

Purpose *(Added by Bylaw 883)*

The purpose of this subzone of R-1 is to provide for low density residential development in the form of one family dwelling units with the option of Modular homes.

INFORMATION NOTE: *This Zone is subject to a Building Scheme - Approved by Council.*

1. Permitted Uses

A. Primary Use

The following uses and no others are permitted:

- (i) One Family Dwellings **but excluding, single wide manufactured homes and double wide manufactured homes.**
- (ii) One Family Dwellings with one Secondary Suite (Bylaw 1002)

B. Associated Uses

(i) Institutional

- Schools
- Libraries
- Churches
- Community Buildings

(ii) Recreational

- Sports fields, parks and other similar uses where the recreational activity occurs primarily outdoors.

(iii) Accessory

- Buildings, structures or uses accessory to and located on the same site with the principal building or use.

(iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.

(v) Family Day Care as defined in the Provincial Child Care Regulations to the Community Care Facility Act, R.S.B.C. 1979 Chapter 57 as amended.

(vi) Home Occupations

2. Regulations and Standards

A. Density

- (i) Maximum permitted density is one household per lot.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

C. Side Yard

- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
- (ii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- (iii) For each site where there is no lane or other secondary access, at least one **Principal Building** side yard shall have a minimum width of 3.05m (10 ft).

D. Rear Yard

- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).

- (ii) Minimum accessory building and structure rear yard requirement is 1.52 m (5 ft).
- E. Site Coverage
 - (i) Maximum site coverage for a principal building, accessory buildings and structures is 35%.
 - (ii) Maximum site coverage for accessory buildings and structures only is 10%.
- F. Floor Area Per Dwelling Unit
 - (i) Minimum floor area (excluding basement) is 88.26 m² (950 sq. ft) for a single storey dwelling.
 - (ii) Minimum floor area is 88.26 m² (950 sq. ft) for a bi level building.
 - (iii) Minimum floor area is 88.26 m² (950 sq. ft) for the combined areas of any two levels of a split level dwelling.
 - (iv) Minimum floor area (excluding basement) of the first storey or ground floor of a two storey dwelling is 55.74 m² (600 sq. ft) and the combined floor area minimum is 102.19 m² (1,100 sq. ft).
- G. Number of Buildings
 - (i) Not more than one residential building is permitted on a lot.
- H. Building Height
 - (i) Maximum principal building height is 7.62m (25 ft) at any eaveline.
 - (ii) Maximum number of storeys in a principal building is two.
 - (iii) Maximum accessory building height is 3.66m (12 ft) at any eaveline.
- I. Structure Height (Other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- J. Fence Height
 - (i) Maximum fence height is 1.83m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
 - (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.
- K. Horizontal Dimension
 - (i) No horizontal dimension of a unit of a one family dwelling, not including dimensions of an addition or a non-rectangular building, shall be less than 5.5m (18.04 ft).
- L. Minimum Lot Area
 - (i) The minimum lot area is 570 m² (6,135.63 sq. ft) if a community sewerage and a community water system are provided.
 - (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.
- M. Minimum Lot Width
 - (i) The minimum lot width is 17m (55.77 ft) if community sewerage and a community water system are provided. **(Amended Bylaw 887)**
 - (ii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.
- N. Secondary Suites **(Added by bylaw 1002)**

- (i) A registered owner of the Lot on which a dwelling unit with a secondary suite is situate must maintain primary residency in one of the dwelling units.
- (ii) The maximum floor area of the secondary suite is 40% of the gross floor area of the dwelling unit
- (iii) The secondary suite must must comply with all applicable Building Codes;
- (iv) The secondary suite must be contained entirely within the dwelling unit;
- (v) Entrances to the secondary suite must be capable of being secured from the remainder of the dwelling unit;
- (vi) The secondary suite must contain a minimum of two separate rooms, one of which must be a bathroom, with toilet and bathing facilities, and the other must contain cooking facilities and a sleeping area;

3.3 RR-MH RESTRICTED MOBILE HOMES SUBDIVISION[^]

Purpose

The purpose of this zone is to provide for low density residential development in the form of modular and double wide mobile homes on their own lots.

1. Permitted Uses

The following uses and no others are permitted:

- A. Primary Use
 - (i) Double Wide Manufactured Homes or Modular Homes on a lot permanently affixed to a foundation.
- B. Associated Uses
 - (i) Institutional
 - Schools
 - Libraries
 - Churches
 - Community Buildings
 - (ii) Recreational
 - Sports fields, parks and other similar uses where the recreational activity occurs primarily outdoors.
 - (iii) Accessory
 - Buildings, structures or uses accessory to and located on the same site with the principal building or use.
 - (iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
 - (v) Home Occupations **(Added by bylaw 494)**

2. Regulations and Standards

- A. Density
 - (i) Maximum permitted density is one household per lot.
- B. Front Yard
 - (i) Minimum building and structure front yard requirement is 4.57m (15 ft).

C. Side Yard

- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
- (ii) Minimum building and structure side yard requirement is 3.66m (12 ft) when abutting onto a flanking street.
- (iii) For each site where there is no lane or other secondary access, at least one **Principal Building** side yard shall have a minimum width of 3.05m (10 ft) *Bylaw 750*.
- (iv) Minimum side yard is 3.05m (10 ft) on the main entrance side of the dwelling unit.

D. Rear Yard

- (i) Minimum principal building rear yard requirement is 2.75m (9 ft).
- (ii) Minimum accessory building and structure rear yard is 1.52m (5 ft).

E. Site Coverage **(Changed by bylaw 494)**

- (i) Maximum site coverage for a principal building, accessory buildings and structures is 45%.
- (ii) Maximum site coverage for accessory buildings and structures only is 10%.

F. Floor Area

- (i) Minimum mobile or modular home floor area is 88.26m² (950 sq. ft).

G. Number of Buildings

- (i) No more than one mobile or modular home is permitted on a lot.

H. Building Height

- (i) Maximum principal building height is 7.62m (25 ft) at any eaveline.
- (ii) Maximum number of storeys in a principal building is two.
- (iii) Maximum accessory building height is 3.66m (12 ft) at any eaveline.

I. Structure Height (Other than buildings or fences)

- (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.

J. Fence Height

- (i) Maximum fence height is 1.83m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
- (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.

K. Horizontal Dimension **(Added by bylaw 494)**

- (i) No horizontal dimension of a unit of a one family dwelling, not including dimensions of an addition or a non-rectangular building, shall be less than 5.5m (18.04 ft).

L. Additional Regulations

- (i) Where a required exit doorway is located adjacent to a yard, an open landing may be constructed within that yard to a maximum width and length of 0.91m (3 ft). No other structures will be permitted within the required front and side yards.
- (ii) Facilities and structures used for the storage of fuel used by the principal building shall be screened from view. These facilities are permitted within a required side yard.
- (iii) Structures that are closer than four feet to the principal building are considered to be part of the principal building and are required to be placed on foundations in conformance with the District of Sparwood Building Bylaw.

M. Minimum Lot Area

- (i) The minimum lot area is 405 m² (4,359.53 sq. ft) if a community sewerage and a community water system are provided.
- (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.

N. Minimum Lot Width

- (i) The minimum lot width is 12m (39.37 ft) if a community sewerage and a community water system are provided.
- (ii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.

3.4 R-MH MODULAR HOME SUBDIVISION/MANUFACTURED HOME SUBDIVISION[△]

Purpose

The purpose of this zone is to provide for low density residential development in the form of modular, single-wide mobile homes and double-wide mobile homes on their own lots.

1. Permitted Uses

The following uses and no others are permitted:

A. Primary Use

- (i) Single Wide Manufactured Homes, Double Wide Manufactured Homes or Modular Homes on a lot permanently affixed to a foundation.

B. Associated Uses

- (i) Institutional
 - Schools
 - Libraries
 - Churches
 - Community Buildings
- (ii) Recreational
 - Sports fields, parks and other similar uses where the recreational activity occurs primarily outdoors.
- (iii) Accessory
 - Buildings, structures or uses accessory to and located on the same site with the principal building or use.
- (iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
- (v) Home Occupations **(Added by bylaw 494)**

2. Regulations and Standards

A. Density

- (i) Maximum permitted density is one household per lot.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 4.57m (15 ft).

C. Side Yard

- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
- (ii) Minimum building and structure side yard requirement is 3.66m (12 ft) when abutting onto a flanking street.

- (iii) For each site where there is no lane or other secondary access, at least one **Principal Building** side yard shall have a minimum width of 3.05m (10 ft) *Bylaw 750*.
 - (iv) Minimum side yard is 3.05m (10 ft) on the main entrance side of the dwelling unit.
- D. Rear Yard
 - (i) Minimum principal building rear yard requirement is 4.57m (15 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).
- E. Site Coverage **(Changed by bylaw 494)**
 - (i) Maximum site coverage for a principal building, accessory buildings and structures is 45%.
 - (ii) Maximum site coverage for accessory buildings and structures only is 10%.
- F. Floor Area
 - (i) Minimum mobile or modular home floor area is 66.89 m² (720 sq. ft).
- G. Number of Buildings
 - (i) No more than one mobile or modular home is permitted on a lot.
- H. Building Height
 - (i) Maximum principal building height is 7.62m (25 ft) at any eaveline.
 - (ii) Maximum number of storeys in a principal building is two.
 - (iii) Maximum accessory building height is 3.66m (12 ft) at any eaveline.
- I. Structure Height (Other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- J. Fence Height
 - (i) Maximum fence height is 1.83m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
 - (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.

