



Schedule "A"

Zoning Bylaw No. 847, 2021

Notes

Notes:

Zoning Bylaw No. 847, 2021 was adopted by the Village of Valemount Council on August 24, 2021 and became effective on that date.

Bylaws for Amendments:

Table of Contents

1	ADMINISTRATION.....	8
1.1	ADMINISTRATION	8
1.2	PENALTY FOR VIOLATION OF BYLAW	8
1.3	GENERAL COMPLIANCE.....	9
1.4	GENERAL PROHIBITIONS	9
1.5	PERMITTED AND PROHIBITED USES	9
1.6	DENSITY REGULATIONS.....	10
1.7	FENCING & SCREENING.....	10
1.8	SETBACKS, SITING, AND LOCATION OF USES, BUILDINGS AND OTHER STRUCTURES	12
1.9	DIMENSIONSOFUSES, BUILDINGS AND OTHERSTRUCTURES	15
1.10	MINIMUM DWELLING UNIT FLOOR AREA.....	15
1.11	SUBDIVISION OF LOTS.....	15
1.12	MINIMUM FRONTAGE (LOT WIDTH) ON CUL-DE-SAC LOTS	16
2	USE REGULATIONS.....	17
2.1	TEMPORARY USE PERMITS	17
2.2	HOME BASED BUSINESSES	17
2.3	HOME-BASED BUSINESS 1 - MINOR.....	17
2.4	HOME-BASED BUSINESS 2 – MAJOR	19
2.5	ACCESSORY DWELLING UNITS (ADU)	21
2.6	DETACHED ACCESSORY DWELLING UNITS	21
2.7	ATTACHED ACCESSORY DWELLING UNITS	22
2.8	SHORT-TERM VACATION RENTALS.....	23
2.9	CANNABIS RETAIL STORES	24
2.10	SHIPPING CONTAINERS.....	25
2.11	ACCESSORY USE, BUILDINGS & STRUCTURES	26
2.12	MODULAR AND MOBILE DWELLINGS	27
2.13	SERVICE STATIONS	27
3	PARKING	28
3.1	APPLICATION OF REGULATIONS	28
3.2	EXEMPTIONS.....	28
3.3	NUMBER OF PARKING SPACES.....	28
3.4	PARKING SPACES - LOCATION AND SITING	29
3.5	LOADING SPACES - LOCATION AND SITING.....	30
3.6	USE OF PARKING FACILITIES.....	30
3.7	ACCESSIBLE PARKING SPACES	30
3.8	PARKING AREAS - DESIGN STANDARDS	31
3.9	INGRESS AND EGRESS	32

3.10	DRIVEWAY REQUIREMENTS.....	32
3.11	VOLUNTARY ESTABLISHMENT OF PARKING AREAS	33
3.12	MUNICIPAL PARKING RESERVE FUND	33
3.13	PARKING SPACE REQUIREMENTS.....	34
3.14	LOADING SPACES – DESIGN STANDARDS.....	35
4	FLOOD MITIGATION.....	37
5	ZONES	40
5.1	ESTABLISHMENT OF ZONES	40
5.2	ENV – ENVIRONMENTAL	42
5.3	RR1 – RURAL RESIDENTIAL.....	44
5.4	R1 – RESIDENTIAL – LARGE LOT	47
5.5	R2 – RESIDENTIAL – SINGLE & TWO-UNIT.....	50
5.6	R3 – RESIDENTIAL – MULTI-UNIT	54
5.7	MHP – RESIDENTIAL – HOME PARK	57
5.8	C1 - VILLAGE CENTRE MIXED USE	59
5.9	C2 – VILLAGE CENTRE FRINGE MIXED USE	63
5.10	C3 – MAIN STREET (RAILTOWN) MIXED USE.....	67
5.11	C4 – HIGHWAY & TOURIST COMMERCIAL	70
5.12	C5 – NEIGHBOURHOOD MIXED-USE	74
5.13	M1 – LIGHT INDUSTRIAL	77
5.14	P1 – PARKS & RECREATION	80
5.15	P2 – PUBLIC & INSTITUTIONAL.....	81
5.16	CD1 – COMPREHENSIVE DEVELOPMENT ZONE	83
6	DEFINITIONS.....	93
7	ZONING MAP.....	110

List of Tables

Table 1: Home Based Business 2 Floor Area Calculation Example	20
Table 2: Home-Based Business Major Conditions of Use	20
Table 3: Accessory Buildings Per Parcel	26
Table 4: Accessible Parking Space Requirements	30
Table 5: Off-Street Parking Requirements.....	34
Table 6: Loading Space Requirements	36

Table of Figures

Figure 1: Visibility Corner Triangle	13
Figure 2: Permitted Projections into Setbacks.....	14
Figure 3: Accessory Dwelling Unit Types	21

ZONING BYLAW GUIDE



Welcome to the Village's Zoning Bylaw. Please use this guide to help you understand the different parts of the Bylaw.

Where do I begin?

What does a Zoning Bylaw do?

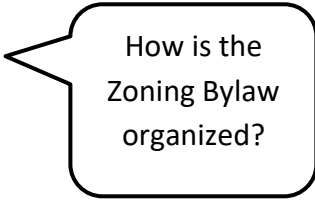
The Zoning Bylaw establishes rules (laws) for the use of land and buildings in the Village – such as what you can do (uses), setbacks for buildings, and size and height limits.



You must comply with all Village plans and bylaws. For example, you need to comply with the Village's Official Community Plan (OCP) policies and Development Permit Area guidelines.

Are there any other documents I should know about?

This Zoning Bylaw guide is intended for information and clarity purposes only and is not a section of the Village of Valemount Zoning Bylaw.



This Bylaw is organized into seven (7) parts with related information as follows:

PART	DESCRIPTION
Part 1	Administration
Part 2	Use Regulations
Part 3	Parking and Loading
Part 4	Flood Mitigation
Part 6	Establishment of Zones
Part 7	Definitions



Welcome to the
Admin section!

*Not as boring as
you think!*

Part 1

Administration

1 Administration

1.1 ADMINISTRATION

- 1.1.1 This Bylaw may be cited as “Zoning Bylaw No. 847, 2021”.
- 1.1.2 This Bylaw is applicable to all land, **Buildings**, and other **Structures** including the surface of water within the boundaries of the Village of Valemount.
- 1.1.3 The Chief Administrative Officer, Building Inspector, the Bylaw Enforcement Officer, and any other person appointed by Council are hereby authorized to administer this Bylaw and are authorized to enter, at any reasonable hour all days of the week, upon any land, **Building** or **Structure** for the purpose of administering this Bylaw.
- 1.1.4 All dimensions and other measurements in this Bylaw are expressed in the metric system.
- 1.1.5 If any part, section, subsection, clause, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder of the Bylaw.

1.2 PENALTY FOR VIOLATION OF BYLAW

- 1.2.1 Any person who violates any of the provisions of this Bylaw or prevents, obstructs, or attempts to prevent or obstruct the authorized entry of the Building Inspector, the Bylaw Enforcement Officer, the Chief Administrative Officer, or any official authorized to administer this Bylaw, must be deemed to have violated the provisions of this Bylaw.
- 1.2.2 Every person who violates a provision of this Bylaw, or who consents, allows, or permits an action to be done in violation of this Bylaw, or who neglects or refrains from doing anything required by a provision of this Bylaw:
 - (i) Shall be liable to any conditions set out in the Village of Valemount Bylaw Notice Enforcement and Dispute Adjudication System Bylaw; or
 - (ii) Shall be liable, upon summary conviction, to the penalties provided under the Offence Act.
- 1.2.3 Each day that an offence against this bylaw continues may be deemed a separate and

distinct offence.

- 1.2.4 If any provision of this bylaw is held to be invalid, the invalid portion shall be severed from the bylaw and that invalidity shall not affect the remainder of the bylaw.

1.3 GENERAL COMPLIANCE

- 1.3.1 No person will use, occupy, or permit any person to use or occupy any land, Building, or Structure in contravention of this Bylaw.
- 1.3.2 Nothing contained in this Bylaw will relieve any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this Bylaw.
- 1.3.3 Every use of land, Building or Structure permitted in each Zone must conform to all the regulations of the applicable Zone and all other regulations in this Bylaw.

1.4 GENERAL PROHIBITIONS

- 1.4.1 All development shall comply with the British Columbia Building Code and thereby shall obtain all required permits.
- 1.4.2 Any land, Building, or Structure must not be constructed, altered, located, used or left with no use, except in conformity with this Bylaw.
- 1.4.3 No Building or Structure may be placed, constructed or sunk into, erected, moved, sited, altered or enlarged:
- (i) Except in conformity with this Bylaw; or
 - (ii) so as to cause any existing Building or Structure on the same Parcel to violate the provisions of this Bylaw.
- 1.4.4 No subdivision may be approved:
- (i) Except in conformity with this Bylaw; or
 - (ii) So as to cause any existing Building or Structure on the same Lot to violate the provisions of this Bylaw.
- 1.4.5 The use of a tent, trailer, motor home or other recreational vehicle as a permanent residence is prohibited in all zones.

1.5 PERMITTED AND PROHIBITED USES

- 1.5.1 No land, Building, or Structure may be used for any Use other than those specifically listed under the headings “Principal Uses”, “Accessory Uses” or “Conditional Uses” in the Zone in which the land, Building, or Structure is located, and no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than uses specifically permitted in that Zone.

- 1.5.2 A use listed under “**Accessory Uses**” is only permitted if a use listed under the “**Principal Uses**” is lawfully established and ongoing in accordance with the general regulations applicable to the use, as identified in this Bylaw.
- 1.5.3 Where a Zone includes a “Minimum **Parcel Area**”, “Minimum **Parcel Frontage**”, “Minimum **Parcel Width**”, “Minimum **Front, Rear or Side Setback**”, then a **Parcel** that does not satisfy all minimum requirements for the regulated use may not be used for that use, unless the **Parcel** was created prior to the adoption of this Bylaw and no other permitted use is available for the **Parcel**.
- 1.5.4 A **use** not specifically permitted in a **Zone** is prohibited from that **Zone** unless otherwise permitted in a Temporary Use Permit.
- 1.5.5 Notwithstanding the other regulations of this section, the following uses are permitted in all Zones:
- (i) Parks, playgrounds, public recreation facilities, and open space conservation areas;
 - (ii) Public service uses;
 - (iii) Community garden; and
 - (iv) Roads, lanes and pathways.
- 1.5.6 Additional provisions regarding permitted and prohibited uses are found in **Part 6: Definitions** of this Bylaw.

1.6 DENSITY REGULATIONS

- 1.6.1 Where a **Zone** includes a regulation entitled “Maximum **Floor Area Ratio**”, the gross floor area of all **Buildings**, including **Accessory Buildings**, on the **Parcel** divided by the total area of the **Parcel** must not exceed the ratio identified for the **Zone** in which the Lot is located.
- 1.6.2 Where a **Zone** includes a maximum density regulation, no subdivision or development will be approved if the calculated density is greater than the value specified.
- 1.6.3 Where a **Zone** includes a minimum area regulation, no subdivision or development will be approved if the area of any lot is less than the value specified.
- 1.6.4 For certainty, where more than one of the above density regulations apply to any particular **Parcel**, the most restrictive governs but all remain applicable.