K. Additional Regulations

- (i) Where a required exit doorway is located adjacent to a yard, an open landing may be constructed within that yard to a maximum width and length of 0.91m (3 ft). No other structures will be permitted within the required front and side yards.
- (ii) Facilities and structures used for the storage of fuel used by the principal building shall be screened from view. These facilities are permitted within a required side yard.
- (iii) Structures that are closer than four feet to the principal building are considered to be part of the principal building and are required to be placed on foundations in conformance with the District of Sparwood Building Bylaw.

L. Minimum Lot Area

- (i) The minimum lot area is 405 m² (4,359.53 sq. ft) if a community sewerage and a community water system are provided.
- (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.

M. Minimum Lot Width

- (i) The minimum lot width is 12m (39.37 ft) if a community sewerage and a community water system are provided.
- (ii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.

3.6 R-MP MOBILE HOME PARK^

Purpose

The purpose of this zone is to provide for residential development in the form of mobile home parks.

1. Permitted Uses

The following uses and no others are permitted:

- A. Primary Use
 - (i) Mobile Home Parks.
- B. Associated Uses
 - (i) Recreational
 - Sports fields, parks and other similar uses where the recreational activity occurs primarily outdoors.
 - (ii) Accessory
 - Buildings, structures or uses accessory to and located on the same site with the primary use.
 - (iii) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
 - (iv) Home Occupation **(Added by bylaw 679)**

2. Regulations and Standards

- A. Density
 - (i) Maximum permitted density is one mobile home park per lot.
- B. Mobile Home Park Bylaw No. 288, 1982
 - (i) Mobile Home Parks are required to conform to the provisions of the Mobile Home Parks Bylaw No. 288, 1982.
- C. Minimum Lot Area **(Added by bylaw 494)**
 - (i) The minimum lot area is 2.0 ha (4.9 ac).

3.7 R-2 MEDIUM DENSITY RESIDENTIAL[^]

Purpose

The purpose of this zone is to provide for residential development in the form of one family and two family dwelling units **but excluding Modular and Manufactured Homes.** (Bylaw 732)

1. Permitted Uses

The following uses and no others are permitted:

A. Primary Uses

- (i) Two Family Dwellings
- (ii) One Family Dwellings **but excluding modular homes, single wide manufactured homes and double wide manufactured homes.** (Bylaw 732)

B. Associated Uses

(i) Institutional

- Schools
- Libraries
- Churches
- Community Buildings

(ii) Recreational

- Sports fields, parks and other similar uses where the recreation activity occurs primarily outdoors.

(iii) Accessory

- Buildings, structures or uses accessory to and located on the same site with the principal building or use.

(iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.

(v) Home Occupations **(Added by bylaw 494)**

2. Regulations and Standards

A. Density

- (i) Maximum permitted density is one household per dwelling unit.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

C. Side Yard

- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
- (ii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- (iii) For each two family dwelling site where there is no lane or other secondary access, a side yard with a minimum width of 3.05m (10 ft) is required on each side of the site.
- (iii) For each one family dwelling site where there is no lane or other secondary access, at least one **Principal Building** side yard shall have a minimum width of 3.05m (10 ft). *Bylaw 750*
- (iv) For each one family dwelling site where the **Principal Building** is joined to another **Principal Building** on another one family dwelling site, the side yard where the buildings are joined may be Zero. (**Added Bylaw 887**)

D. Rear Yard

- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
- (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).

E. Site Coverage

- (i) Maximum site coverage for principal buildings, accessory buildings and structures is 40%.
- (ii) Maximum site coverage for accessory buildings and structures only is 10%.

F. Floor Area Per Dwelling Unit

- (i) One Family Dwelling and Duplexes
 - (a) Minimum floor area (excluding basement) is 88.26m² (950 sq. ft) per unit for a single storey dwelling and for a duplex.
 - (b) Minimum floor area is 88.26m² (950 sq. ft) for a bi level dwelling.
 - (c) Minimum floor area is 88.26 m² (950 sq. ft) for the combined area of any two levels of a split level dwelling.
 - (d) Minimum floor area (excluding basement) of the first storey of ground floor of a two storey dwelling is 55.74 m² (600 sq. ft) and the combined floor area minimum is 102.19 m² (1,100 sq. ft).
- (ii) Semi Detached Dwellings
 - (a) Minimum floor area (excluding basement) is 78.97 m² (850 sq. ft) per unit for a single storey dwelling.
 - (b) Minimum floor area is 78.97 m² (850 sq. ft) per unit for a bi level dwelling.

- (c) Minimum floor area (excluding basement) of the first storey or ground floor of a two storey dwelling is 46.45m² (500 sq. ft) per unit and the combined floor area minimum is 88.26 m² (950 sq. ft) per unit.
- G. Number of Buildings
 - (i) Not more than one two family dwelling unit or one family dwelling unit is permitted on a lot.
- H. Building Height
 - (i) Maximum principal building height is 7.62m (25 ft).
 - (ii) Maximum number of storeys in a principal building is two.
 - (iii) Maximum accessory building height is 3.66m (12 ft) at any eaveline.
- I. Structure Height (Other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- J. Fence Height
 - (i) Maximum fence height is 1.82m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
 - (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.
- (i) The minimum lot area is 720m² (3,229.28 sq. ft) for one dwelling unit of a two family dwelling placed on the same lot;
- K. Minimum Lot Width **(Added by bylaw 494)**
 - (i) The minimum width is 21m (68.9 ft) or 10.5m (34.45 ft) where each dwelling unit of a two family dwelling is located on a separate lot.

3.8 R-3 HIGH DENSITY RESIDENTIAL [^](#)

Purpose

The purpose of this zone is to provide for residential development in the form of multi family dwelling units.

1. Permitted Uses

The following uses and no others are permitted:

A. Primary Use

- (i) Multi Family Dwellings

B. Associated Uses

- (i) Institutional

- Schools
- Libraries
- Churches
- Community Buildings

- (ii) Recreational

- Sports fields, parks and other similar uses where the recreation activity occurs primarily outdoors.

- (iii) Accessory

- Buildings, structures or uses accessory to and located on the same site with the principal building or use.

- (iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.

- (v) Boarding Houses

- (vi) Parking Structures

- (vii) Amenities Building - Buildings or structures on the same lot as the primary use, designed to primarily provide services to residents on the same lot, which may be utilized on an occasional basis to provide services to others.
(Added by bylaw 819)

2. Regulations and Standards

A. Density

- (i) Maximum permitted density is one household per dwelling unit.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

C. Side Yard

- (i) Minimum apartment building side yard requirement is 3.05m (10 ft) or 2.43m (8 ft) for every two storeys or portions thereof for walls with windows to habitable rooms, whichever is the greater.
- (ii) Minimum town house building side yard requirement is 1.52m (5 ft).
- (iii) Minimum accessory building and structure side yard requirement is 1.52m (5 ft).
- (iv) Minimum accessory building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- (v) For each site where there is no lane or secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.

D. Rear Yard

- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
- (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).

E. Site Coverage

- (i) Maximum site coverage for a principal building, accessory buildings and structures is 40%.
- (ii) Maximum site coverage for accessory buildings and structures only is 10%.

F. Floor Area

(i) Town Houses and Stacked Town Houses

- Minimum floor area is 78.97 m² (850 sq. ft) per unit.

(ii) Apartments (Minimum floor area)

- Bachelor Suites - 41.8m² (450 sq. ft).
- One Bedroom Suites - 55.74m² (600 sq. ft).
- Two Bedroom Suites - 74.32m² (800 sq. ft).
- All Other Suites - 74.32m² (800 sq. ft).

- G. Site Area **(Changed by bylaw 494)**
- (i) The minimum site area of a site upon which one or more apartment buildings have been placed is 1,393.55m² (15,000.5 sq. ft) for each apartment building.
- H. Building Height
- (i) Town Houses and Stacked Town Houses
- Maximum height of a town house or stacked town house is 7.62m (25 ft) at any eaveline.
 - Maximum number of storeys in a town house or stacked town house is two.
- (ii) Apartments
- Maximum height of an apartment building is 10.67m (35 ft) at any eaveline.
 - Maximum number of storeys in an apartment building is three.
- (iii) Accessory Buildings
- Maximum accessory building height is 3.66m (12 ft) at any eaveline.
- (iv) Non Residential Buildings
- Maximum height of a non residential building is 10.67m (35 ft) at any eaveline.
- I. Structure Height (Other than buildings or fences)
- (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- J. Fence Height
- (i) Maximum fence height is 1.82m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
- (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.

K. Minimum Lot Area **(Added by bylaw 494)**

- (i) The minimum lot area for town houses is **205m² (2,200 sq. ft)** per dwelling unit where a number of town houses are constructed on a single lot or where individual dwelling units are conveyed in a fee simple manner with a separate lot for each dwelling unit. **(Changed by bylaw 837)**
- (ii) The minimum lot area for an apartment building is the sum of 650m² (6,996.77 sq. ft) plus:
 - (a) 75m² (807.31 sq. ft) per dwelling unit with a floor area less than 45m² (484.4 sq. ft); and
 - (b) 110m² (1,184 sq. ft) per dwelling unit with a floor area greater than 45m² (484.4 sq. ft) with no more than one bedroom or room which is separate from the living room and capable of being used as a bedroom; and
 - (c) 140m² (1,507 sq. ft) per dwelling unit with a floor area greater than 45m² (484.4 sq. ft) with more than one bedroom or room which is separate from the living room and capable of being used as a bedroom.

L. Minimum Lot Width **(Added by bylaw 494)**

- (i) The minimum lot width is 8m (26.25 ft) where individual dwelling units are conveyed in a fee simple manner with a separate lot for each dwelling unit.
- (ii) The minimum lot width for apartment buildings is 21m (68.9 ft).

3.9 S-RR – SPARWOOD RESORT RESIDENTIAL [^](#)

Purpose (added by Bylaw 952)

The purpose of this zone is to provide for uses consistent with a medium density residential resort which includes a mix of residential densities, from low to high with associated recreational, institutional and limited commercial uses.

1. Permitted Uses

The following uses and no others are permitted:

A. Primary Use

- (i) One Family Dwellings, Two Family Dwellings and Multi Family Dwellings, including Modular Homes but excluding single wide and double wide manufactured homes
- (ii) Multi Family Residential Development
- (iii) Townhouses, Row Houses, Duplexes and Semi-detached Houses
- (iv) Recreational facilities for the use of residents and guests only
- (v) Resort and recreational condominiums, townhouses, time-sharing and interval ownership residences, vacation units, or other multiple ownership residential uses, allowing overnight accommodations and ancillary services for the use of occupants and guests
- (vi) Recreational Vehicle Parks / Campgrounds

B. Associated Uses

- (i) Institutional
 - Schools
 - Libraries
 - Churches
 - Community Buildings
 - Daycare
- (ii) Recreational
 - Sports fields, parks and other similar uses where the recreation activity occurs primarily outdoors
 - Golf course
 - Cross country ski trails
 - Tennis Courts
 - Ski hill
- (iii) Accessory
 - Buildings, structures or uses accessory to and located on the same site with the principal building or use
 - Guest and servant quarters

- (iv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
- (v) Boarding Houses
- (vi) Parking Structures
- (vii) Amenities Building - Buildings or structures on the same lot as the primary use, designed to primarily provide services to residents on the same lot, which may be utilized on an occasional basis to provide services to others
- (viii) Recreational sales and rentals
- (ix) Clubs, public, private and semi-private recreational facilities
- (x) Professional Offices
- (xi) Personal Services
- (xii) Home occupations
- (xiii) Motel
- (xiv) Hotel
- (xv) Restaurants, Neighbourhood Pubs & Lounges
- (xvi) Mini storage
- (xvii) Retail Stores - provided they are located within 100 m of an arterial or collector street.
- (xviii) Service Stations/Convenience Stores - provided they are located within 100 m of an arterial or collector street.

2. Regulations and Standards

A. Density

- (i) Maximum permitted density is one household per dwelling unit.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

C. Side Yard

- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
- (ii) Minimum apartment building or condominium side yard requirement is 3.05m (10 ft) or 2.43m (8 ft) for every two storeys or portions thereof for walls with windows to habitable rooms, whichever is the greater.
- (iii) Minimum town house building side yard requirement is 1.52m (5 ft).
- (iv) Minimum semi-detached building side yard requirement is 1.52m (5 ft), which may be reduced to zero (0m) on one side yard where the wall is shared in common with another lot.
- (v) Minimum accessory building and structure side yard requirement is 1.52m (5 ft).

- (vi) Minimum accessory building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- (vii) For each site where there is no lane or secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.

D. Rear Yard

- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
- (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).

E. Site Coverage

- (i) Maximum site coverage for a principal building, accessory buildings and structures is 40%.
- (ii) Maximum site coverage for accessory buildings and structures only is 10%.

F. Floor Area

- (i) One Family Dwellings and Duplexes
 - a. Minimum floor area (excluding basement) is 88.26 m² (950 sq. ft) for a single storey dwelling.
 - b. Minimum floor area is 88.26 m² (950 sq. ft) for a bi level building.
 - c. Minimum floor area is 88.26 m² (950 sq. ft) for the combined areas of any two levels of a split level dwelling.
 - d. Minimum floor area (excluding basement) of the first storey or ground floor of a two storey dwelling is 55.74 m² (600 sq. ft) and the combined floor area minimum is 102.19 m² (1,100 sq. ft).
- (ii) Town Houses and Stacked Town Houses and Semi Detached Dwellings
 - a. Minimum floor area (excluding basement) is 78.97 m² (850 sq. ft) per unit for a single storey dwelling.
 - b. Minimum floor area is 78.97 m² (850 sq. ft) per unit for a bi level dwelling.
 - c. Minimum floor area (excluding basement) of the first storey or ground floor of a two storey dwelling is 46.45m² (500 sq. ft) per unit and the combined floor area minimum is 88.26 m² (950 sq. ft) per unit.
- (iii) Apartments (Minimum floor area)
 - a. Bachelor Suites - 41.8m² (450 sq. ft).
 - b. One Bedroom Suites - 55.74m² (600 sq. ft).
 - c. Two Bedroom Suites - 74.32m² (800 sq. ft).
 - d. All Other Suites - 74.32m² (800 sq. ft).

G. Site Area

- (i) The minimum site area of a site upon which one or more apartment buildings have been placed is 1,393.55m² (15,000.5 sq. ft) for each apartment building.

H. Building Height

- (i) Town Houses and Stacked Town Houses
 - a. Maximum height of a town house or stacked town house is 7.62m (25 ft) at any eaveline.
 - b. Maximum number of storeys in a town house or stacked town house is two.
- (ii) Apartments
 - a. Maximum height of an apartment building is 10.67m (35 ft) at any eaveline.
 - b. Maximum number of storeys in an apartment building is three.
- (iii) Accessory Buildings
 - a. Maximum accessory building height is 3.66m (12 ft) at any eaveline.
- (iv) Non Residential Buildings
 - b. Maximum height of a non residential building is 10.67m (35 ft) at any eaveline.

I. Structure Height (Other than buildings or fences)

- (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.

J. Fence Height

- (i) Maximum fence height is 1.82m (6 ft) for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
- (ii) Maximum fence height is 0.91m (3 ft) for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.

K. Horizontal Dimension

- (i) No horizontal dimension of a unit of a one family dwelling, not including dimensions of an addition or a non-rectangular building, shall be less than 5.5m (18.04 ft).

L. Minimum Lot Area

- (i) One Family Dwellings
 - a. The minimum lot area is 570 m² (6,135.63 sq. ft) if a community sewerage and a community water system are provided.

- b. The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.
- (ii) Two Family Dwellings
 - a. The minimum lot area is 720m² (3,229.28 sq. ft) for one dwelling unit of a two family dwelling placed on the same lot
- (iii) Apartments and Condominiums
 - a. The minimum lot area for town houses is 205m² (2,200 sq. ft) per dwelling unit where a number of town houses are constructed on a single lot or where individual dwelling units are conveyed in a fee simple manner with a separate lot for each dwelling unit.
 - b. The minimum lot area for an apartment building is the sum of 650m² (6,996.77 sq. ft) plus:
 - I. 75m² (807.31 sq. ft) per dwelling unit with a floor area less than 45m² (484.4 sq. ft); and
 - II. 110m² (1,184 sq. ft) per dwelling unit with a floor area greater than 45m² (484.4 sq. ft) with no more than one bedroom or room which is separate from the living room and capable of being used as a bedroom; and
 - III. 140m² (1,507 sq. ft) per dwelling unit with a floor area greater than 45m² (484.4 sq. ft) with more than one bedroom or room which is separate from the living room and capable of being used as a bedroom.
- (iv) Commercial and Recreational
 - a. The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.
 - b. Where a community sewerage system or a community water system is provided, the minimum lot area is:
 - I. 930m² (10,010.76 sq. ft) for gasoline service stations, hotels and motels; and
 - II. 700m² (7,534.98 sq. ft) for other commercial uses.

M. Minimum Lot Width

- (i) One Family Dwellings
 - a. The minimum lot width is 17m (55.77 ft) if community sewerage and a community water system are provided.
 - b. The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.
- (ii) Two Family Dwellings
 - a. The minimum width is 21m (68.9 ft) or 10.5m (34.45 ft) where each dwelling unit of a two family dwelling is located on a separate lot

- (iii) Apartments and Condominiums
 - a. The minimum lot width is 8m (26.25 ft) where individual dwelling units are conveyed in a fee simple manner with a separate lot for each dwelling unit.
 - b. The minimum lot width for apartment buildings is 21m (68.9 ft).
- (iv) Commercial and Recreational
 - a. The minimum lot width shall be not less than one-third the lot length if a community sewerage or a community water system is not provided.
 - b. Where a community sewerage system or a community water system is provided the minimum lot width is:
 - I. 30m (98.43 ft) for gasoline service stations, hotels and motels; and
 - II. 25m (82.02 ft) for other commercial and recreational uses.

PART 4 - COMMERCIAL ZONES^

4.1 C-1 C.B.D. COMMERCIAL^

Purpose

The purpose of this zone is to provide for an intensive array of those retail and service establishments normally associated with the Central Business District of a community.

1. Permitted Uses

- A. The following uses and no others are permitted:
- (i) Accessory
 - buildings, structures or uses accessory to and located on the same site with the principal building or use.
 - (ii) Car Rentals
 - (iii) Cultural, entertainment and amusement facilities excluding any activity or game of chance for money or other valuable consideration carried out or played on or through a mechanical device, computer, electronic or other video device, or machine, but including the following:
 - a) the purchase and sale of lottery tickets pursuant to a government approved lottery scheme administrated by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation;
 - b) "Pull Tab" machines that are owned and administered by the British Columbia Lottery Corporation;
 - c) "Bingo" games licensed by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation provided that such games shall not be carried on or conducted in excess of ten hours in a continuous seven day period:
 - i) from or on any single parcel or parcels of land or;
 - ii) by a single individual, firm, organization, corporation or society. **(Bylaw 758)**
 - (iv) Dwelling accommodation provided that:
 - the ground floor of the building shall only be used for C-1 C.B.D. Commercial purposes;
 - the dwelling units shall comply with R-3 requirements;
 - a completely separate entrance to the dwelling units shall be provided from the ground floor elevation.