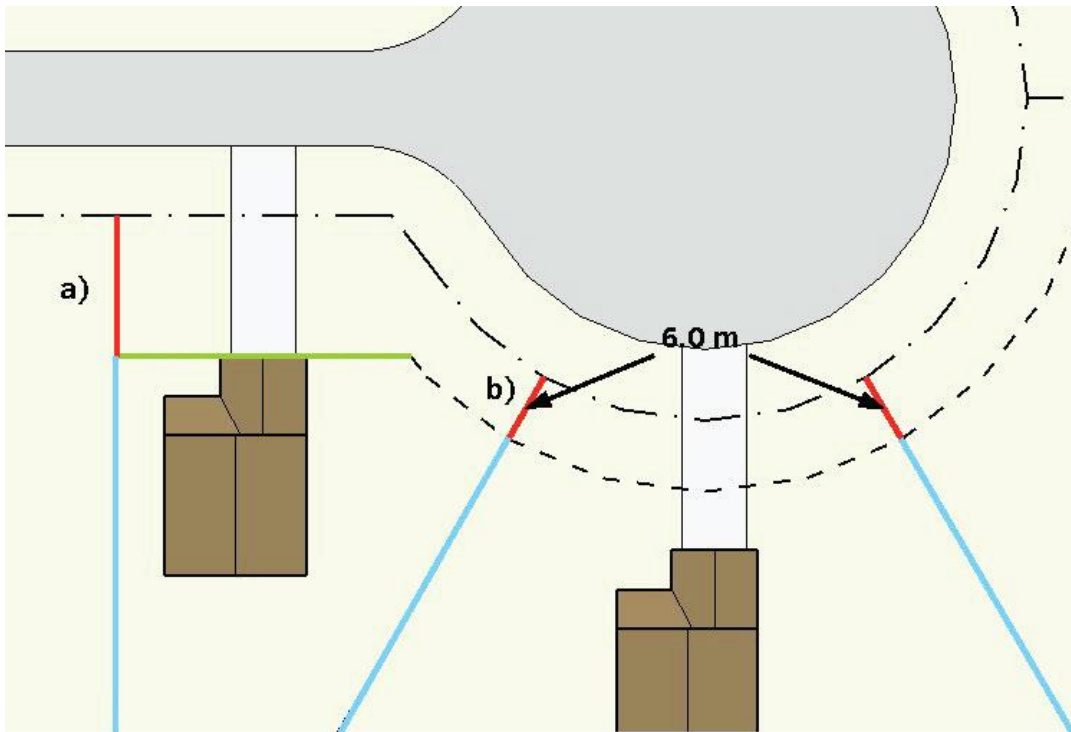
1.7 FENCING & SCREENING

- 1.7.1 Fencing and screening shall be restricted as follows:

Zone	Maximum Height from ground level of	Maximum Height from ground level of
------	-------------------------------------	-------------------------------------

	Screening or Fencing in the Front Yard	Screening or Fencing in a Side Yard or Rear Yard
ENV	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
RR1	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
R1, R2	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
R3	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
MHP	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
C1, C2	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
C3	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
C4	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
C5	0.9 m (3.0 ft.)	1.8 m (6.0 ft.)
M1	1.8 m (6.0 ft.)	2.4 m (8.0 ft.)
P1, P2	1.8 m (6.0 ft.)	1.8 m (6.0 ft.)

- 1.7.2 No screening or fencing shall be higher than 0.9 m (3.0 ft.) from ground level in a required side yard where adjacent to a highway right-of-way other than a **lane**; and
- 1.7.3 Where a **rear parcel line** of a **parcel** abuts the **front parcel line** or **side parcel line** of an adjoining **parcel**, screening or fencing along the **rear parcel line** shall be no higher than that permitted on the **front parcel line** or **side parcel line**.
- 1.7.4 **Fences** shall be attractive in appearance, be compatible with the surrounding neighbourhood, and not consist of railroad ties.
- 1.7.5 The height of a **Fence** or hedge shall be determined by the measurement from the ground level at the **Grade** level within 1 m of both sides of such **Fence** or hedge.
- 1.7.6 The portion of the retaining wall which projects above the surface of the ground which it supports shall be considered as a **Fence** and subject to the regulations of this sub-section.
- 1.7.7 In cases where a retaining wall has been constructed along a **Parcel Line**, the height of a **Fence** or hedge shall be determined by measurement from the surface of the ground which the retaining wall supports at the average **Grade** level within 1 m of such retaining wall.
- 1.7.8 For **Fences** on properties whose **Front Parcel Line** forms part of a cul-de-sac or expanded elbow, the following diagram and policies apply.
- 1.7.9 All outside commercial storage, including the storage of garbage, shall be completely contained within a **Landscape Screen** of not less than 2 m in height and garbage storage areas shall be bear proofed.



- Front Building Line
- Max. 1.1 m high fence
- Fence Up to 1.8 m high

- a) Where a side property line intersects a straight road, fences taller than 1.1 metre must be set back 6.0 metres from the property line
- b) Where a side property line intersects the curve of the cul-de-sac or expanded elbow, fences taller than 1.1 metre must be set back 6.0 metres from the cul-de-sac property line.

1.8 SETBACKS, SITING, AND LOCATION OF USES, BUILDINGS AND OTHER STRUCTURES

1.8.1 Where a Zone includes a regulation entitled “Minimum **Setbacks**”, no **Building** or **Structure** may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the Lot line than the distance specified for the **Zone** in which the **Building** or **Structure** is located, and for certainty:

- (i) **Setbacks** may vary according to any combination of use, **Building**, **Structure** or location within a **Zone** or adjacent **Zone** or by **Parcel** dimensions, or to specific **Highway** or **Public Street**, and the provisions of this Bylaw must be interpreted accordingly;
- (ii) Any portion of a **Building** or **Structure** located below grade is subject to all **Setbacks** for the **Zone** in which the **Building** or **Structure** is located.

1.8.2 In addition to minimum **Setback** requirements of other parts of this Bylaw:

- (i) In any Zone other than the C1 or C2 Zones, no **Fence**, wall, **Structure**, **Parking Space** or **Loading Area** or outside storage area shall be erected to a height greater than 1.1 m and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the projected intersecting **Parcel Lines** at a street or **Lane** corner and a line joining points along **Side Parcel Lines** 6.0 m from their point of intersection, as illustrated in **Figure 1: Visibility Corner Triangle**. In any **Zone** fronting an Arterial Highway, vision clearance at intersections shall be governed by the Transportation Act Regulations.

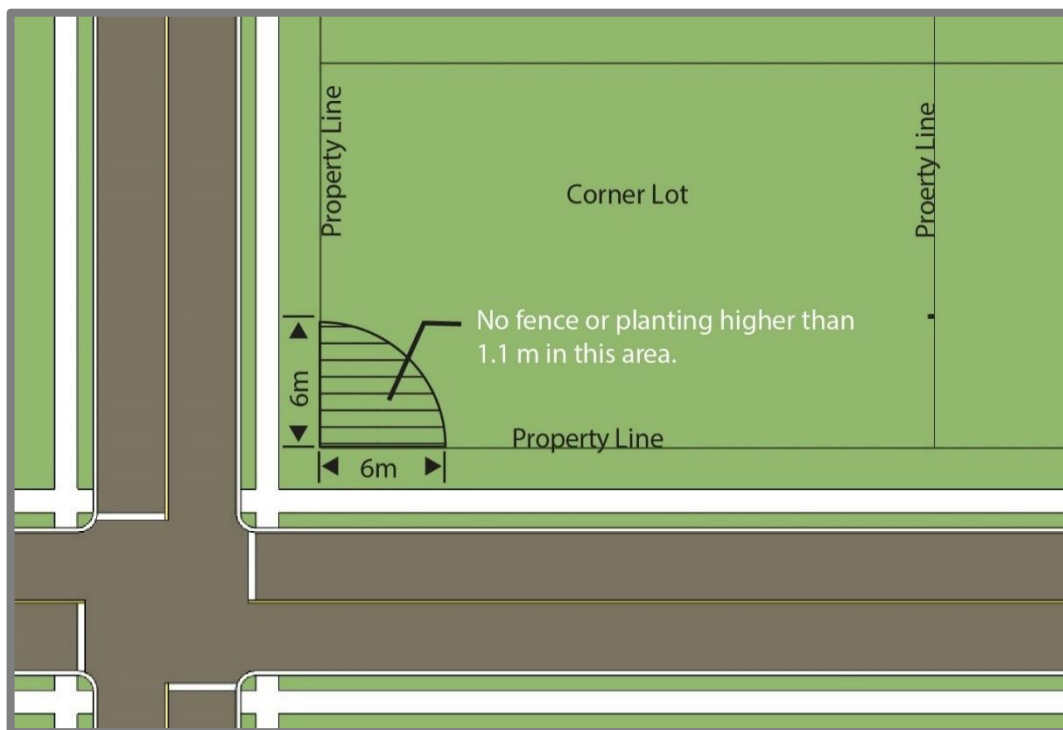


Figure 1: Visibility Corner Triangle

1.8.3 Notwithstanding Subsection 1.8.1 and 1.8.2, the following projections into the **Setback** are permitted despite minimum **Setback** requirements:

- (i) Signs.
- (ii) Fences.
- (iii) The Interior Side **Setback** requirements of this Bylaw do not apply where there is a party wall shared by two or more Dwelling Units.
- (iv) Any **Accessory Building** or **Structure** on a **Parcel** having an area of less than 10 m² (107.6 ft²) is exempt from the **Interior Side and Rear Setback** requirements
- (v) Roof overhangs/gutters, bay windows, sills, cornices and eaves provided they are not closer than 1.0 metre (3.28 ft.) from any **Parcel Line**.

- (vi) Uncovered steps or wheelchair ramps are permitted to project into the Setback provided they are not closer than 1.0 metre (3.28 ft.) from any **Side Parcel Line**.
- (vii) Balconies, patios, awnings are permitted to project into the Setback provided they are not closer than 2.0 metres (6.56 ft.) from any **Parcel Line**.
- (viii) Arbors, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1.0 metre (3.28 ft.) from any **Parcel Line**.
- (ix) Uncovered residential decks are permitted to project into the **Front Setback** to a maximum projection of 2.0 metres (6.56 ft.).
- (x) On parcels fronting Arterial Highways, in accordance with the Transportation Act regulations, no building shall, without the consent of the Minister, be placed within a distance of 4.5 metres (14.76 ft.) from the property line fronting on any Arterial Highway within a Municipality. On any access to the property, the distance is reduced to 3 metres (9.84 ft.).

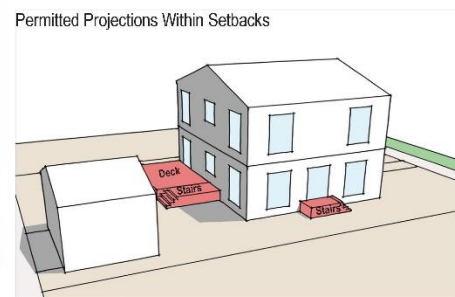
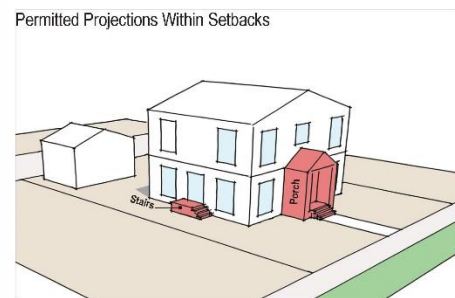
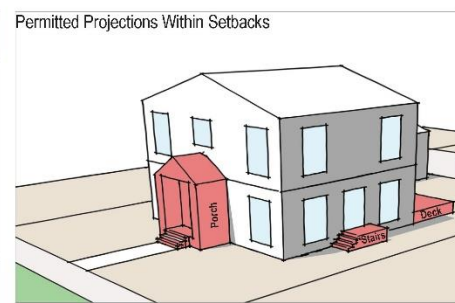
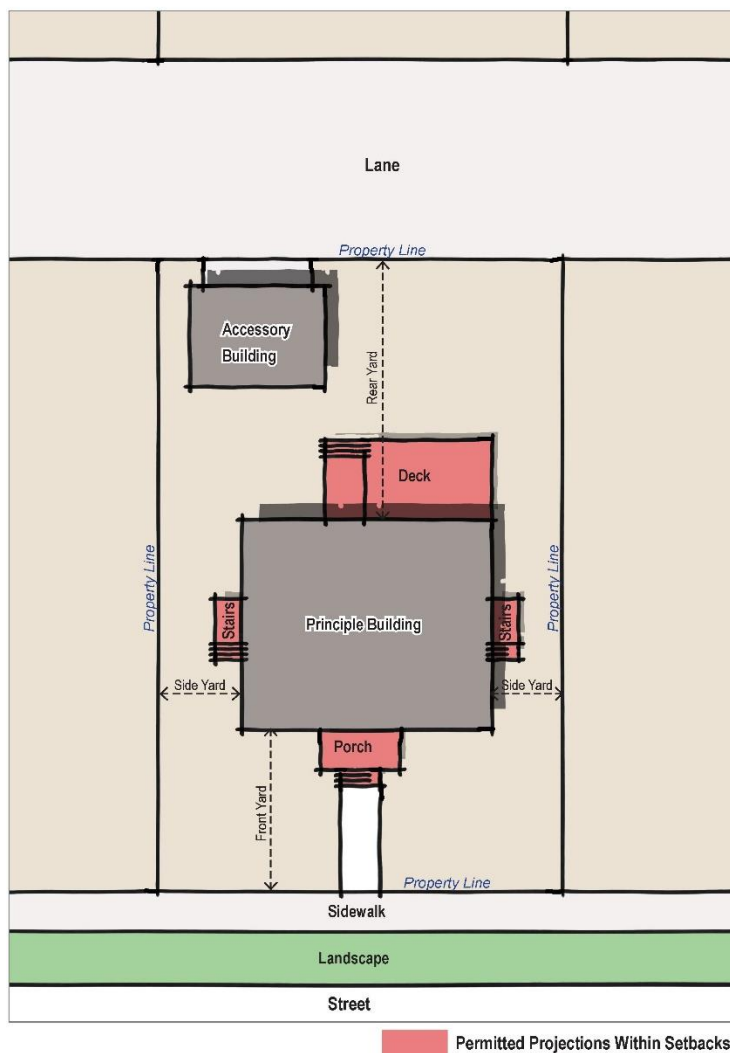


Figure 2: Permitted Projections into Setbacks

1.9 DIMENSIONS OF USES, BUILDINGS AND OTHER STRUCTURES

- 1.9.1 A maximum of one (1) **Principal Building** may be sited on one **Parcel**, except as otherwise expressly specified in a definition or **Zone**.
- 1.9.2 Where a **Zone** includes a regulation entitled “Maximum **Site Coverage**” the total area of the **Parcel** covered by all **Buildings** and **Structures** on the **Parcel** must not exceed the percentage specified for the **Parcel**.
- 1.9.3 Where a **Zone** includes a regulation entitled “Maximum Number” in relation to a **Building** or **Structure**, no **Parcel** may contain more **Buildings** and **Structures**, combined, than the number specified for the **Zone** in which the **Parcel** is located.
- 1.9.4 Where a **Zone** includes a regulation entitled “Maximum **Height**”, no **Building** or **Structure** may be placed, constructed, sunk into, erected on, moved, sited, altered or enlarged in a manner that exceeds the height specified for the **Zone** in which the **Building** or **Structure** is located.
- 1.9.5 Maximum **Building Height** in a **Zone** may vary according to the use of the **Building** or **Structure**, as specified in the **Zone**.
- 1.9.6 Notwithstanding Subsection 1.9.5, the following **Structures** are not subject to Maximum **Building Height** requirements:
- (i) Television or radio antennas, or cellular towers;
 - (ii) Chimneys, towers, spires, steeples, silo, flag or lighting pole, flood light, fire alarm tower, public monument, rooftop HVAC machines and equipment, or other non-occupied architectural features occupying less than 3% of the **Parcel** area.

1.10 MINIMUM DWELLING UNIT FLOOR AREA

- 1.10.1 No principal dwelling unit, inclusive of either a **Single-Detached Dwelling** or a single unit of a **Two-Unit Dwelling**, shall be constructed which has a **floor area** less than 55m² (592 ft²) excluding interior garage areas.

<i>Minimum Dwelling Unit Floor Area</i>		
(a)	Single Detached Dwelling Unit	55m ² (592 ft ²)
(b)	One unit of a Two-Unit Dwelling	55m ² (592 ft ²)

1.11 SUBDIVISION OF LOTS

- 1.11.1 Where a **Zone** includes a regulation entitled “Minimum **Parcel Area**”, no **Parcel** may be created by subdivision that has an area less than the figure specified for the **Zone** in which the **Parcel** is located.

1.11.2 Minimum **Parcel Area** in a **Zone** may vary according to the use of the **Building** or **Structure**, as specified in the **Zone**.

1.11.3 Notwithstanding Subsection 1.11.1, Minimum **Parcel Area** provisions of this Bylaw do not apply when the **Parcel** is used for an uninhabited **Building** necessary for the operation of:

- (i) a public utility including, community water system, sewer system or gas distribution system;
- (ii) a cell, radio, television or broadcasting antenna;
- (iii) a telecommunication relay station;
- (iv) a navigational aid;
- (v) an electrical substation or emergency power generating station; or
- (vi) a park or playground.

1.11.4 Where a **Zone** includes a regulation entitled “Minimum **Lot Frontage**”, no **Parcel** may be created by subdivision that has a frontage less than the number specified in the **Zone**.

1.11.5 Minimum **Lot Frontage** in a **Zone** may vary according to the use of the **Building** or **Structure**, as specified in the **Zone**.

1.12 MINIMUM FRONTAGE (LOT WIDTH) ON CUL-DE-SAC LOTS

1.12.1 Despite the minimum **frontage** (parcel width) requirements stated in this Bylaw, all parcels located on curves or cul-de-sacs shall have a minimum **frontage** of 6m (19.68 ft.).



Welcome to Part 2 –
Use Regulations.

What's the Use?

Part 2 Use Regulations

2 Use Regulations

2.1 TEMPORARY USE PERMITS

- 2.1.1 Temporary Use Permits will adhere to the following general conditions:
- 2.1.2 Uses must be clearly temporary or seasonal in nature;
- 2.1.3 Permit holders must undertake appropriate remedial measures to mitigate any damage to the natural environment as a result of the temporary use and must remove all structures, goods and materials associated with the temporary use upon expiration of the permit.
- 2.1.4 Applications for Temporary Use Permits will be considered in all zones.

2.2 HOME BASED BUSINESSES

Home Based Business use within the Village is divided into the following two categories –

- (i) Home Based Business – 1 Minor
- (ii) Home Based Business – 2 Major

2.3 HOME-BASED BUSINESS 1 - MINOR

- 2.3.1 A Home-Based Business 1 – Minor means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident(s) of the dwelling unit, where such occupation or profession is accessory in nature to the residential use of the dwelling unit and subject to the following regulations.

Summary of Home Based Business – 1 Minor Regulations	
Short Definition	Small home business/office
Zones where it is allowed	All residential and mixed-use zones
Character	Must not change character of dwelling unit
Indoor Floor Area Maximum	Must not exceed 25% of floor area of principal dwelling
Outdoor Storage	Must be screened

Maximum Non-Resident Employees	1
Client Visitation	Less than 5 per day on average over the course of a month
Deliveries	not involve frequent or regular delivery of materials by a commercial vehicle (e.g. more than 5 per week);
Minimum Parcel Size	None
Allowed in an Accessory Building	Yes (subject to limits on area)
Allowed in Accessory Dwelling Unit	Yes (owner permission required on business license)
Signage	not give any exterior indication of its existence except by one (1) non-illuminated / non-electronic sign not exceeding 0.56m ² (6 ft ²) in total area shall be permitted;

2.3.2 Home-Based Businesses shall obtain the appropriate Business License from the Village.

2.3.3 A Home Based Business 1 – Minor use, where permitted in a Zone of this Bylaw, shall:

- (a) be enclosed either within the **Principal Building or Structure**, or within an **Accessory Building**, or both;
- (b) Outdoor storage or display of goods or materials must be screened or enclosed within a building or structure.
- (c) Signage is subject to the **other Village bylaws**;
- (d) Inspections are not required unless by Local, Provincial or Federal Laws and Regulations;
- (e) No more than five (5) client visits per day on average over the course of a month;
- (f) not discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise, radiation, or ground vibrations; and
- (g) not result in traffic congestion, electrical interference, fire hazard or other hazards.

2.3.4 The maximum number of non-resident employees shall be one (1).

2.3.5 The maximum **floor area** of **Buildings** and **Structures** in which the Home Based Business 1 – Minor must be contained shall not exceed 25% of the primary dwelling unit.

2.4 HOME-BASED BUSINESS 2 – MAJOR

- 2.4.1 A Home-Based Business 2 – Major means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident of the dwelling unit, where such occupation or profession is complementary to the residential use of the dwelling unit and subject to the following regulations.

Summary of Home Based Business – 2 Major Regulations	
Short Definition	Moderately sized home business or shop with employees or customers
Zones where it is allowed	As identified in the Zones
Character	Must not change character of dwelling unit
Indoor Floor Area Maximum	Must not exceed 40% of floor area of principal dwelling
Outdoor Storage	must be screened.
Maximum Non-Resident Employees	3 non-resident employees
Client Visitation	Allowed
Minimum Parcel Size	Minimum parcel size for some types of home businesses (See Table 3)
Allowed in an Accessory Building	Yes (subject to limits on area)
Allowed in Accessory Dwelling Unit	No

- 2.4.2 A Home-Based Business 2 – Major use, where permitted in a **Zone** of this Bylaw, shall be in compliance with the following:

- (i) The business shall not interfere with the enjoyment or use of neighbouring properties;
- (ii) The business shall be complementary in nature to the Principal Use of the property as indicated by its Zoning designation;
- (iii) The business shall not discharge or emit noxious or toxic matter or vapours, heat, glare, noise, radiation, or ground vibrations such that they interfere with the use of neighbouring properties;
- (iv) Business activity shall be performed by person(s) residing in the dwelling. A maximum of three (3) non-resident employees may work at the residence.
- (v) The maximum indoor **floor area** of **Buildings** and **Structures** used for the purpose of the Home-Based Business2 – Major shall be 40% of the total floor area used for the

principal residential use on the parcel. See *Table 1 below*.

Table 1: Home Based Business 2 Floor Area Calculation Example

Example Floor Area Calculation Table	
Use	Total Area
A Principal Residential Use	(A) 1,000 ft² of residential floor area in house
B Accessory Use – HBB –Major	200 ft ² of shop space + 200 ft ² used for HBB in house = (B) 400 ft² total HBB – Major space
(B) Must be 40% or less of (A)	

- (vi) Clients are permitted on site on a daily basis;
- (vii) Outdoor **storage yard** or display of goods or materials must be screened or enclosed within a building or structure.
- (viii) The use shall not result in electrical interference, fire hazard or other hazards;
- (ix) A Fire Inspection is required to be completed prior to issuance of a Business License. All other inspections are required by Local, Provincial or Federal Laws and Regulations as applicable.
- (x) Signage is subject to other Village bylaws;
- (xi) One on-site **parking space** must be provided and the owner shall ensure sufficient parking is available off-street to meet the combined demand of residents, employees, customers and deliveries; and
- (xii) The business may operate between the hours of 7:00AM and 9:00PM.

2.4.3 Home Occupation 2 – Major may include the following uses where the required condition(s) outlined in the Table 3 are met:

Table 2: Home-Based Business Major Conditions of Use

Use	Conditions of Use
Personal Services (hair stylist, registered massage therapy, aesthetician, music lessons, etc.)	<ul style="list-style-type: none"> No additional conditions Must obtain all required provincial approvals.
Business Services (accountant, financial services, business consultant, etc.)	<ul style="list-style-type: none"> No additional conditions Must obtain all required provincial approvals.

2.5 ACCESSORY DWELLING UNITS (ADU)



Figure 3: Accessory Dwelling Unit Types

Purpose: **Accessory dwelling units** (ADUs) are encouraged in Valemount to assist with creating a variety of housing types for the Village's existing and future residents. ADUs are an affordable housing form that encourages infill and redevelopment on existing lots as well as promoting tourism and additional short-term overnight accommodations through local business.

2.6 DETACHED ACCESSORY DWELLING UNITS

2.6.1 The following regulations apply to Detached Accessory Dwelling Units where permitted as a use in the Bylaw:

- (i) The maximum **floor area** of a **Detached Accessory Dwelling Units** shall not exceed the

lesser of 100.0 m² (1076 ft²) or 60% of the principal dwelling floor area.

- (ii) When a **Detached Accessory Dwelling Units** is located on a second storey of an **Accessory Building** the maximum **building height** shall be 6.0 m (19.68 ft.) and shall not exceed the height of the **principal building**.
- (iii) The minimum separation between a principal **Dwelling Unit** and a **Detached Accessory Dwelling Units** shall be 3.0 metres.
- (iv) All **Detached Accessory Dwelling Units** shall be connected to the municipal sanitary sewer and water distribution system.
- (v) A maximum of one (1) **Accessory Dwelling Unit** is permitted per legal parcel, either a **Detached Accessory Dwelling Units** or an **Attached Accessory Dwelling Unit**.
- (vi) Fire Inspections and all required Building Permits shall be obtained prior to occupancy.
- (vii) One (1) additional off-street parking space per **Detached Accessory Dwelling Units** is required in addition to those required for the principal **Dwelling Unit**.

2.7 ATTACHED ACCESSORY DWELLING UNITS

2.7.1 The following regulations apply to **Attached Accessory Dwelling Units** (ADU) where permitted as a use in the Bylaw:

- (a) An **Attached Accessory Dwelling Units** shall be located in one (1) Principal Single Detached Dwelling Unit.
- (b) A maximum of one (1) **Accessory Dwelling Unit** is permitted per legal parcel, either a **Detached Accessory Dwelling Unit** or an **Attached Accessory Dwelling Units**.
- (c) The maximum floor area of an **Attached Accessory Dwelling Units** shall be in accordance with the following table as it pertains to the ADUs shown on **Figure 4: Accessory Dwelling Unit Types**:

ADU Type	Maximum Floor Area
EXISTING DWELLINGS OR BUILDINGS	
Interior Basement	100% of the basement floor area
Interior (upper floor)	100% of the upper floor used for the ADU
Interior -Existing (converted garage -must be existing prior to adoption of this bylaw)	100% of the main level garage
Attached – Existing (above garage - must be existing prior to adoption of this bylaw)	100% of the main level garage floor area
FOR NEW CONSTRUCTION	
Attached (above garage)	See below

Attached (to principal dwelling) includes conversions of garages constructed after adoption of this bylaw.	100.0m ² (1076 sq. ft.) or 60% of the gross floor area of the main floor of the principal dwelling whichever is greater.
--	---

- (i) **Attached Accessory Dwelling Units** shall be connected to the municipal sanitary sewer and water distribution system.
- (ii) Fire Inspections and all required Building Permits shall be obtained prior to occupancy.
- (iii) Parking as per **Section 3: Parking Space Requirements** in this Bylaw.