- (v) Financial Institutions
- (vi) Funeral Homes
- (vii) Hotels
- (viii) Institutional
- (ix) Offices
- (x) Parking Lots at Grade
- (xi) Parking Structures
- (xii) Parks
- (xiii) Personal Services
- (xiv) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
- (xv) Recreational
- (xvi) Restaurants
- (xvii) Retail Shops
- (xviii) Transportation Depots (Public)

2. Regulations and Standards

A. Conditions of Use

- (i) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities and outdoor sales or display areas.

B. Front Yard

- (i) Minimum building and structure front yard requirement for hotels is 7.62 m (25 ft).
- (ii) No front yard is required for other uses.

C. Side Yard

- (i) For each site where there is no lane or other secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.
- (ii) Minimum 3.05m (10 ft) side yard is required on the side of the site abutting a residential zone.
- (iii) No side yard is required for other uses.

- D. Rear Yard
 - (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).
- E. Site Coverage
 - (i) Maximum site coverage is 75%.
- F. Number of Buildings
 - (i) Not more than one commercial building is permitted on a lot.
- G. Building Height
 - (i) Maximum principal building height is 9.14m (30 ft).
 - (ii) Maximum accessory building height is 3.66m (12 ft).
- H. Structure Height (other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- I. Main Entrances and Exits
 - (i) The main entrance or exit shall be recessed a minimum of 1.2m (4 ft) from the front lot line.
- J. Minimum Lot Area **(Added by bylaw 494)**
 - (i) The minimum lot area is 230m² (2,475.78 sq. ft).
- K. Minimum Lot Width **(Added by bylaw 494)**
 - (i) The minimum lot width is 7.62m (25 ft).

4.2 C-2 HIGHWAY COMMERCIAL^

Purpose

The purpose of this zone is to provide for certain commercial uses which, in order to serve the motoring public, locate on streets with heavy traffic volumes and a high level of exposure.

The bracketed numbers or words and letters contained within the following permitted uses refer to uses as specified by SIC-E 1980 (Amended bylaw 887), and shall be utilized for interpreting the types of uses allowed under the permitted uses. (Added by bylaw 819)

1. Permitted Uses

A. The following uses and no others are permitted:

- (i) Accessory
 - buildings, structures or uses accessory to and located on the same site with the principal building or use.
- (ii) Retail Trade Industries (Division J) (Added by bylaw 819)
- (iii) Cultural, entertainment and amusement facilities excluding any activity or game of chance for money or other valuable consideration carried out or played on or through a mechanical device, computer, electronic or other video device, or machine, but including the following:
 - a) The purchase and sale of lottery tickets pursuant to a government approved lottery scheme administered by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation;
 - b) "Pull Tab" machines that are owned and administered by the British Columbia Lottery Corporation;
 - c) "Bingo" games licensed by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation provided that such games shall not be carried on or conducted in excess of ten hours in a continuous seven day period:
 - i) from or on any single parcel or parcels of land or;
 - ii) by a single individual, firm, organization, corporation or society. (Bylaw 758)
- iv) Drive-In refreshment stands
- v) **Dwelling** accommodation only if:
 - it is accessory to the principal use of the building or site; and
 - it is to be occupied by a caretaker or watchman of the premises and his family.
- (vi) Hotels and Motels
- (vii) Offices

- (viii) Parking lots at grade
- (ix) Parking structures
- (x) Parks
- (xi) Public Utility and structures necessary for public service, excluding storage, repairs and manufacturing.
- (xii) Recreational
- (xiii) Food and Beverage Service Industries (Major Group 92)
- (xiv) Transportation depots (public)
- (xv) Personal Services (ADDED BY BYLAW 637, 1993) (Amended 887)
- (xvi) Police & Public Services (REPLACED BY BYLAW 753, 1998)
- (xvii) Post-Secondary Non-University Education (8521) (Bylaw 923)
- (xviii) Financial Institutions (ADDED BY BYLAW 753, 1998)
- (xix) Laundries and Dry Cleaning Establishments (ADDED BY BYLAW 753, 1998)
- (xx) Neighborhood Pubs, Cabarets, Clubs and Lodges (ADDED BY BYLAW 753, 1998)
- (xxi) Motion Picture Exhibition (962)
- (xxii) Theatrical and Other Staged Entertainment Services (963)
- (xxiii) Museums and Archives (8551)
- (xxiv) Other Educational Services (8599)
- (xxv) Taxidermy services, excluding tanning services ([Added by Bylaw 1021](#))

2. Regulations and Standards

A. Conditions of Use

- (i) Every business or undertaking shall be conducted within a completely enclosed building except for:
 - Parking and loading facilities;
 - Storage yards provided such yards are screened from view from outside the site and have a permanent surface;
 - - Display rental and sales areas provided such areas have a permanent surface of asphalt or concrete.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

- C. Side Yard
- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) For each site where there is no lane or other secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.
 - (iii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
 - (iv) Minimum 3.05m (10 ft) side yard is required on the side of the site abutting a residential zone.
- D. Rear Yard
- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).
- E. Site Coverage
- (i) Maximum site coverage is 35%.
- F. Number of Buildings
- (i) More than one **Principal** building is permitted on a lot. (MODIFIED BY BYLAW 753, 1998)
- G. Building Height
- (i) Maximum building height is 9.14m (30 ft).
- H. Structure Height (other than buildings or fences)
- (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- I. Fencing Requirements
- (i) Where any parking area, loading area, or display yard abuts a site in a residential zone, fencing of a minimum of 0.91m (3 ft) and a maximum of 1.2m (4 ft) in height in any required front yard and of 1.83m (6 ft) in height to the rear of any required front yard shall be provided and maintained along the side of the site abutting the site in the residential zone.
- J. Minimum Lot Area **(Added by bylaw 494)**
- (i) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.
 - (ii) Where a community sewerage system or a community water system is provided, the minimum lot area is:
 - (a) 930m² (10,010.76 sq. ft) for gasoline service stations, hotels and motels; and
 - (b) 700m² (7,534.98 sq. ft) for other commercial uses.

- K. Minimum Lot Width **(Added by bylaw 494)**
- (i) The minimum lot width shall be not less than one-third the lot length if a community sewerage or a community water system is not provided.
 - (ii) Where a community sewerage system or a community water system is provided the minimum lot width is:
 - (a) 30m (98.43 ft) for gasoline service stations, hotels and motels; and
 - (b) 25m (82.02 ft) for other commercial uses.

4.3 C-3 NEIGHBOURHOOD COMMERCIAL

Purpose

The purpose of this zone is to provide for small commercial service, amusement and recreational uses which do not rely on patronage from beyond the immediate neighbourhood.

1. Permitted Uses

The following uses and no others are permitted:

A. Primary Use

- (i) Retail Stores
- (ii) Personal Services
- (iii) Neighbourhood Pub
- (iv) Recreation excluding any activity or game of chance for money or other valuable consideration carried out or played on or through a mechanical device, computer, electronic or other video device, or machine, but including the following:
 - a) the purchase and sale of lottery tickets pursuant to a government approved lottery scheme administered by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation;
 - b) "Pull Tab" machines that are owned and administered by the British Columbia Lottery Corporation;
 - c) "Bingo" games licensed by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation provided that such games shall not be carried on or conducted in excess of ten hours in a continuous seven day period:
 - i) from or on any single parcel or parcels of land or;
 - ii) by a single individual, firm, organization, corporation or society. **(Bylaw 758)**
- (v) Self Service Gas Bars

B. Accessory

- (i) Buildings, structures or uses accessory to and located on the same site with the principal building or use.
- (ii) One dwelling unit within the principal building, limited to the proprietor of the premises and the proprietors immediate family, provided the ground floor of the building shall be used only for the primary use or uses permitted in this zone.

2. Regulations and Standards

- A. Conditions of Use
 - (i) Every business or undertaking shall be conducted within a completely enclosed building, except for parking, loading facilities and self service gas bars.
- B. Front Yard
 - (i) Minimum building and structure front yard requirement is 7.62m (25 ft).
- C. Side Yard
 - (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) For each site where there is no lane or other secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.
 - (iii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- D. Rear Yard
 - (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).
- E. Site Coverage
 - (i) Maximum site coverage for a principal building and accessory buildings and structures is 35%.
 - (ii) Maximum site coverage for accessory buildings and structures only is 10%.
- F. Floor Area
 - (i) Maximum gross floor area for each primary use is 185.8m² (2,000 sq. ft).
- G. Number of Buildings
 - (i) Not more than one commercial building is permitted on a lot.
- H. Building Height
 - (i) Maximum principal building height is 7.62m (25 ft) at any eaveline.
 - (ii) Maximum number of storeys in a principal building is two.
 - (iii) Maximum accessory building height is 3.66m (12 ft) at any eaveline.
- I. Structure Height (other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.

J. Fencing Requirements

- (i) Where any parking area, loading area or display yard abuts a site in a residential zone, fencing of a minimum of 0.91m (3 ft) and a maximum of 1.2m (4 ft) in height in any required front yard and of 1.83m (6 ft) in height to the rear of any required front yard shall be provided and maintained along the side of the site abutting the site in the residential zone.

K. Minimum Lot Area **(Added by bylaw 494)**

- (i) The minimum lot area is 500m² (5,382.13 sq. ft).

L. Minimum Lot Width **(Added by bylaw 494)**

- (i) The minimum lot width is 15m (49.21 ft).

4.4 C-4 COMPREHENSIVE COMMERCIAL^

Purpose

The purpose of this zone is to provide for commercial facilities of a large scale town centre nature.

1. Permitted Uses

- A. The following uses and no others are permitted:
- (i) Accessory
 - buildings, structures or uses accessory to and located on the same site with the principal building or use.
 - (ii) Car Rental Agencies
 - (iii) Cultural, entertainment and amusement facilities excluding any activity or game of chance for money or other valuable consideration carried out or played on or through a mechanical device, computer, electronic or other video device, or machine, but including the following:
 - a) the purchase and sale of lottery tickets pursuant to a government approved lottery scheme administrated by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation;
 - b) "Pull Tab" machines that are owned and administered by the British Columbia Lottery Corporation;
 - c) "Bingo" games licensed by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation provided that such games shall not be carried on or conducted in excess of ten hours in a continuous seven day period:
 - i) from or on any single parcel or parcels of land or;
 - ii) by a single individual, firm, organization, corporation or society. **(Bylaw 758)**
 - (iv) Dwelling accommodation only if:
 - it is accessory to the principal use of the building or site; and
 - it is to be occupied by a caretaker or watchman of the premises and his family.
 - (v) Financial Institutions

- (vi) Hotels
- (vii) Offices
- (viii) Parking Lots at grade
- (ix) Parking structures
- (x) Parks
- (xi) Personal Services
- (xii) Public utility and structures necessary for public service, excluding storage, repairs and manufacturing
- (xiii) Recreational
- (xiv) Restaurants
- (xv) Retail Sale
- (xvi) Retail supermarket stores, including auxiliary retail and service establishments
- (xvii) Shopping Centres
- (xviii) Transportation depots (public)
- (xvix) Skills Centre **(ADDED BYLAW 678)**

2. Regulations and Standards

A. Conditions of Use

- (i) Every business or undertaking shall be conducted within a completely enclosed building except for:
 - Parking and loading facilities;
 - Storage yards provided such yards are screened from view from outside the site and have a permanent surface;
 - Display rental and sales areas provided such areas have a permanent surface of asphalt or concrete.

B. Front Yard

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft).

- C. Side Yard
- (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) For each site where there is no lane or other secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.
 - (iii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
 - (iv) Minimum 3.05m (10 ft) building and structure side yard is required on the side of the site abutting a residential zone.
- D. Rear Yard
- (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).
- E. Site Coverage
- (i) Maximum site coverage is 35%.
- F. Number of Buildings
- (i) Not more than one commercial building is permitted on a lot.
- G. Building Height
- (i) Maximum principal building height is 9.14m (30 ft).
 - (ii) Maximum accessory building height is 3.66m (12 ft).
- H. Structure Height (other than buildings or fences)
- (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- I. Fencing Requirements
- (i) Where any parking area, loading area or display yard abuts a site in a residential zone, fencing of a minimum of 0.91m (3 ft) and a maximum of 1.2m (4 ft) in height in any required front yard and of 1.83m (6 ft) in height to the rear of any required front yard shall be provided and maintained along the side of the site abutting the site in the residential zone.
- J. Minimum Lot Area **(Added by bylaw 494)**
- (i) The minimum lot area is 700m² (7,354.98 sq. ft).
- K. Minimum Lot Width **(Added by bylaw 494)**
- (i) The minimum lot width is 25m (82.02 ft).

PART 5 - INDUSTRIAL^

5.1 M-1 LIGHT INDUSTRIAL^

Purpose

The purpose of this zone is to provide for industrial uses which do not adversely affect surrounding non-industrial zones and which require only parking, loading and storage facilities outside of the permitted buildings and structures.

The following permitted uses contain bracketed reference numbers which refer to uses in SIC – E 1980 (**Amended Bylaw 887**). The reference numbers in the manual can be used for interpreting the kinds of uses subsumed under the characterized use. **(The above paragraph was added by bylaw 494)**

1. Permitted Uses

The following uses and no others are permitted:

- A. Light Manufacturing and Processing
 - (1) Automotive equipment assembly and manufacturing (325)
 - (2) Electric and electronic equipment assembly and manufacturing (331, 333, 334, 335, 336)
 - (3) Dairies (104)
 - (4) Food Processing (102, 103, 108)
 - (5) Ornamental metal works (303)
 - (6) Welding Shops (9942)
 - (7) Plumbing Shops (4241)
 - (8) Ornamental and sheet metal work shops (4244, 4292)
 - (9) Machine Shop (3081)
 - (10) Small boat building (3281)
 - (11) Sign Manufacturing and painting (3971)
 - (12) Beverage Industry (11)
 - (13) Arts and crafts Studios (3512)
 - (14) Bakeries (107-109)
 - (15) Printing, publishing and allied industries (18)

- (16) Furniture and fixture industries (254, 256, 258, 26)
- (17) Other manufacturing industries (39)
- (18) Industrial Organic Chemical Industries n.e.c. (3712)
 - Includes biodiesel (fatty acid methyl esters) manufacturing and production and excludes all other uses in this class. [\(Added by bylaw 941\)](#)

- B. Construction Contracting (42)
 - (1) Includes building, custodial, drywall, electrical and heating, flooring, ventilation and air conditioning, painting, plumbing, refrigeration, signs and sheet metal services, demolition and excavating, paving, roofing and septic tank construction. Excludes bulk storage of raw material.

- C. Transportation and Storage (456-459, 479)
 - (1) Truck Transport yards and terminals
 - (2) Transportation services
 - (3) Warehouse and storage industries

- D. Wholesale Trade (51-57, 592-599)
 - (1) Petroleum Products
 - (2) Building Products
 - (3) Food, drugs, apparel and dry goods
 - (4) Household goods
 - (5) Motor vehicle goods

 - (6) Machinery, equipment and supplies
 - (7) Miscellaneous wholesale goods excluding bulk forest products and wrecking yards (592-599)
 - (8) Second hand goods (5992)

- E. Retail Trade
 - (1) Auto parts and accessories (634)
 - (2) Auto and recreational vehicle sales and accessories (63)
 - (3) Lumber yards and building products and accessory mill work (563)
 - (4) Trailer, mobile and modular home sales (6598)
 - (5) Retail sale of products produced on the lot.

F. Services

- (1) Recycling depots for domestic waste excluding wrecking yards and storage or processing of industrial waste materials
- (2) Taxidermy Services (9999)
- (3) Auction Services (9999)
- (4) Vehicle, equipment, machinery and tool rentals and leasing (991, 992)
- (5) Laundries and cleaners for clothes, dry goods and household items excluding self serve establishments (9721, 9729, 9959)
- (6) Services to buildings and dwellings (995)
- (7) Animal hospitals, homes and pounds (0211, 0219)
- (8) Car washing establishments (6391)
- (9) Catering (9214)
- (10) Crematories (9732)
- (11) Laboratories for medical, dental, film processing and testing (868, 2821, 7759, 9613)
- (12) Parking lots and structures (9991)
- (13) Radio and television studios (4812, 4811)
- (14) Auditoriums
- (15) Auto body and painting shops (6352)
- (16) Motor and recreational vehicle service and repair facilities (635)
- (17) Engineering and scientific services (775)
- (18) Government buildings.
- (19) Offices **Added by bylaw 641** **(Relocated Bylaw 887)**

G. Utilities (48, 492, 493, 499)

- (1) Public utility buildings, installations and service yards
- (2) Radio transmitting stations, towers and equipment
- (3) Water reservoirs, wells, storage, purification and distribution equipment.

H. Recreational

I. Offices accessory to permitted use.

- J. Buildings, structures and uses accessory to and located on the same site as the principal building or use.
- (K) Cultural, entertainment and amusement facilities excluding any activity or game of chance for money or other valuable consideration carried out or played on or through a mechanical device, computer, electronic or other video device, or machine, but including the following:
 - a) the purchase and sale of lottery tickets pursuant to a government approved lottery scheme administrated by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation;
 - b) "Pull Tab" machines that are owned and administered by the British Columbia Lottery Corporation;
 - c) "Bingo" games licensed by the Public Gaming Branch of the Province of British Columbia and/or British Columbia Lottery Corporation provided that such games shall not be carried on or conducted in excess of ten hours in a continuous seven day period:
 - i) from or on any single parcel or parcels of land or;
 - ii) by a single individual, firm, organization, corporation or society. **(Bylaw 758)**
- L. Accessory Dwelling Unit is permitted in a building on a lot provided that:
 - (1) another permitted use in the building is actively being carried on;
 - (2) the Dwelling Unit is only occupied by an employee, owner, officer or director of a business being carried on within the building;
 - (3) the Dwelling Unit is:
 - (i) wholly contained within a building located on a lot in which a use as specified in subsections 1(A)- (H) is actively being carried on;
 - (ii) constructed with a minimum floor area of 42 m² (452 ft²) or a maximum floor area which is the lesser of 55m² (592 ft²) or 40% of the area of the main floor of the building in which it is located;
 - (iii) located in a second storey of a building; and
 - (iv) connected to community water and community sanitary sewer.
 - (4) no other Dwelling Unit is located in the building in which it is situate provided that if the building comprises two or more lots, one Dwelling Unit is permitted per lot. **(Bylaw 1005)**

2. Regulations and Standards

A. Conditions of Use

- (i) Every business or undertaking shall be conducted within a completely enclosed building except for:
 - parking and loading facilities; and

- storage yards provided such yards are screened from view from outside the site.