2.8 SHORT-TERM VACATION RENTALS

The following short-term vacation rental regulations may be subject to compliance with policies in the Official Community Plan.

Short-Term Vacation Rental means the rental of a dwelling unit or a portion of a dwelling unit for less than 30 days.

Short-Term Vacation Rental - Minor, means a **Short-Term Vacation Rental** of either:

- a) A portion of a single-detached or duplex principal dwelling unit (e.g. a room), or
- b) within an attached **Accessory Dwelling Unit**.

2.8.1 Where expressly permitted within a Zone, a **Short-Term Vacation Rental - Minor** shall comply with the following regulations:

- a) The owner shall obtain a Business License for **Short-Term Vacation Rental - Minor** from the Village.
- b) No goods or services other than the rental of rooms is permitted.
- c) Signage subject to other Village bylaws..
- d) Parking requirements as per **Section 3** of this Zoning Bylaw
- e) The owner / operator is responsible for compliance with all municipal, provincial and federal laws and regulations.
- f) The property must pass a Fire Inspection prior to issuance of a Business License.

Short-Term Vacation Rental Major, means a **Short-Term Vacation Rental** of either:

- a) an entire **principal dwelling**, or
- b) a detached **Accessory Dwelling Unit**.

2.8.2 Where expressly permitted within a Zone, a **Short-Term Vacation Rental Major** shall

comply with the following regulations:

- a) The legal parcel shall be 1500m² or greater.
- b) **Short-Term Vacation Rental Major** is the only **principal use** of the property and dwelling unit.
- c) The owner shall obtain a business license for **Short-Term Vacation Rental Major** from the Village.
- d) No outdoor storage is permitted.
- e) A manager must be assigned for the **Short-Term Vacation Rental Major** and must provide a 24-hour contact phone number to the Village.
- f) The property must pass a Fire Inspection prior to issuance of a Business License.
- g) The owner / operator is responsible for compliance with all municipal, provincial and federal laws and regulations.
- h) Signage subject to other Village bylaws.
- i) Parking requirements as per **Section 3** of this Zoning Bylaw
- j) No goods or services other than the rental of rooms is permitted.
- k) The provision of food services to guests (e.g. traditional B&B) shall only be provided if approval from the Health Authority is obtained and copies provided to the Village and a Business License is obtained from the Village.

2.9 CANNABIS RETAIL STORES

2.9.1 No **Cannabis Retail Store** may operate within 200 metres of any school nor within 100 metres of any of the following site-specific locations, where children gather (distances are to be measured from the exterior parcel line of the subject properties):

- 1. **Centennial Park** (1310 5th Avenue; Block 6 Plan PGP10449 District Lot 7356 Land District 05 EXC L1)
- 2. **John Osadchuk Park** (101 Dogwood Street; Block A D.L. 7355 Cariboo District, Except Plan PGP42857 and Plan PGP48091; PID: 015-366-324)
- 3. **Valemount Community Hall** (101 Gorse Street; Block A of the NE ¼ of D.L. 7354 Cariboo District, Except Plan PGP43828; PID: 004-360-567)
- 4. **Valemount Curling Club** (98 Elm Street; Lot 9 D.L. 7354 Cariboo District Plan 21237, Except Plans 23132 and PGP43828; PID 009-580-905)
- 5. **Canoe Valley Recreation Centre** (100 Elm Street; Lot 1 D.L. 7354 Cariboo District Plan PGP43828; PID: 024-468-240)
- 6. **Valemount Public Library & Valemount Museum** (1090 Main Street; Lot 11 D.L. 9778 Cariboo District Plan 2289, Except Plans H343 and 10662; PID: 004-197-488)

2.9.2 A maximum of two **Cannabis Retail Stores** are permitted within the Village of Valemount.

2.10 SHIPPING CONTAINERS

2.10.1 The placement of **Shipping Containers** is subject to all zoning regulations and in Development Permit Areas outlined in the Official Community Plan the development permit area guidelines also apply.

2.10.2 A **Shipping Container** is considered an **Accessory Building**.

2.10.3 A **Shipping Container** may be used for temporary storage subject to the following conditions:

- (i) The **Shipping Container** is only used during the construction of a building or development;
- (ii) All required permits have been obtained for construction of the building or development on the site; and
- (iii) The **Shipping Container** is removed within 15 days of the end of the construction period.

2.10.4 A **Shipping Container** within all “R” or “C” zones used for permanent storage shall be subject to the following conditions:

- (i) the **Shipping Container** has a peaked roof with a minimum pitch of 2/12, unless a greater pitch is required as per a Development Permit Area within the Official Community Plan;
- (ii) the **Shipping Container** exterior shall be covered in a suitable material and colour that matches or complements adjacent buildings. Suitable materials include: vinyl siding, stucco, wood or engineered wood siding, stone or brick (or similar synthetic versions of stone or brick).
- (iii) the **Shipping Container** adheres to the BC Building Code and to all enactments applicable to electrical and fire safety;
- (iv) the **Shipping Container** shall not be used for the housing of animals, storage of refuse, contaminated or hazardous material;
- (v) the **Shipping Container** shall not be used as fencing, screening, or for advertising;
- (vi) the **Shipping Container** (s) shall not be stacked;
- (vii) the **Shipping Container** shall not occupy required Off-Street Parking and Loading Spaces or interfere with the circulation of vehicle or pedestrians;
- (viii) the **Shipping Container** complies with regulations (e.g. setbacks, site coverage) within the **Zone** pertaining to **accessory buildings**; and

**Additional bylaw regulations (e.g. site coverage maximum) may further restrict the maximum number of shipping containers.*

2.11 ACCESSORY USE, BUILDINGS & STRUCTURES

- 2.11.1 No **Accessory Building** or **Structure** shall be erected on any parcel unless the **Principal Building** to which the **Accessory Building** is an incidental **Use** has been erected or will be erected simultaneously with the **Accessory Building**.
- 2.11.2 An **Accessory Building** shall not be located closer than 1.2 m from any **Lane**, except in the case of a **Lane** intersection where the provisions for **Fences** shall apply.
- 2.11.3 The number of **Accessory Buildings** per **parcel** shall be regulated as follows:

Table 3: Accessory Buildings Per Parcel

Zone	Maximum of Accessory Buildings Per Parcel
RR1	No restrictions
R1, R2	No restrictions
R3	3
M1	No restrictions
C1, C2	2
C3	3
C4	3
C5	2
MHP	Not applicable
P1, P2	No restrictions
ENV	2

- 2.11.4 The conditions for **Accessory Buildings** shall apply also to outdoor swimming pools, except that
- The swimming pool may not be located within any **Front Yard**.
 - The swimming pool may not be located:
 - closer than 1.5 m to any **parcel line**; and
 - closer than 1.5 m to the **Principal Building**.
 - The swimming pool shall be located within a fenced **yard** or be surrounded by a **Fence** or equivalent barrier or not less than 1.5 m in height and has a gate closure and a latch.

2.12 MODULAR AND MOBILE DWELLINGS

- 2.12.1 All **Modular Home Dwellings** and **Mobile Home Dwellings** shall meet Canadian Standard Association Z240 or A277 standards, and if it is a **Mobile Home Dwelling**, it must have a minimum Floor Area of 55 m² and contain skirting covering the base of the **Mobile Home Dwelling**.
- 2.12.2 The skirting shall be made of lumber, vinyl or metal which is painted or pre-finished so as to complement the **Mobile Home Dwelling**.
- 2.12.3 Skirting shall be installed within 60 days of installation of a mobile home on the lot and shall have two easily removeable panels for access, a minimum of 4 feet wide, one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the mobile home. Such an access panel shall be located close to the point at which such services are located under the mobile home, and the other providing access to the area enclosed by the skirting for storage.
- 2.12.4 Skirting shall be factory prefabricated or of equivalent quality and shall be painted or prefinished so that the design and structure shall complement the main structure.
- 2.12.5 Skirting shall have two screen openings, each with a minimum area of two square feet, for the purpose of providing cross ventilation beneath the mobile home.
- 2.12.6 Additions to **Modular Home Dwellings** and **Mobile Home Dwellings** shall not exceed 100% of the total floor area of the **Modular Home Dwelling** and **Mobile Home Dwelling** to which it is attached. All additions must also comply with the B.C. Building Code.

2.13 SERVICE STATIONS

- 2.13.1 All **Service Stations** shall be subject to the following conditions:
- a) Screening that is not less than 1.0 m in height shall be provided and properly maintained along any boundary of the **parcel** which abuts a **parcel** in any Residential Zone.
 - b) Gasoline service pumps or pump islands shall be located not closer than 4.5m to any **parcel line**.
 - c) All servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a **building**.



Welcome to
Part 3 Parking.
Beep Beep!

Part 3 Parking

3 Parking

3.1 APPLICATION OF REGULATIONS

Space for the off-street parking and loading of motor vehicles in respect of a **building, structure** or use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this section.

Where access is required to any **Highway** under the jurisdiction of the Ministry of Transportation and Infrastructure, the number, size and layout of off-street parking spaces shall be in accordance with Ministry of Transportation and Infrastructure standards and specifications.

3.2 EXEMPTIONS

- 3.2.1 The regulations contained in this section shall not apply to **Buildings, Structures** and **uses** existing on the effective date of this Bylaw.
- 3.2.2 Notwithstanding 3.2.1 above, the parking regulations of the Bylaw found in Section 3 shall apply where:
 - a) there is a physical addition to an existing **Building** or **Structure** that exceeds 10% of the existing **Floor Area**; or
 - b) there is a change in the **Principal Use**.

3.3 NUMBER OF PARKING SPACES

- 3.3.1 The number of Off-Street **Parking Spaces** for motor vehicles required for any use is calculated according to **Table 6: Parking Space Requirements** of this Section.
- 3.3.2 The number of off-street **Loading Spaces** is calculated according to **Table 7: Loading Space Requirements** of this Section.
- 3.3.3 In respect of a use permitted under this Bylaw which is not specifically referred to in Tables 6 and 7, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar use that is listed in Table 6 and Table 7.
- 3.3.4 Where the calculation of the required off-street parking and loading spaces results in a

fraction, one parking or loading space shall be provided in respect of the fraction.

- 3.3.5 Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work, at any time of the day or night in a particular **Building** or for a particular use during any season of the year.
- 3.3.6 Where seating accommodation is used as, or is the basis for, a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 m (18 inches) of width of such seating accommodation shall be counted as one seat.
- 3.3.7 Where more than one **use** is located on a **parcel**, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each **use**.
- 3.3.8 Where more than one **use** is located in a **Building**, the total number of **Parking Spaces** to be required may recognize the mix of uses and determine the number of spaces required based on the various portions of the **Building** dedicated to each use.
- 3.3.9 Where more than one standard may apply to a **use**, the standard requiring the greatest number of **Parking Spaces** shall be used.

3.4 PARKING SPACES - LOCATION AND SITING

- 3.4.1 Off-street **Parking Spaces** shall comply with the minimum **setbacks** specified in **Section 1.8** of this Bylaw.
- 3.4.2 Unless specified elsewhere, all off-street **Parking Spaces** shall be located on the same **parcel** as the **Building**, business, or **use** they serve.
- 3.4.3 Notwithstanding Section 3.4.2 above, in the C1 and C2 zones, off-street **Parking Spaces** may be located on another **parcel** within 125 m of the **Building** or **use** they serve, conditional upon:
 - (i) Legal assurances being established to ensure the **Parking Spaces** are used only for the parking serving the subject **Building** or **use**; and
 - (ii) Where more than one business or **use** proposes to use the same **Parking Area**, **Parking Spaces** may be provided for collectively if the total number of spaces provided is not less than the total of the separate requirements for each business or **use**.
- 3.4.4 In addition to Section 3.4.3 above, within the C3 and C4 zones, off-street **Parking Spaces** within a **Front Yard** shall be subject to the following:
 - (i) **Parking Spaces** must be no closer than 2 m from the **Front Parcel Line**, the **Exterior Side Parcel Line**, and any **Interior Side Parcel Line** that abuts an “R” zone.
 - (ii) The entire setback area between parcel lines and **Parking Spaces** shall contain **Landscaping**.

- 3.4.5 Off-Street **Parking Spaces** within a **Rear Yard** shall not be closer to an **Exterior Side Parcel Line** than is permitted in the **Side Yard**.

3.5 LOADING SPACES - LOCATION AND SITING

- 3.5.1 Off-street **loading spaces** shall be located on the same **parcel** as the use they serve.
- 3.5.2 Off-street **loading spaces** for any commercial use along 5th Avenue shall not be located within the **Front Yard**.
- 3.5.3 Off-street **loading spaces** for commercial uses outside of 5th Avenue should not be located within the **Front Yard**, but may be permitted in the **Front Yard** if the site does not permit a logical loading space in the rear or side yards.
- 3.5.4 Off-street **loading spaces** shall not be located closer than 7.5 m to the nearest point of intersection of any two street or lane allowances.
- 3.5.5 All **loading areas** must be hard surfaced and drained such that all water is contained on the **parcel** or is directed to a municipal drainage system or to a natural drainage course.

3.6 USE OF PARKING FACILITIES

- 3.6.1 Required off-street **Parking Spaces** shall not be used for off-street loading, driveways, commercial repair work, display, sale or storage of goods of any kind.

3.7 ACCESSIBLE PARKING SPACES

- 3.7.1 Accessible Parking Spaces shall be provided in accordance with the following table:

Table 4: Accessible Parking Space Requirements

Total Parking Spaces Required	# of stalls Accessible Parking Spaces Required
1-20	1
21-40	2
41-60	3
>60	1 per 25 spaces - rounding up to the nearest whole number

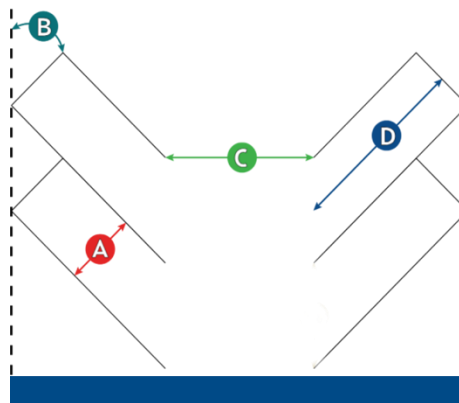
3.8 PARKING AREAS - DESIGN STANDARDS



- 3.8.1 The following minimum standards shall be met for all parking lot design for multi-unit residential buildings, commercial, industrial and institutional developments.
- (a) **Off-Street Parking Areas** should provide signage for pedestrians indicating the safest and most efficient route through the **Parking Area**.
 - (a) **Off-Street Parking Areas** and **Off-Street Loading Areas** should be illuminated.
 - (b) Light fixtures shall be designed to minimize light pollution and the amount of light falling onto abutting properties.
 - (c) Light fixtures shall be located along primary pedestrian corridors to promote the safety of those utilizing parking lots.
 - (d) All **Parking Areas** comprised of four (4) or more **Parking Spaces**, and every access road to the required **Parking Areas**, shall be hard surfaced with paving materials and drained such that all water is managed on the Lot or is directed to a municipal drainage system or to a natural drainage course.
 - (e) All **Parking Areas** and **Loading Areas** shall be provided with adequate curbs or other barrier(s) in order to retain all vehicles within such permitted parking area and to ensure that required **fences**, wall, hedges or landscaped areas, as well as any **Buildings**, will be protected from parked vehicles.
- 3.8.2 The following minimum standards shall be met for all **parking spaces** and **parking area**

design.

A	B	C	D
Width of Stall (metres)	Angle of Parking (degrees)	Width of Aisle (metres)	Depth of Stall (metres)
2.6 (8.5 ft.)	0 / Parallel	N/A	7.0 (23 ft.)
2.6	30	3.1	5.5 (18 ft.)
2.6	45	3.7	5.5
2.6	60	5.2	5.5
2.6	90	7.3	5.5



- (i) When a **Parking Space** adjoins a **fence** or **Structure** over 0.3 m in height, the width of the **Parking Space** shall be increased by 0.3 m on the side or sides which abut such **fence** or **Structure** to enable the opening of vehicle doors.

3.9 INGRESS AND EGRESS

- 3.9.1 All points of ingress and egress (e.g. driveways) to a **Parking Area** or to a **Loading Area** shall be subject to the approval of the Superintendent of Public Works or their designate.

3.10 DRIVEWAY REQUIREMENTS

- 3.10.1 All new points of ingress and egress (including driveways) to a highway or road that is under provincial jurisdiction shall be subject to the approval and an access permit from the Ministry of Transportation and Infrastructure.
- 3.10.2 Where a road is not under provincial jurisdiction and is within Village jurisdiction all new

points of ingress and egress (including driveways) to a public road or laneway to a property shall be subject to the approval of the Superintendent of Public Works or their designate.

3.11 VOLUNTARY ESTABLISHMENT OF PARKING AREAS

- 3.11.1 Where **Off-Street Parking Areas** and **Off-Street Loading Areas** are provided when not required, the location, design and operation of such facilities must comply with the regulations and standards of this section.

3.12 MUNICIPAL PARKING RESERVE FUND

- 3.12.1 Notwithstanding Section 3.13 Parking Space Requirements, a development may be permitted to pay cash-in-lieu of providing the required number of off-street **parking spaces**. Cash-in-lieu payment for **parking space** requirements shall comply with the following:

- (a) The payment amount shall be determined by multiplying the number of parking stalls required as per Section 3.13 Parking Space Requirements in this Bylaw with the cash in-lieu per parking space amount as specified in a Village bylaw;
- (b) The monies shall be placed in the Village's Parking Facilities Reserve Fund;
- (c) In the ENV and RR1, R1 and R2 zones cash-in-lieu is not permitted.
- (d) In the R3 zone cash-in-lieu may only be permitted for an **Apartment Dwelling** and may not exceed 15% of the total required **parking spaces** specified in Section 3.13.
- (e) In the C1, C2, C3, and C5 zones cash-in-lieu may not exceed 85% of the total required **parking spaces** specified in Section 3.13.
- (f) In the M1 and C4 zones cash-in-lieu may not exceed 15% of the total required **parking spaces** specified in Section 3.13.
- (g) In the P1 and P2 zones cash-in-lieu may not exceed 50% of the total required parking stalls specified in Section 3.13.

3.13 PARKING SPACE REQUIREMENTS

- 3.13.1 **Off-Street Parking Spaces** for each **Building**, **Structure**, or **use** must be provided in accordance with the following **Table 6: Off-Street Parking Requirements**. Where a proposed **use** is not specifically listed the development shall conform to the standard of a similar **use** in **Table 6** at the discretion of the Village:

Table 5: Off-Street Parking Requirements

USE	MINIMUM PARKING SPACE REQUIREMENTS	
Residential (R) Uses		
<ul style="list-style-type: none">Dwelling, Single-Detached; Dwelling, Two-Unit where the floor area is less than 125m2 (1345 sq. ft.)	<ul style="list-style-type: none">1 per Dwelling Unit	
<ul style="list-style-type: none">Dwelling, Single-Detached; Dwelling, Two-Unit where the floor area is 125m2 (1345 sq. ft.) or greater	<ul style="list-style-type: none">2 per Dwelling Unit	
<ul style="list-style-type: none">Dwelling, Accessory Unit50 m2 (538 sq. ft.) of floor area or less	<ul style="list-style-type: none">1 per Dwelling Unit	
<ul style="list-style-type: none">Dwelling, Accessory Unit >50 m2 (538 sq. ft.) of floor area	<ul style="list-style-type: none">2 per Dwelling Unit	
<ul style="list-style-type: none">Dwelling, Multi-Unit (6 units or less)	<ul style="list-style-type: none">1 per Dwelling Unit	
<ul style="list-style-type: none">Dwelling, Multi-Unit (more than 6 units)	<ul style="list-style-type: none">1 per Dwelling Unit plus 1 guest parking space per 6 units	
<ul style="list-style-type: none">Home Based Business – Major	<ul style="list-style-type: none">1 space	
<ul style="list-style-type: none">Affordable Housing (where an affordable housing covenant is registered on title)	<ul style="list-style-type: none">0.5 per Dwelling Unit	
<ul style="list-style-type: none">Senior Citizen Home	<ul style="list-style-type: none">1 per 3 Dwelling Units	
<ul style="list-style-type: none">Short Term Vacation Rentals	<ul style="list-style-type: none">One dust free parking space per two (2) bedrooms	
Commercial (C) Uses		
<ul style="list-style-type: none">Commercial Uses<ul style="list-style-type: none">Retail Stores / Banks / BakeryOffice	<ul style="list-style-type: none">1 space per 40 m² of total Floor Area1 space per 40 m² of total Floor Area	

○ Personal Services (beauty parlor/barber shop)	• 1 space per 40 m ² of total Floor Area
○ Microbrewery (without lounge and/or outdoor patio)	• 1 space per 40 m ² of total Floor Area
○ Microbrewery (with lounge and/or outdoor patio)	• 1 per 4 seats on the premises
○ Restaurant – Eat In	• 1 per 4 seats
○ Restaurant – Take out	• 1 space per 40 m ² of total Floor Area
○ Service / Repair Shop	• 1 space per 40 m ² of total Floor Area
○ Tourist Accommodation / Hotel / Motel	• 1 per guestroom plus 1 per 2 employees
○ Service Station	• 1 per service bay
• Institutional / Public Uses	
○ Cultural Facility / Community Hall / Arena / Rec Centre	• 1 space per 30 m ² of total Floor Area
○ Theatre	• 1 per 10 seats
○ Church	• 1 per 5 seating places
Industrial (I) Uses	
• General Parking Regulation:	• 1 per each 90 m ² (968 ft ²) of gross Floor Area + 1 per each 90 m ² (968 ft ²) of display, rental, or retail Floor Area
Exceptions to the general regulation:	
• Warehousing and storage buildings	• 1 per each 190 m ² of gross Floor Area + 1 per each 90 m ² of retail sale Floor Area

3.14 LOADING SPACES – DESIGN STANDARDS

- 3.14.1 Each off-street loading space required by this Bylaw shall not be less than 2.5 m in width and 9m in length. In no case shall the length of the loading space be such that a vehicle in the process of loading or unloading shall project into any **highway** (including roads and **Lanes**).
- 3.14.2 **Off-Street Loading Spaces** for each **Building, Structure, or Use** must be provided in accordance with the following table:

Table 6: Loading Space Requirements

USE	LOADING SPACE REQUIREMENTS (MINIMUMS)
All Commercial and Industrial uses with a Floor Area of:	
<ul style="list-style-type: none"> less than 1000 m² 	<ul style="list-style-type: none"> 0 spaces required <i>(1 space recommended)</i>
<ul style="list-style-type: none"> Greater than 1000 m² and less than 2500 m² 	<ul style="list-style-type: none"> 1 space <i>(2 spaces recommended)</i>
<ul style="list-style-type: none"> more than 2500 m² 	<ul style="list-style-type: none"> 2 spaces
All Public and Institutional uses with a Floor Area of:	
<ul style="list-style-type: none"> 3,000 m² or less 	<ul style="list-style-type: none"> 1 space
<ul style="list-style-type: none"> more than 3,000 m² 	<ul style="list-style-type: none"> 2 spaces



Welcome to Part 4,
the Flood section!
*Raindrops keep
falling on my head.*

Part 4 Flood Mitigation

4 Flood Mitigation

DESIGNATED FLOODPLAIN AREAS

- 4.1.1 Pursuant to the *Local Government Act*, areas of the Village of Valemount designated as floodplain are those portions of the land within the floodplain **setback** specified in Section 4.1.2, and those portions of land lower than the **Flood Construction Level** specified in Section 4.1.3.

SETBACK REQUIREMENTS

- 4.1.2 Notwithstanding any other provisions of this Bylaw, no **Building, Mobile Home Dwelling, Modular Home Dwelling or Structure** or any part thereof shall be constructed, reconstructed, moved, extended or located:
- a) within 30 m of the **Natural Boundary** of Swift Creek;
 - b) within 7.5 m of the **Natural Boundary** of a lake, wetland, or pond or any **Structure** for flood protection or seepage control or of any dike right-of-way;
 - c) within 15 m of the **Natural Boundary** of any other **Watercourse**.

ELEVATION REQUIREMENTS

- 4.1.3 Notwithstanding any other provisions of this Bylaw, no **Building, Mobile Home Dwelling, Modular Home Dwelling or Structure**, or any part thereof shall:
- a) be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system; or
 - b) the top of a concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters; or
 - c) in the case of a mobile home or unit the ground level or top of the concrete or asphalt **Pad** on which it is located,
- be lower than 1.5 m above the **Natural Boundary** of Swift Creek, or lake, wetland, pond or any other **Watercourse**.