(ii) Storage is not to be permitted in a front yard.

B. Front Yard

(i) Minimum building and structure front yard requirement is 7.62m (25 ft).

C. Side Yard

(i) Minimum building and structure side yard requirement is 1.52m (5 ft).

(ii) For each site where there is no unobstructed lane or other secondary access, at least one side yard with a minimum width of 6.1m (20 ft) is required.

(iii) Minimum 7.62m (25 ft) building and structure side yard is required on the side of the site abutting a residential zone.

- (iv) Minimum building and structure side yard requirement is 6.1m (20 ft) when abutting onto a flanking street.
- D. Rear Yard
 - (i) Minimum principal building rear yard requirement is 15.24m (50 ft); save and except that the rear yard may be utilized for storage.
 - (ii) Minimum accessory building and structure rear yard requirement is 7.62m (25 ft).
- E. Yard, General
 - (i) Yard and secondary access requirements shall comply with applicable fire regulations and standards.
- F. Site Coverage
 - (i) Maximum site coverage is 40%.
- G. Building Height
 - (i) Maximum building height is 15.24m (50 ft).
- H. Structure Height (other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- I. Fencing Requirements
 - (i) Where any parking area, loading area, or display yard abuts a site in a residential zone, fencing of a minimum of 0.91m (3 ft) and a maximum of 1.2m (4 ft) in height in any required front yard and of 1.83m (6 ft) in height to the rear of any required front yard shall be provided and maintained along the side of the site abutting the site in the residential zone.
- J. Minimum Lot Area **(Added by bylaw 494)**
 - (i) The minimum lot area is 0.2 ha (0.5 ac) if a community water system is provided.
 - (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community water system is not provided.
- K. Minimum Lot Width **(Added by bylaw 494)**
 - (i) The minimum lot width is 30m (98.43 ft) if a community water system is provided.
 - (ii) The minimum lot width shall be not less than one-third the lot length if a community water system is not provided.

5.2 M-2 HEAVY INDUSTRIAL^

Purpose (changed by bylaw 494)

The purpose of this zone is to provide for industrial uses whose external effects are likely to be felt to some degree by surrounding zones.

The following permitted uses contain bracketed reference number which refer to uses in SIC-E 1980 (**Amended Bylaw 887**). The reference numbers in the manual can be used for interpreting the kinds of uses subsumed under the characterized use:

1. Permitted Uses

The following uses and no others are permitted:

- A. M-1 Light Industrial
- B. Manufacturing, Primary and Secondary (10, 12, 15, 16, 17, 18, 19, 24, 26, 27, 28, 31, 32, 33, 35, 36, 37)
- C. Foundries and Fabrication Plants (29, 30)
- D. Mineral Extraction and Processing (06, 07, 08, 09)
- E. Storage (479, 9991)
 - (i) extensive and open storage
 - (ii) gravel and similar building material storage
 - (iii) bulk oil storage
- F. Flour and Feed Mills (105)
- G. Blast Furnaces and Coke Ovens (2919, 3699)
- H. Chemical Industry (37)
- I. Chicken Hatcheries and Poultry Dressers (0213, 1012)
- J. Automobile Wrecking (5911)
- K. Demolition (4211)
- L. Roofing (4235, 4236)
- M. Paving (4216)
- N. Railroad Repair Shops (4532, 3261)
- O. Saw Mills and other Wood Industries (25)
- P. Salt Works (0629, 0625)

- Q. Silviculture and Horticulture Specialties (05, 0161, 0169)
- R. Collecting, Storing, Sorting and Recycling of Waste Materials (5919)
- S. Septic Tank and Tile Construction and Installation (4213)
- T. Public Utilities (49)
- U. Truck Washing Establishments (6391)
- V. Offices Accessory to Permitted Use
- W. Building, structures and uses accessory to and located on the same site as the principal building or use.

2. Regulations and Standards

A. Front Yard (Changed by bylaw 407)

- (i) Minimum building and structure front yard requirement is 7.62m (25 ft)

Side Yard (Changed by bylaw 525)

- (ii) Minimum building and structure side yard requirement is 1.52m (5 ft).
- (iii) For each site where there is no unobstructed lane or other secondary access, at least one side yard with a minimum width of 6.1m (20 ft) is required.
- (iv) Minimum 7.62m (25 ft) building and structure side yard is required on the side of the site abutting a residential zone.
- (v) Minimum building and structure side yard requirement is 6.1m (20 ft) when abutting onto a flanking street.

Rear Yard (changed by bylaw 494)

- (vi) Minimum principal building rear yard requirement is 15.25m (50 ft); save and except that the rear yard may be utilized for storage.
- (vii) Minimum accessory building and structure rear yard requirement is 7.62m (25 ft).

B. Yard, General

Yard and secondary access requirements shall comply with applicable fire regulations and standards.

C. Building, Structure and Fence Height

- (i) There is no height limitation in this zone.

- D. Outside Storage
- (i) No outside storage or materials are permitted in a required front, side or rear yard which abuts a public road.
- E. Minimum Lot Area **(Added by bylaw 494)**
- (i) The minimum lot area is 0.8 ha (1.97 ac) if a community sewerage and a community water system are provided.
 - (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.
- F. Minimum Lot Width **(Added by bylaw 494)**
- (i) The minimum lot width is 60m (196.85 ft) where a community sewerage system and a community water system are provided.
 - (ii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.

5.3 M-3 EXTRACTION INDUSTRIAL^

Purpose

The purpose of this zone is to provide for mineral extraction and processing of minerals extracted.

1. Permitted Uses

The following uses and no others are permitted:

- A. Mineral Extraction
- B. Processing of Minerals Extracted
- C. Railway lines and utility lines required for the processing or extraction
- D. Waste Dumps associated with the primary use
- E. Logging and Sawmills
- F. Silviculture
- G. Accessory
 - Buildings, structures or uses accessory to and located on the same site with the principal building or sue.
- H. Asphalt and Cement Plants **(Added by bylaw 494)**

2. Regulations and Standards

- A. Front Yard **(Changed by bylaw 525)**
 - (i) Minimum building and structure front yard requirement is 7.62m (25 ft).
- Side Yard
 - (ii) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (iii) For each site where there is no unobstructed lane or other secondary access, at least one side yard with a minimum width of 6.1m (20 ft) is required.
 - (iv) Minimum 7.62m (25 ft) building and structure side yard is required on the side of the site abutting a residential zone.
 - (v) Minimum building and structure side yard requirements is 6.1m (20 ft) when abutting onto a flanking street.

Rear Yard

- (vi) Minimum principal building rear yard requirement is 15.24m (50 ft); save and except that the rear yard may be utilized for storage.
- (vii) Minimum accessory building and structure rear yard requirement is 7.62m (25 ft).

B. Yard, General **(changed by bylaw 525)**

Yard and secondary access requirements shall comply with applicable fire regulations and standards.

C. Building, Structure and Fence Height

- (i) There is no height limitation in this zone.

D. Minimum Lot Area **(Added by bylaw 494)**

- (i) The minimum lot area is 0.8 ha (1.98 ac) if a community sewerage system and community water system are provided.
- (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.

E. Minimum Lot Width **(Added by bylaw 494)**

- (i) The minimum lot width is 60m (196.85 ft) where a community sewerage system and a community water system are provided.
- (ii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.

PART 6 - INSTITUTIONAL^

6.1 I-1 INSTITUTIONAL^

Purpose

The purpose of this zone is to provide for institutional services to the public.

1. Permitted Uses

A. The following uses and no others are permitted:

- (i) Accessory
 - buildings, structures or uses accessory to and located on the same site with the principal building or use.
- (ii) Children's Institutions
- (iii) Churches
- (iv) Community Clubs, lodges and halls
- (v) Funeral Homes
- (vi) Health Services
- (vii) Kindergartens, Day Nurseries
- (viii) Hospitals
- (ix) Parking
- (x) Public utility and structures necessary for public service, excluding storage, repairs and manufacturing
- (xi) Schools
- (xii) Senior citizens Boarding Homes
- (xiii) A dwelling unit or a dwelling for a minister or caretaker provided that such dwelling unit or dwelling is located on the same lot as the institution which it serves.
- (xiv) Offices
- (xv) Health Clinics

2. Regulations and Standards

- A. Front Yard
 - (i) Minimum building and structure front yard requirement is 7.62m (25 ft).
- B. Side Yard
 - (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) For each site where there is no lane or secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.
 - (iii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- C. Rear Yard
 - (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).
- D. Site Coverage
 - (i) Maximum site coverage is 40%.
- E. Building Height
 - (i) Maximum building height is 9.14m (30 ft).
- F. Structure Height (Other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.
- G. Minimum Lot Area **(Added by bylaw 494)**
 - (i) The minimum lot area is 500m² (5,392.13 sq. ft) if a community sewerage and community water system are provided.
 - (ii) The minimum lot area is 2.0 ha (4.9 ac) if a community sewerage system or a community water system is not provided.
- H. Minimum Lot Width **(Added by bylaw 494)**
 - (i) The minimum lot width is 15m (49.2 ft) if a community sewerage and community water system are provided.
 - (ii) The minimum lot width shall be not less than one-third the lot length if a community sewerage system or a community water system is not provided.

PART 7 - RECREATION AND OPEN SPACE[^]

7.1 PR PARKS AND RECREATION[^]

Purpose

The purpose of this zone is to provide for recreational and similar land uses.

1. Permitted Uses

The following uses and no others are permitted:

A. Primary Use

- (i) Recreational

B. Associated Uses

- (i) Accessory

- Buildings, structures or uses accessory to and located on the same site with the principal building or use.

- (ii) Cemeteries and Chapels

- (iii) Dwelling accommodation only if:

- It is accessory to the principal use of the building or site; and
- It is to be occupied by a caretaker or watchman of the premises and his family.

- (iv) Institutions

- (v) Parking

- (vi) **(Added by bylaw 353)**

Restaurants and concessions established for the purpose of serving food, beverages, snacks, confections and candies to the patrons of the principal building or site where such restaurant and/or concession is located.

- (vii) **(Added by bylaw 353)**

Retail sales and rental of sports equipment, clothing and sundries which are complimentary to the recreational or sporting activities carried on, in or adjacent to the principal building or site where such retail outlet is located.

- (viii) **(Added by bylaw 650)**
Exhibitions and Carnivals - including tradeshow, theatrical shows, concerts, circuses, animal shows.
- (ix) Public Gatherings - including festivals, beer gardens, and other similar public gatherings in general, whether or not admission is charged.
- (x) Public Auctions

2. Regulations and Standards

- A. Front Yard
 - (i) Minimum building and structure front yard requirement is 7.62m (25 ft).
- B. Side Yard
 - (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) For each site where there is no lane or secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.
 - (iii) Minimum side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- C. Rear Yard
 - (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).
- D. Building Height
 - (i) Maximum building height is 9.14m (30 ft).
- E. Structure Height (Other than buildings or fences)
 - (i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.

PART 8 - PUBLIC UTILITY^

8.1 P PUBLIC UTILITY^

Purpose

The purpose of this zone is to provide for public utility land uses.

1. Permitted Uses

The following uses and no others are permitted:

- A. Public utilities and structures necessary for public service, including storage and repairs.
- B. Accessory
 - Buildings, structures or uses accessory to and located on the same site with the principal building or use.

2. Regulations and Standards

- A. Front Yard
 - (i) Minimum building and structure front yard requirement is 7.62m (25 ft).
- B. Side Yard
 - (i) Minimum building and structure side yard requirement is 1.52m (5 ft).
 - (ii) For each site where there is no lane or secondary access, at least one side yard with a minimum width of 3.05m (10 ft) is required.
 - (iii) Minimum building and structure side yard requirement is 3.05m (10 ft) when abutting onto a flanking street.
- C. Rear Yard
 - (i) Minimum principal building rear yard requirement is 7.62m (25 ft).
 - (ii) Minimum accessory building and structure rear yard requirement is 1.52m (5 ft).

PART 9 - AGRICULTURE^

9.1 A-1 AGRICULTURAL LAND^

Purpose

The purpose of this zone is to provide for agricultural land uses, including all land within the Agricultural Land Reserve.

The bracketed number contained within the following permitted uses refer to uses as specified by SIC-E 1980 (**Amended bylaw 887**), Standards Division, and shall be utilized for interpreting the type of uses subsumed under the permitted uses. (**Added by bylaw 819**)

1. Permitted Uses

The following uses and no others are permitted:

A. Primary Use

- (i) Agriculture and silviculture
- (ii) Greenhouse and/or Nursery Products (0162 and 0163) in which the area for retail sales of merchandise related directly to Greenhouse and/or Nursery Products does not exceed one-third of the total area of the greenhouse or nursery or 100 square metres, whichever is less. (**Added by bylaw 819**)

B. Associated Uses

- (i) Accessory
 - Buildings, structures or uses accessory to and located on the same site with the principal building or use.
- (ii) Outdoor Recreation Lodge provided that the lot size is a minimum of 3 hectares. ([Bylaw 959](#))
- (iii) Public utility and structures necessary for public service, excluding storage, repairs and manufacturing
- (iv) Home Occupations
- (v) Water reservoirs, wells, storage, purification and distribution systems
- (vi) Institutional
- (vii) Recreational
 - Sports fields, parks, golf courses, and other similar uses in which the recreational activity occurs primarily outdoors

(viii) Campgrounds **(Added Bylaw 887)**.

2. Regulations and Standards

A. Density

(i) Maximum density is one household per lot.

B. Front, Side, Rear Yards

(i) Minimum yard requirement is 7.62m (25 ft) from all property lines.

C. Number of Buildings

(i) Not more than one residential building is permitted on a lot.

D. Building Heights

(i) Maximum building height is 7.62m (25 ft) at any eaveline.

(ii) Maximum number of storeys in a building is two.

E. Structure Height (Other than buildings or fences)

(i) No structure shall exceed the height of 3.66m (12 ft) above the highest point of the highest building occupying the site.

F. Fence Height

(i) Maximum fence height is 3.05m (10 ft).

G. Minimum Lot Area **(Added by bylaw 494)**

(i) The minimum lot area is 2.0 ha (4.9 ac).

H. Minimum Lot Width **(Added by bylaw 494)**

(i) The minimum lot width shall be not less than one-third of the lot length.

PART 10 - GENERAL REGULATIONS[^]

10.1 Fence Restrictions[^]

1. Maximum height of a fence in a front yard is 1.83m (6 ft) unless otherwise stated in this bylaw.
2. There is no maximum fence height in an M-2 or M-3 zone.
3. The maximum height of a fence in rear yards is 2.44m (8 ft) when abutting walkways and/or greenbelts unless otherwise stated in this bylaw. **(Added Bylaw 887)**
4. Unless otherwise stated in this bylaw, the maximum height of a fence in side yards is 2.44m (8 ft) when abutting walkways and/or greenbelts for the portion of the fence that does not extend beyond the foremost portion of the principal building. **(Added Bylaw 887)**

10.2 Height Exemptions[^]

1. The height limitations of this bylaw do not apply to church spires or **flagpoles (Amended Bylaw 887)**.
2. Maximum height of a radio or television antenna is 15.24m (50 ft) from grade.

10.3 Off Street Parking and Loading [^]

(Added by bylaw 494)

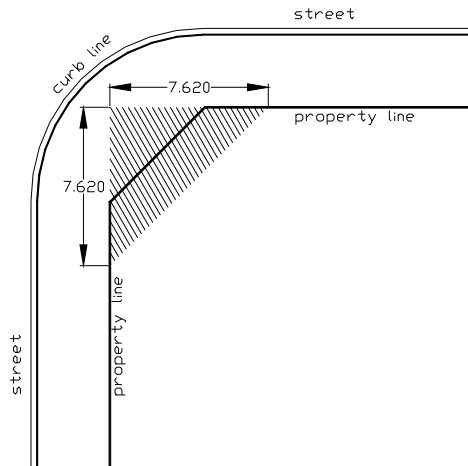
1. In residential zones, off street parking and storage of vehicles is not permitted in a front yard or side yard except on a driveway.
2. Vehicles and/or trailers with a gross vehicle weight of 5500 kg (12125 lb.) or more are not permitted to use parking spaces in residential zones except while engaged in loading, unloading or serving a use on the lot.
3. Off street parking and loading spaces shall be provided and designed in conformance with the District of Sparwood Off Street Parking and Loading Bylaw No. 495, 1988.

10.5 Yard Regulations[^]

1. No buildings or structures are permitted in a yard except projections over yards (as identified in the following subsections), fences, driveways, retaining walls, patios, flagpoles or free standing signs provided the signs conform to the requirements of the Sign Bylaw. **(Amended Bylaw 887)**
2. Except as provided in the following subsections, a person shall not allow any portion of the principal building on a site to project over or on a yard.
3. No projections, with the exception of eaves, are permitted into the required 3.05m (10 ft) side yard in laneless subdivisions.
4. In residential zones the portions of and attachments to the principal building which may project over or on a yard are:
 - A. **(Changed by bylaw 494)** A cornice, a balcony, a sill, a bay window, siding, a canopy or eaves which project over a yard a distance not exceeding one-half of the width of the smaller side yard required for the site;
 - B. An unenclosed verandah, porch, uncovered patio or terrace, eave or canopy or open balcony individually supported by a cantilever which projects not more than 1.22m (4 ft) over a front or rear yard;
 - C. A chimney which is not more than 2.44m (8 ft) wide may project 0.61m (2 ft) into a side yard if such projection will not reduce the yard to less than 0.91m (3 ft);
 - D. Unenclosed steps (with or without a landing) if they project over a front or rear yard a distance not exceeding 2.44m (8 ft);
 - E. Unenclosed steps (with or without a landing) if they project over a side yard a distance not exceeding one-half of the width of the smaller side yard required for the site;
 - F. The eaves of a private garage or other accessory building if such eaves are no closer than one-half of the width of the side yard provided.
5. In a C-1, C-2 or C-4 zone a canopy or extension over a rear yard is only permitted if:
 - A. **(Changed by bylaw 494)** The canopy or extension is at least 3.66m (12 ft) above the surface of the yard, over an exit or entrance intended to be used for loading or unloading of goods of materials used, produced or stored on the site;
 - B. The supports of the canopy or extension do not obstruct the use of the yard; and
 - C. No dwelling accommodation is provided on the site.
6. On a site in any zone, an exterior fire escape not more than 1.22m (4 ft) wide is permitted to project over or on a yard.
7. On a site in any zone, the eaves of a private garage or other accessory building if such eaves are no closer than one-half of the width of the side yard provided are permitted to project over or on a yard.