- 4.1.4 The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any **Building** is to be constructed or **Mobile Home Dwelling** or unit located, or by a combination of both structural elevation and landfill.
- 4.1.5 No area below the required elevation stated in Section 4.1.4 above shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater. Where landfill is used to achieve the required elevation stated in Section 4.1.4 above, no portion of the landfill slope shall be closer than the distances in Section 4.1.3 from the **Natural Boundary**, or the inboard toe of any **Structure** for flood protection or seepage control, or the inboard side any dike right-of-way, and the face of the landfill slope shall be adequately protected against erosion from flood flows, wave action, ice or other debris.
- 4.1.6 Foundations of construction in **Alluvial Fan** areas shall be designed by a Professional Engineer to ensure that **Structures** are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth, or fill materials are armored where elevation is achieved by fill, to protect against scour, erosion and flood flows.

EXEMPTIONS

- 4.1.7 Section 4.1.2 shall not apply to:
- (a) a renovation of an existing **Building** or **Structure** that does not involve an addition thereto; or an addition to a **Building** or **Structure** that would increase the size of the **Building** or **Structure** by less than 25 percent of the **Floor Area** existing at the date of adoption of this Bylaw provided that the degree of non-conformity regarding **setback** is not increased;
 - (b) that portion of a **Building** or **Structure** to be used as a carport or garage; farm buildings other than **Dwelling Units** and closed sided livestock housing. Farm **Dwelling Units** on **parcel** sizes 8.1 ha or greater and within the Agricultural Land Reserve are exempted from the requirements of Section 4.1.2 but if in a floodable area shall be elevated 1 m above the natural ground elevation. Close sided livestock housing behind **Standard Dikes** as approved by the Ministry of Environment, Lands & Parks is exempted from the requirement to floodproof but if not behind **Standard Dikes** shall be elevated 1 m above the natural ground elevation;
 - (c) on-loading and off-loading facilities associated with water-oriented industry and portable sawmills. Main electrical switch gear shall be placed above the **Flood Construction Level**.

DISCLAIMER OF LIABILITY

- 4.1.8 The purpose of these conditions is to reduce the risk of injury, loss of life, and property damage due to flooding and erosion. However, the Village of Valemount does not represent to the owner or any other person, that any **Building** constructed or **Mobile Home Dwelling**, **Modular Home Dwelling** or unit located in accordance with the flowing conditions will not

be damaged by flooding or erosion.

DEVELOPMENT VARIANCE

- 4.1.9 There is provision in this bylaw for the possible reduction of these **setbacks** and elevations through a Development Variance permit, especially in the case where it is impossible to meet the siting requirements due to the size, shape or topography of a **parcel**.



Welcome to
Part 5 Zones.

*Just don't split
zone me.*

Part 5 Zones

5 Zones

5.1 ESTABLISHMENT OF ZONES

5.1.1 The location of the Zones established by this Bylaw are as shown on the signed and dated copy of the **Zoning Map** of the Village of Valemount, which is found in **Part 7** of this Bylaw.

5.1.2 Where a **parcel** is divided by a **Zone** boundary, the areas created by such divisions are deemed to be separate **parcels** for the purpose of determining the regulations and requirements of this Bylaw, except that **setbacks** between Zones are not required unless the **parcel** is capable of being subdivided along that **Zone** boundary.

5.1.3 Except as shown on the **Zoning Map in Part 7** of this Bylaw:

- (i) Where a **Zone** boundary is designated as following a Highway or watercourse, the centerline of the Highway or watercourse is the Zone boundary; and
- (ii) Where a **Zone** boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary is determined by the **Zoning Map** to the centre of each zoning line.

5.1.4 For the purposes of this Bylaw the Village of Valemount is hereby divided into the following zones:

Short Title	Zone Title	Category	Purpose
ENV	Environmental	Environmental / Rural	Protection of environmental areas
RR1	Rural Residential	Rural	To accommodate rural residential living with no (or partial) municipal water or sewer services.

R1	Residential – Large Lot	Residential	Fully serviced large residential lots
R2	Residential – Single & Two-Unit	Residential	Fully serviced residential lots in the traditional Village areas.
R3	Residential – Neighbourhood-Oriented Multi-Unit	Residential	Multi-unit development that is designed to fit into an existing neighbourhood.
MHP	Mobile Home Park	Residential	To accommodate Mobile Home Parks
C1	Village Centre Mixed Use	Commercial & Residential	A mix of commercial and residential land uses to create a vibrant Village Centre
C2	Village Centre Fringe Mixed Use	Commercial & Residential	A mix of residential and commercial land uses in the vicinity of the Village Centre.
C3	Main Street (Railtown) Mixed Use	Commercial & Residential	An area that focuses on creative industries, commercial opportunities and complementary residential uses
C4	Highway & Tourist Commercial	Commercial	A tourist focused gateway area with a focus on commercial land uses
C5	Neighbourhood Mixed Use	Employment & Residential	An innovative zone that allows for a flexible mix of employment and residential opportunities.
M1	Light Industrial	Industrial	To facilitate economic development on larger parcels of land that are separated from residential land uses.
P1	Parks & Recreation	Public	Public parks, open spaces and recreation areas.
P2	Public – Institutional	Public	Public land uses focused on government services, utilities and infrastructure and selective institutional uses.
CD1	Comprehensive Development Zone	Residential	Site specific zoning for a comprehensive residential development on a large parcel of land.



5.2 ENV – ENVIRONMENTAL

5.2.1 Purpose:

To accommodate and preserve rural, wilderness, and sensitive landscapes.

5.2.2 Permitted Uses:

Within the ENV – Environmental Zone, the following uses only shall be permitted:

- (a) **Agriculture**
- (b) **Dwelling, Single Detached**
- (c) **Greenhouse Operation**
- (d) **Outdoor Recreation Facility**
- (e) **Public Works & Utilities**

5.2.3 Accessory uses

Within the ENV – Environmental Zone, the following accessory uses are permitted:

- (a) **Dwelling, Accessory Unit** ¹
- (b) **Home Based Business 1 – Minor** ²
- (c) **Home Based Business 2 – Major** ²
- (d) **Other uses, buildings and structures accessory to a permitted use**

¹ See Sections 2.5, 2.6 and 2.7 for detailed Accessory Dwelling Unit regulations.

² See Sections 2.2, 2.3 and 2.4 for detailed Home-Based Business regulations.

5.2.4 Density

No more than one (1) **Single-Detached Dwelling** shall be permitted on a **parcel** in this zone.

5.2.5 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
(a) All parcels and uses	10.0 ha (24.7 acres)

5.2.6 Setbacks

The following minimum setbacks apply to buildings in this zone:

Yards	Principal Building	Accessory Building
(a) All yards (front, rear & all sides)	6.0m minimum	10.0m minimum

5.2.7 Maximum Height

The following maximum height shall apply to buildings in this zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	10.5m (34.45 ft.)

5.2.8 Maximum Lot Coverage

The following maximum lot coverage shall apply in this zone:

Use	Maximum Lot Coverage
(a) All buildings combined (including principal and accessory buildings)	10%

5.2.9 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.2.10 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.

RR1



Rural Residential

5.3 RR1 – RURAL RESIDENTIAL

5.3.1 Purpose:

To accommodate rural residential living with no or partial municipal water or sewer services.

5.3.2 Permitted Uses:

Within the RR1 – Rural Residential, the following uses only shall be permitted:

- (a) **Agriculture**, *permitted on lots lying west of Highway No. 5*
- (b) **Dwelling, Single-Detached**
- (c) **Dwelling, Two-unit**
- (d) **Equestrian Centre**
- (e) **Farmers Market**
- (f) **Greenhouse Operation**
- (g) **Market Garden**
- (h) **Outdoor Recreation Facility**
- (i) **Veterinary Clinic**

5.3.3 Site Specific Permitted Uses

- a) Two **Single-Detached Dwellings** permitted on the following lots:
 - (i) Lot 2, District Lot 7356 and 9778 Cariboo District Plan 27373 Except Plan 27716 (1292 Juniper Street)
 - (ii) Lot 3 District Lot 7354 Cariboo District Plan 27338 (1430 King Road)
- b) A **Short Term Vacation Rental** (STVR) use is permitted in addition to the existing residential use on Lot 3 District Lot 7354, Cariboo District Plan 27338, PID 006-605-010 (1430 King Road). One STVR will be permitted per parcel. Combined uses will not be permitted in a residence where there is a STVR use.

5.3.4 Accessory Uses

Within the RR1 – Rural Residential Zone, the following accessory uses are permitted:

- (a) **Dwelling Unit, Accessory** ¹
- (b) **Home-Based Business 1 – Minor** ²
- (c) **Home-Based Business 2 – Major** ²
- (d) **Short-Term Vacation Rental – Minor** ³
- (e) **Accessory uses, buildings and structures** ⁴

¹ See Sections 2.5, 2.6 and 2.7 for detailed Accessory Dwelling Unit regulations.

² See Sections 2.2, 2.3 and 2.4 for detailed Home-Based Business regulations.

³ See Section 2.8 on Short-Term Vacation Rentals

⁴ See Section 2.11 Accessory Use, Buildings and Structures

5.3.5 Conditional Uses

- | | |
|---|---|
| (a) Short Term Vacation Rental - Major | Minimum parcel size 1500 m ² (16,146 sq. ft.) or as an Accessory use within an attached Accessory Dwelling Unit |
| (b) Equestrian Centre | Parcel must be greater than 2.0 ha (5 ac) |
| (c) Guiding or Tourism Lodge | Parcel must be greater than 2.0 ha (5 ac) and must have municipal water servicing |
| (d) Manufactured & Mobile Homes | See detailed conditions for Manufactured and Mobile Homes in Section 2.12: Use Regulations . <ul style="list-style-type: none">• Note: the minimum building width in this Zone is 6m (see 5.3.10). |

5.3.6 Parcel Area

No **parcel** shall be created in this zone which is less than the following minimum **parcel area**:

- | | Minimum Parcel Area |
|-----------------|----------------------------|
| (a) All parcels | 1.0 ha (2.47 acres) |

5.3.7 Setbacks

The following minimum setbacks apply to buildings in this zone:

Setback	Principal Building	Accessory Building
(a) Front	7.6m minimum	Equal to or greater than principal building
(b) Rear	4.5m minimum	4.5m minimum
(c) Interior side lot line	4.5m minimum	4.5m minimum
(d) Exterior side lot line	4.5m minimum	4.5m minimum

5.3.8 Maximum Height

The following maximum height shall apply to buildings in this zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	6.0m (19.69 ft.)

5.3.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in this zone:

Use	Maximum Lot Coverage
(a) All buildings combined (including principal and accessory buildings)	10%

5.3.10 Additional Regulations

The following additional regulations shall apply in this zone:

Topic	Regulation
(a) Minimum Building Width of Single-Detached Dwellings	6m
(b) Minimum Floor Area of Single Detached Dwellings	55 m ²

5.3.11 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.3.12 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.

R1

RESIDENTIAL – LARGE LOT

5.4 R1 – RESIDENTIAL – LARGE LOT

5.4.1 Purpose

To accommodate residential development on large fully serviced lots with potential for tourist accommodations.

5.4.2 Permitted Uses

Within the R-1 Residential-Large Lot, the following uses only shall be permitted:

- (a) **Dwelling, Single-Detached**
- (b) **Dwelling, Two-unit**

5.4.3 Accessory Uses

- (a) **Accessory uses, buildings and structures** ¹
- (b) **Dwelling Unit, Accessory** ²
- (c) **Home Based Business 1– Minor** ³
- (d) **Home Based Business 2 – Major** ³

¹ See Section 2.11 Accessory Use, Buildings and Structures

² See Sections 2.5, 2.6 and 2.7 for detailed Accessory Dwelling Unit regulations.

³ See Sections 2.2, 2.3 and 2.4 for detailed Home-Based Business regulations.

5.4.4 Conditional Uses

- (a) **Short Term Vacation Rental – Major**
- (b) **Short Term Vacation Rental - Minor**

**May be subject to limitations within the Official Community Plan*

5.4.5 Density

- (a) No person shall site more than one (1) **Single-Detached Dwelling** or one (1) **Two-Unit Dwelling** on a **parcel** in this zone.

5.4.6 Parcel Servicing Requirements

- (a) No **parcel** shall be created in the R-1 zone which is not fully serviced with municipal piped water and sewer servicing.

5.4.7 Minimum Parcel Area Requirements

The following minimum parcel area shall apply in the R-1 zone. No parcel in the R-1 zone shall be created which is less than the minimum parcel area stated below.

- (a) **Single-Detached Dwelling** Minimum parcel area shall be less than 700 m² (7,534.74 ft²).
- (b) **Dwelling, Two-unit** (on one **parcel**) Minimum parcel area shall be less than 930 m² (10,010.4 ft²).
- (c) **Dwelling, Two-unit** (divided into two separate parcels with common interior wall) Minimum parcel area shall be less than 465 m² (5,005 ft²) per parcel.

5.4.8 Parcel Dimensions

The following minimum parcel dimensions shall apply in the R-1 zone:

Parcel Description	Regulation
(a) Dwelling, Single-Detached parcel	Minimum Parcel Width - 20m (65.6 ft.)
(b) Dwelling, Two-unit parcel	Minimum Parcel Width - 22m (65.6 ft.) (11m per lot if divided into two parcels)
(c) All Parcels	Minimum Parcel Length - 30m (98.4 ft.)

5.4.9 Setbacks

The following minimum setbacks apply to buildings in the R-1 zone:

Setback	Principal Building	Accessory Building
(a) Front	6.0m minimum	Equal to or greater than principal building
(b) Rear	6.0m minimum	3.0m minimum
(c) Interior side lot line	2.0m minimum	1.0m minimum
(d) Exterior side lot line (for corner lots)	3.0m minimum	3.0m minimum

- (e) Where a **Two-Unit Dwelling** is divided into two separate parcels, the minimum **Interior Side Parcel Line Setbacks** shall not apply where there is a common wall shared between the **Dwelling Units**.

5.4.10 Maximum Site Coverage

The following maximum site coverage shall apply in the R-1 zone:

Site Coverage

- | | |
|--|---|
| (a) Total site coverage of all dwellings, buildings and structures on a parcel | 40% |
| (b) Accessory Buildings | Site coverage of all accessory buildings shall not exceed 80% of the principal dwelling. |

5.4.11 Maximum Height

The following maximum height shall apply to buildings in the R-1 zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	6.0m (19.68 ft.)

5.4.12 Additional Regulations

The following additional regulations shall apply in this zone:

Topic	Regulation
(a) Minimum Building Width of Single-Detached Dwellings	6.0 m (19.68 ft)
(b) Minimum Floor Area of Single-Detached Dwellings	93 m ² (1001 sq. ft)

5.4.13 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.4.14 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.

R2

RESIDENTIAL – SINGLE & TWO-UNIT

5.5 R2 – RESIDENTIAL – SINGLE & TWO-UNIT

5.5.1 Purpose:

To accommodate fully serviced residential development in the form of single-detached and two-unit dwellings.

5.5.2 Permitted Uses

Within the R-2 Residential-Single & Two Unit, the following uses only shall be permitted:

- (a) **Dwelling, Single-Detached**
- (b) **Dwelling, Two-unit**

5.5.3 Site Specific Uses Permitted:

- (a) A maximum of two **Single detached Dwellings** are permitted on Lot 2, District Lot 7356, Cariboo Plan PGP 10406 (1363 3 Avenue), and no **Short Term Vacation Rental** use shall be permitted on this property.
- (b) The following regulations apply specifically to Lot 2, District Lot 7356, Cariboo Plan PGP 10406 (1363 3 Avenue)
 - (i) The minimum **Floor Area** of the smaller **Single-Detached Dwelling** is 37 m².
 - (ii) The minimum **Rear Parcel Setback** is 1.8 meters.
 - (iii) Only one **Accessory Building** is permitted to a maximum **Floor Area** of 50% of the smaller **Single-Detached Dwelling**
 - (iv) Only one **Attached Accessory Dwelling Unit** is permitted and is subject to the regulations set out in this Bylaw.
- (c) Two **Single-Detached Dwellings** are permitted on the following legal parcels:
 - (i) Lot 15, District Lot 7355, Cariboo District Plan 23725 (935 Beavan Crescent)
 - (ii) Lot 1, District Lot 7356 Cariboo District Plan 10351 (1303 Dogwood Street)

5.5.4 Accessory Uses

- (a) **Accessory uses, buildings and structures** ¹
- (b) **Dwelling Unit, Accessory** ²
- (c) **Home Based Business 1– Minor** ³
- (d) **Home Based Business 2 – Major** ³

¹ See Section 2.11 Accessory Use, Buildings and Structures

² See Sections 2.5, 2.6 and 2.7 Accessory Dwelling Units

³ See Section 2.2, 2.3 Home Based Business 1 – Minor and 2.4 Home Based Business 2 – Major

5.5.5 Conditional Uses

- (a) **Dwelling, Mobile** shall be less than 20 years old.
- (b) **Short Term Vacation Rental - Minor** ¹

¹ See Section 2.8 Short Term Vacation Rentals

**May be subject to limitations within the Official Community Plan*

5.5.6 Minimum Building Width

- | | |
|---|-------|
| (a) Minimum Building Width of Single-Detached Dwellings | 4.75m |
|---|-------|

5.5.7 Density

- (a) A maximum of two **Dwelling Units** per parcel shall be permitted in the R-2 zone if developed in the following ways:
 - (i) One **Single-Detached Dwelling** plus one **accessory dwelling unit**;
 - (ii) A **Two-Unit Dwelling**; or
 - (iii) [Semi-detached dwelling unit] One side of a **Two-Unit Dwelling** on an individual parcel plus one **accessory dwelling unit**.
- (b) Two **Single-Detached Dwellings** shall not be permitted on a single **parcel**.

5.5.8 Parcel Servicing Requirements

- (a) No parcel shall be created in the R-2 zone which is not fully serviced with municipal piped water and sewer servicing.

5.5.9 Minimum Parcel Area Requirements

- | | |
|--|---|
| (a) Dwelling, Single-Detached | Minimum parcel area shall be 375 m ² (4,036 ft ²). |
| (b) Dwelling, Two-Unit (on one parcel) | Minimum parcel area shall be 500 m ² (5,382 ft ²). |
| (c) Dwelling, Two-Unit (divided into two separate parcels with common interior wall) | Minimum parcel area shall be 250 m ² (2691 ft ²) per parcel. |

5.5.10 Lot Dimensions

The following minimum lot dimensions shall apply in the R-2 zone:

Lot Dimension	Regulation
(a) Dwelling, Single-detached lot	Minimum Lot Width – 10.00m (32.80 ft.)
(b) Dwelling, Two-unit lot	Minimum Lot Width – 15.24m (50 ft.) (11m per lot if divided into two parcels)
(c) Minimum Lot Length	25m (82 ft.)

5.5.11 Setbacks

The following minimum setbacks apply to buildings in the R-2 zone:

Setback	Principal Building	Accessory Building
(a) Front	4.0m minimum	Equal to or greater than principal building
(b) Rear	4.0m minimum	3.0m minimum
(c) Interior side lot line	2.0m minimum	1.0m minimum
(d) Exterior side lot line	4.0m minimum	3.0m minimum
(e) Where a Two-Unit Dwelling is divided into two separate parcels, the minimum Interior Side Parcel Line Setbacks shall not apply where there is a common wall shared between the Dwelling Units .		

5.5.12 Maximum Site Coverage

The following maximum site coverage shall apply in the R-2 zone:

Site Coverage	Maximum Site Coverage
(a) Total site coverage of all dwellings, buildings and	50%

structures on a lot

(b) Accessory buildings

Site coverage of all accessory buildings shall not exceed 80% of the principal dwelling.

5.5.13 Maximum Height

The following maximum height shall apply to buildings in the R-2 zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	First Storey – 5.0m (16.4 ft.) Second Storey - 6.0m (19.68 ft.)

5.5.14 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.5.15 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.

R3



RESIDENTIAL – MULTI-UNIT

5.6 R3 – RESIDENTIAL – MULTI-UNIT

5.6.1 Purpose:

To accommodate multi-unit development that is designed to fit into existing or new neighbourhoods.

5.6.2 Permitted Uses

Within the R-3 Residential-Multi-Unit Zone, the following uses only shall be permitted:

- (a) **Dwelling, Apartment**
- (b) **Dwelling, Townhouse**
- (c) **Seniors Residential Care**

5.6.3 Accessory Uses

- (a) **Home Based Business 1– Minor**¹
- (b) Other uses, buildings and structures accessory to a permitted use

¹ See Section 2.3 Home Based Business 1 – Minor

5.6.4 Density

A maximum density of 125 dwelling units per hectare is permitted.

5.6.5 Parcel Servicing Requirements

No parcel shall be created in the R-3 zone which is not fully serviced with municipal piped water and sewer servicing.

5.6.6 Parcel Area Requirements

The following minimum lot dimensions shall apply in this zone:

Type of Use	Minimum Parcel Area
(a) Dwelling, Apartment	1,000 m ² (10,764 sq. ft.)

(b) Dwelling, Townhouse (single parcel)	750 m ² (8,073 sq. ft.)
(c) Dwelling, Townhouse (per unit)	225 m ² (2,422sq. ft.)

5.6.7 Parcel Area & Lot Dimensions

The following minimum lot dimensions shall apply in this zone:

Minimum Parcel Width (Frontage) for:	Minimum Width
(a) Dwelling, Apartment	15.0m (49.2 ft.)
(b) Dwelling, Townhouse (single parcel)	15.0m (49.2 ft.)
(c) Dwelling, Townhouse (per unit)	6.0m (19.7 ft.)

5.6.8 Setbacks

The following minimum setbacks apply to buildings in the R-3 zone:

Setback	Principal Building Minimum Setback	Accessory Building Minimum Setback
(a) Front	4.0m minimum	Equal to or greater than principal building
(b) Rear	6.0m minimum	3.0m minimum
(c) Interior side lot line	(i) 1.5m minimum Townhouse Dwelling (ii) 3.0m minimum Apartment Dwelling	1.0m minimum
(d) Exterior side lot line	4.5m minimum	4.5m minimum
(e) The minimum Interior side lot line setback shall not apply where there is a common wall between the Dwelling Units .		

5.6.9 Maximum Height

The following maximum height shall apply to buildings in this zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	6.0m (19.68 ft.)

5.6.10 Maximum Lot Coverage

The following maximum lot coverage shall apply in this zone:

Lot Coverage	Maximum Lot Coverage
(a) Maximum coverage of all buildings and structures	50%

5.6.11 Amenity Area

The following minimum **Amenity Area** shall apply in this zone to any **Apartment Dwelling** or **Townhouse Dwelling**:

Dwelling Unit Type	Minimum Amenity Area
<i>For Apartments</i>	
(a) Per Apartment Dwelling Unit	5m ²
<i>For Townhouses</i>	
(b) Per Townhouse Dwelling Unit	5m ²

5.6.12 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.6.13 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.

MHP



MOBILE HOME PARK

5.7 MHP – RESIDENTIAL – HOME PARK

5.7.1 Purpose:

To accommodate residential mobile home parks on large parcels of land through comprehensive site planning and the provision of full municipal utilities.

5.7.2 Permitted Uses

Within the MHP - Residential-Mobile Home Park Zone, the following uses only shall be permitted:

- (a) **Mobile Home Park**
- (b) **Dwelling, Mobile Home**

5.7.3 Accessory Uses

- (a) **Dwelling, Single-Detached** (limited to home park owner or operator suite) accessory the permitted use of a **Mobile Home Park**
- (b) **Home Based Business 1 - Minor**
- (c) **Common Storage Area**
- (d) **Other uses, buildings and structures accessory to a permitted use**

5.7.4 Parcel Area

No parcel shall be created in the MHP zone which is less than the following minimum parcel area:

Minimum Parcel Area

- (a) **Mobile Home Park** 2.02 hectares (5.0 acres)

5.7.5 Maximum Height

The following maximum height shall apply to buildings in the MHP zone:

	Principal Building	Accessory Building
(a) Maximum Height	7.6m (24.6 ft.)	5.0m (16.4 ft.)

5.7.6 Setbacks

- (a) No mobile home shall be located within 6.0 metres of another mobile home.
- (b) No part of any mobile home or addition shall be located:
 - i. Within 1.8 metres (6 ft.) of an internal access road right-of-way or any common area (parking area or playground); and
 - ii. Within 1.5 metres (5 ft.) of mobile home space lines.

5.7.7 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.7.8 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.



VILLAGE CENTRE MIXED USE

5.8 C1 - VILLAGE CENTRE MIXED USE

5.8.1 Purpose:

To create a mix of street-front commercial and retail land uses with complementary, accessory commercial and residential uses intended to create a vibrant Village Centre, mainly along 5th Avenue.

5.8.2 Permitted Uses

Within the C-1 Village Centre Mixed Use Zone, the following uses only shall be permitted:

- | | |
|--|---|
| (a) Art Gallery including Studio | (l) Government Office & Buildings |
| (b) Assembly Facility | (m) Health and Medical Service |
| (c) Bicycle Retail Sales and Service | (n) Indoor Recreation and Entertainment |
| (d) Business and Professional Office | (o) Library |
| (e) Daycare Centre | (p) Microbrewery & Craft Distillery |
| (f) Educational Institution | (q) Museum |
| (g) Farmers Market | (r) Personal Service Establishments |
| (h) Financial Institution | (s) Retail Liquor Sales Establishment |
| (i) Food and Beverage Service – Liquor Primary | (t) Retail Store |
| (j) Food and Beverage Service – Food Primary (including catering)¹ | (u) Tourist Accommodation – Minor (<12 units) |

¹See **Section 6 - Definitions** – includes: restaurants, cafes, bakeries, pizzerias and similar uses.