10.6 Requirement for Visibility at Intersections ^

In all zones except C-1 there shall be no obstruction to vision by buildings, structures, fences, landscaping, or finished lot grade at intersections between the heights of 0.91m (3 ft) and 3.05m (10 ft) above established grades of streets and within the area formed on a corner site by the two street property lines and straight line which intersects each of them 7.62m (25 ft) from the corner where they meet.



10.8 Flood Control Requirements ^

1. Notwithstanding any other provisions of this bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located:
 - A. Within 7.5m (24.6 ft) of the natural boundary of a lake;
 - B. Within 30m (98.43 ft) of the natural boundary of the Elk River or Michel Creek, nor within 15m (49.21 ft) of the natural boundary of any other watercourses or source of water supply, excluding wells;
 - C. With the underside of the floor system of any area used for habitation, business or storage of goods damageable by floodwaters or in the case of a mobile home or unit, the ground level on which it is located, lower than 0.6m (1.96 ft) above the 200 year flood level where it can be determined or if not, less than 3m (9.84 ft) above the natural boundary of the Elk River or Michel Creek, nor less than 1.5m (4.92 ft) above the natural boundary of any other watercourse or lake in the immediate flood hazard area.
2. If landfill is used to achieve the required elevations stated in subsection (1) (c) above, no portion of the landfill slope shall be closer than the distances stated in subsections (1) (A) and (1) (B) from the natural boundary and the face of the landfill slope shall be adequately protected against erosion from floodwaters.
 2. Provided that after consultation with the Deputy Minister of the Environment or his designate to ensure that adequate protection from flood or erosion hazard is provided, these requirements may be reduced.

10.9 Home Occupations ^

(Changed entirely by bylaw 494 & again by bylaw 679)

Home occupations are permitted in the following zones: RR-1; RR-1a; R-1; R-1a, RR-MH, R-MH; R-MP; R-2; R-3; A-1; S-RR provided that: (Amended Bylaw 887 & 959)

1. a Home Occupation shall be conducted only from and completely enclosed within, the dwelling unit or an approved accessory building;
2. a Home Occupation shall not involve internal or external structural alterations to the said dwelling unit or approved accessory building;
3. a Home Occupation shall be carried out only by residents of the dwelling unit and not more than two (2) persons resident in the dwelling unit shall be engaged in a home occupation on the premises;
4. a Home Occupation shall not involve any occupation that emits any offensive noise;
5. a Home Occupation shall not involve any external storage of materials, containers or finished products(s);
6. there shall be no external indication that the dwelling unit or accessory building is used for a purpose other than a residential use, except for a sign as permitted in accordance with Sign Bylaw and amendments thereto; **(Amended Bylaw 887)**
7. the storage of vehicles or equipment associated with a home occupation shall not be permitted on the property from which a Home Occupation is conducted;
8. a Home Occupation in the R-3 Zone shall not generate any pedestrian or vehicular traffic, with the exception of a property manager who operates a business managing the property or portions thereof in the same complex as they reside is permitted to have clients visit the dwelling unit provided those clients reside in the same complex or site as the property manager; and in all other zones, the volume of pedestrian or vehicular traffic must be kept below that which would be offensive to the residential zone in which the Home Occupation is located; **(Amended Bylaw 887)**
9. off street parking is provided in accordance with "Off Street Parking and Loading Bylaw No. 495, 1988", and amendments thereto;
10. in the case of rental/lease property, all applications for Home Occupations shall be approved by the landowner(s) prior to application being processed by District of Sparwood;
11. a Home Occupation in the R-3 Zone shall not involve retail sales of any goods, except by remote means using mail, telephone or electronic device; and in all other zones, a Home Occupation shall not involve retail sales of goods not produced on the premises, except for products incidental to the service provided or retail sales by remote means using mail, telephone or electronic device; **(Amended Bylaw 887)**
12. a Home Occupation shall not involve repairs or painting of vehicles, trailers, boats, snowmobiles, all terrain vehicles or motorbikes;
13. kennels shall not be permitted as a Home Occupation except in the A-1 Zone; **(Changed by bylaw 819)**

14. a Home Occupation shall not involve any occupation that presents a fire hazard by virtue of manufacturing process or material storage;
15. a Home Occupation shall not involve any occupation that discharges or emits odorous or noxious matters, vapours, gasses, smoke, dust, heat, glare, radiation, litter or recurrently generated vibrations;
16. a Home Occupation shall not involve any occupation that interferes with electronic equipment or which creates electrical interference to neighbouring property;
17. a Home Occupation in a R-MP or **R-3** Zone shall not be permitted to operate a Day Care Centre. **(Amended By Bylaw 887)**
18. Bed and Breakfast use is permitted as a Home Occupation. ([Bylaw 959](#))
19. a Home Occupation in a RR-1a Zone does not include any business that would permit the coming and going of customers or clients to the home. ([Bylaw 1023](#))

10.10 Metric Measurements[^]

1. The measurements in this bylaw are in metric and all English measurements are approximations included for convenience only.

10.11 Storage Containers[^] ([Bylaw 1013](#))

1. Storage Containers are permitted in all Industrial, Institutional, Recreation and Open Space Zones, Public Utility and Agricultural Zones.
2. Storage Containers are not permitted in any Residential, Commercial Zone; except during the term of a Building Permit and provided they are removed within two weeks of the expiration or termination of the permit.

PART 11 - ADMINISTRATIVE PROCEDURES[^]

11.1 Administration and Enforcement[^]

1. Application

- A. The provisions of this bylaw apply to the whole of the area within the boundaries of the District of Sparwood and to all buildings and structures thereon.
- B. Pursuant to the provisions contained in the Supplementary Letters Patent dated July 16, 1981, the Regional District of East Kootenay Zoning Bylaws and Amendments thereto shall be deemed to be repealed within those areas incorporated within the municipality by Supplementary Letters Patent dated July 16, 1981.

2. Permitted Uses

No land, the surface of water, buildings or structures in any zone shall be used by the owner, occupier or other person for any use except one specifically permitted for the zone in which it is located as set out in Parts 3 to 9, inclusive of this bylaw.

3. Siting, Size and Shape of Buildings and Structures

No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier or any other person so that it contravenes the requirements for the zone in which it is located as set out in Parts 3 to 9, inclusive of this bylaw and as shown on the Official Zoning Map.

4. Off Street Parking and Loading *(Changed by bylaw 494)*

No land, the surface of water, building or structure shall be used by the owner, occupier or any other person for any use unless the off street parking and loading requirements for that use have been provided in accordance with the provisions of the Off Street Parking and Loading Bylaw No. 495, 1988.

5. Permitted Number of Buildings

No site shall have constructed or placed upon it by the owner, occupier or any other person more buildings or structures of any kind than that permitted for the zone in which it is located as specified in this bylaw.

6. Use of Land

No owner, occupier or other person shall use any land, water, building or structure contrary to the provisions of this bylaw.

7. Enforcement

The District of Sparwood Administrator is authorized to administer and enforce this bylaw.
(Amended Bylaw 887)

8. Inspection

The District of Sparwood Administrator is authorized to enter, at all reasonable times, on any property subject to this bylaw to ascertain whether the bylaw is being observed.
(Amended Bylaw 887)

11.2 Violations and Penalties[^]

1. A person who violates or who causes or allows to be violated any of the provisions of this bylaw is guilty of an offence against this bylaw; and each day of which such violation occurs or is caused or allowed to continue, a separate offence is deemed to occur.
2. A person guilty of an offence against this bylaw is liable on summary conviction to a penalty not exceeding Two Thousand Dollars (\$2,000.00) for each offence.
3. Nothing contained in this bylaw relieves the owner, contractor, developer or builder from responsibility to seek out and comply with any other legislation applicable to his undertaking.

11.9 Severability[^]

If any section, subsection, clause, subclause or phrase of this bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severable from the remaining parts of this bylaw.

11.10 Repeals [^]

(changed by bylaw 494)

The following bylaws of the District of Sparwood are hereby repealed:

- 1.A Bylaw 226 - The original bylaw which was not enacted following a Public Hearing in which all of the District residents were not notified of the proposed Hearing.
- 1.B Bylaw 250 - Zoning Bylaw No. 226 Amendment Bylaw No. 250, 1980.
2. Bylaw 280 - The Zoning of Valley View Subdivision into RR-1 and RR-3 Zones.
3. Bylaw 283 - The rezoning of Phases 2A and 2B of the new lots along Douglas Fir Road and the Phase 1 of the proposed Charles Michael Development.
4. Bylaw 290 - The zoning of White Spruce Crescent and Wildwood subdivisions.
5. Bylaw 298 - New permitted uses in C-3 Neighbourhood Commercial, addition to new extraction industrial zones plus repeal of R.D.E.K. zoning and Spardel Trailer Court Rezoning.
6. Bylaw 56 - District of Sparwood Zoning Bylaw No. 56, 1970.
7. Bylaw 171 - Zoning Bylaw Amendment Bylaw No. 171, 1976.
8. Bylaw 187 - Zoning Bylaw Amendment No. 2, Bylaw No. 187, 1977.
9. Bylaw 192 - Zoning Bylaw No. 56 - Third Amendment Bylaw No. 192, 1977.
10. Bylaw 196 - Zoning Bylaw No. 56 - Amendment No. 4 Bylaw No. 196, 1977.

11.11 CITATION [^]

This Bylaw may be cited as “**Zoning Bylaw No. 264, 1981.**” *(Added Bylaw 887)*

SCHEDULES ^

The following Schedules are attached:

[Schedule A – District of Sparwood Zoning Map](#)

[Schedule B – District of Sparwood Zoning Map](#)

[Schedule C – District of Sparwood Zoning Map](#)