5.8.3 Accessory Uses

- (a) **Dwelling Unit, Accessory**¹ to a permitted use
- (b) **Home Based Business 1– Minor**²
- (c) **Home Based Business 2 – Major**²
- (d) **Short Term Vacation Rental - Minor**³
- (e) **Accessory uses, buildings and structures**⁴ to a permitted use

¹ See Sections 2.5, 2.6 and 2.7 Accessory Dwelling Units

² See Section 2.3 Home Based Business 1 – Minor and 2.4 Home Based Business 2 – Major

³ See Section 2.8 Short Term Vacation Rentals

⁴ See Section 2.11 Accessory Use, Buildings and Structures

5.8.4 Conditional Uses

- a) **Dwelling Unit, Accessory** to a permitted use

Dwelling units that are accessory to a permitted use shall comply with the following requirements:

- (i) a completely separate public entrance to the Dwelling Unit(s) shall be provided from the ground floor entrance opening directly to a public street;
- (ii) the dwelling unit may be located on the ground floor if at the rear of the building, above the ground floor, or below the ground floor;
- (iii) all Dwelling Units shall be self-contained; and
- (iv) parking shall be provided as set out in Section 3.13.

- b) **Dwelling, Single Detached**

- (i) Single-detached dwellings that were constructed prior to the adoption of this Bylaw are permitted in the C1 Zone.
- (ii) Parcels with existing single-detached dwellings are permitted in the C1 Zone, and may continue to be used as dwellings or converted to commercial or mixed-use buildings in accordance with the permitted uses in this zone and the regulations in this Bylaw. The single-detached dwelling may be a primary or secondary use on the property.

- c) **Cannabis Retail Store**

Federally licensed Cannabis Retail Stores are conditionally permitted in accordance with provincial and federal requirements and Village approval.

- d) **Exceptions: Uses**

- (i) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (ii) Uses which are an offensive trade within the meaning of the Health Act of British Columbia shall not be permitted.

5.8.5 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-1 zone which is less than:

- | | |
|---|--|
| (a) Minimum Parcel Area (All Uses) | 210 m ² (2260.4 ft ²) |
|---|--|

5.8.6 Lot Dimensions

The following minimum lot dimensions shall apply in the C-1 zone:

Use	Minimum Dimension
(a) Minimum Lot Width (Frontage)	6m
(b) Minimum Lot Length	30m

5.8.7 Setbacks

The following minimum setbacks apply to buildings in the C-1 zone:

Setback	Principal Building	Accessory Building
(a) Front	0.0m minimum	Equal to or greater than principal building
(b) Rear	3.0m minimum	1.5m minimum
(c) Interior and exterior side lot line (within C1 or next to C2 zone)	0.0m minimum	0.0m minimum
(d) Interior side lot line (Next to C3 zones)	1.5m minimum	1.5m minimum
(e) Interior side lot line (Next to all other zones)	3.0m minimum	1.5m minimum
(f) Exterior side lot line	0.0m minimum	0.0m minimum

5.8.8 Maximum Height

The following maximum height shall apply to buildings in the C-1 zone:

	Principal Building	Accessory Building
(a) Maximum Height	12.0m (39.4 ft.)	Must be less than the principal building Adjacent to residential zones 6.0m
(b) Sprinklers are required for any building 3 storeys or greater.		

5.8.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-1 zone:

Use	Maximum Lot Coverage
(a) All buildings and structures combined	80% maximum

5.8.10 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.8.11 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.



VILLAGE CENTRE FRINGE MIXED USE

5.9 C2 – VILLAGE CENTRE FRINGE MIXED USE

5.9.1 Purpose:

A mix of residential and commercial land uses in the vicinity of the Village Centre.

5.9.2 Permitted Uses

Within the C-2 Village Centre Fringe – Mixed Use, the following uses only shall be permitted:

- | | |
|---|--|
| (a) Art Gallery including Studio | (j) Food and Beverage Service – Food Primary (including catering)¹ |
| (b) Assembly Facility | (k) Government Office & Buildings |
| (c) Bicycle Retail Sales and Service | (l) Health and Medical Service |
| (d) Business and Professional Office | (m) Laundromat |
| (e) Daycare Centre | (n) Microbrewery & Craft Distillery |
| (f) Educational Institution | (o) Museum |
| (g) Financial Institution | (p) Personal Service Establishments |
| (h) Farmers Market | (q) Retail Store |
| (i) Food and Beverage Service – Liquor Primary | (r) Tourist Accommodation – Minor (<12 units) |

¹See definitions – includes: restaurants, cafes, bakeries, pizzerias and similar uses.

5.9.3 Accessory Uses

- (a) **Dwelling Unit, Accessory¹** to a permitted use
- (b) **Home Based Business 1– Minor²**
- (c) **Home Based Business 2 – Major²**
- (d) **Short Term Vacation Rental - Minor³**

(e) **Accessory uses, buildings and structures**⁴ to a permitted use

¹ See *Sections 2.5, 2.6 and 2.7 Accessory Dwelling Units*

² See *Section 2.3 Home Based Business 1 – Minor and 2.4 Home Based Business 2 – Major*

³ See *Section 2.8 Short Term Vacation Rentals*

⁴ See *Section 2.11 Accessory Use, Buildings and Structures*

5.9.4 Conditional Uses

a) Mixed Use Development

- (i) Ground floor must be commercial and must be street-facing (residential units may be at the rear).

b) Tourist Accommodation – Major shall:

- (i) have a minimum parcel area of 2,000m².
- (ii) only be permitted west of George Place.

c) Dwelling Unit, Accessory to a permitted use

Dwelling units that are accessory to a permitted use shall comply with the following requirements:

- (i) a completely separate public entrance to the Dwelling Unit(s) shall be provided from the ground floor entrance opening directly to a public street;
- (ii) the dwelling unit may be located on the ground floor if at the rear of the building, above the ground floor, or below the ground floor;
- (iii) all Dwelling Units shall be self-contained; and
- (iv) parking shall be provided as set out in **Section 3** of this Bylaw.

d) Dwelling, Single Detached

- (i) Single-detached dwellings that were constructed prior to the adoption of this Bylaw are permitted in the C2 Zone.
- (ii) Single-detached dwellings permitted in the C2 Zone may continue to be used as dwellings or converted to commercial or mixed-use buildings in, rebuilt in the event of an Act of God or as a safety requirement, accordance with the permitted uses in this zone and the regulations in this Bylaw. The single-detached dwelling may be a principal or accessory use on the property.

e) Cannabis Retail Store

Federally licensed **Cannabis Retail Stores** are conditionally permitted in accordance with provincial and federal requirements and Village approval.

f) Exceptions: Uses

- (i) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (ii) Uses which are an offensive trade within the meaning of the Health Act of British Columbia shall not be permitted.

5.9.5 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-2 zone which is less than:

- | | |
|--|---|
| (a) Tourist Accommodation – Major | 2,000 m ² |
| (b) All other uses | 250 m ² (2,690 ft ²) |

5.9.6 Lot Dimensions

The following minimum lot dimensions shall apply in the C-2 zone:

Use	Minimum Dimension
(a) Minimum Lot Width (Frontage)	8m
(b) Minimum Lot Length	30m

5.9.7 Setbacks

The following minimum setbacks apply to buildings in the C-2 zone:

Setback	Principal Building	Accessory Building
(i) Front (on Fifth Ave)	0.0m minimum	Equal to or greater than principal building
(ii) Front (all other cases)	6.0m	Equal to or greater than principal building
(iii) Rear	3.0m minimum	1.5m minimum
(iv) Interior side lot line	0.0m minimum	0.0m minimum
(v) Interior side lot line (adjacent to residential zones)	2.0m minimum	1.0m minimum
(vi) Exterior side lot line (Next to C1 or C2 zones)	0.0m minimum	1.5m minimum
(vii) Exterior side lot line (Next to all other zones)	3.0m minimum	1.5m minimum

5.9.8 Maximum Height

The following maximum height shall apply to buildings in the C-2 zone:

	Principal Building	Accessory Building
(a) Maximum Height	12.0m (39.4 ft.)	Must be less than the principal building. Adjacent to residential zones 6.0m maximum height.
(b) Sprinklers are required for any building 3 storeys or greater.		

5.9.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-2 zone:

Use	Maximum Lot Coverage
(b) All buildings and structures combined	70%

5.9.10 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.9.11 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.



MAIN STREET MIXED USE

5.10 C3 – MAIN STREET (RAILTOWN) MIXED USE

5.10.1 Purpose

An area that focuses on creative industries, commercial opportunities, and complementary residential uses.

5.10.2 Permitted Uses

Within the C3 – Main Street Mixed Use Zone, the following uses only shall be permitted:

- | | |
|---|---|
| (a) Art Gallery including Studio | (q) Laundromat |
| (b) Assembly Facility | (r) Market Garden |
| (c) Bicycle Retail Sales and Service | (s) Mixed Use Development |
| (d) Business and Professional Office | (t) Microbrewery & Craft Distillery |
| (e) Car Wash | (u) Museum |
| (f) Daycare Centre | (v) Outdoor Recreation Facility |
| (g) Dwelling, Single-Detached | (w) Personal Service Establishments |
| (h) Dwelling, Two-unit | (x) Public Transportation Depot |
| (i) Dwelling, Apartment | (y) Retail Liquor Sales Establishment |
| (j) Dwelling, Townhouse | (z) Recycling Depot |
| (k) Educational Institution | (aa) Retail Store |
| (l) Farmers Market | (bb) Service, Repair & Equipment Rental Shop |
| (m) Food and Beverage Service – Liquor Primary | (cc) Seniors Residential Care |
| (n) Food and Beverage Service – Food Primary
(including catering) ¹ | (dd) Tourist Accommodation – Minor
(<12 units) |
| (o) Health and Medical Service | (ee) Veterinary Clinic – Small Animal |
| (p) Indoor Recreation and Entertainment | |

¹See definitions – includes: restaurants, cafes, bakeries, pizzerias and similar uses.

5.10.3 Site Specific Uses Permitted:

- (a) The following Regulations apply specifically to Lot 1 District Lot 9778 Plan PGP11968, PID 012-522-317 (940 Main Street):
 - (i) a maximum of two Principal Buildings are permitted.
 - (ii) The minimum interior side parcel setback requirement for the southeast side of the property is 1 meter.

5.10.4 Accessory Uses

- (a) **Dwelling Unit, Accessory** ¹ to a permitted use
- (b) **Home Based Business 1– Minor** ²
- (c) **Home Based Business 2 – Major** ²
- (d) **Short Term Vacation Rental - Minor** ³
- (e) **Accessory uses, buildings and structures** ⁴ to a permitted use

¹ See Sections 2.5, 2.6 and 2.7 Accessory Dwelling Units

² See Section 2.3 Home Based Business 1 – Minor and 2.4 Home Based Business 2 – Major

³ See Section 2.8 Short Term Vacation Rentals | ⁴ See Section 2.11 Accessory Use, Buildings and Structures

5.10.5 Conditional Uses

- a) **Dwelling Unit, Accessory** to a permitted use

Dwelling units that are accessory to a permitted use shall comply with the following requirements:

- (i) a completely separate public entrance to the Dwelling Unit(s) shall be provided from the ground floor entrance opening directly to a public street;
- (ii) the dwelling unit may be located on the ground floor if at the front or rear of the building, above the ground floor, or below the ground floor;
- (iii) all Dwelling Units shall be self-contained; and
- (iv) parking shall be provided as set out in **Section 3**.

- b) **Cannabis Retail Store**

Federally licensed Cannabis Retail Stores are conditionally permitted in accordance with provincial and federal requirements and Village approval.

- c) **Exceptions: Uses**

- (i) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (ii) Uses which are an offensive trade within the meaning of the Health Act of British

Columbia shall not be permitted.

5.10.6 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-3 zone which is less than:

- | | |
|---------------------|---------------------------------------|
| (a) All uses | 400 m ² (4,305.56 sq. ft.) |
|---------------------|---------------------------------------|

5.10.7 Lot Dimensions

The following minimum lot dimensions shall apply in the C-3 zone:

Use	Minimum Dimension
(a) Minimum Lot Width (Frontage)	10m
(b) Minimum Lot Length	30m

5.10.8 Setbacks

The following minimum setbacks apply to buildings in the C-3 zone:

Setback	Principal Building	Accessory Building
(a) Front	3.0m minimum	Equal to or greater than principal building
(b) Rear	3.0m minimum	1.5m minimum
(c) Interior side lot line	1.5m minimum	0.0m minimum
(d) Exterior side lot line	3.0m minimum	1.5m minimum

5.10.9 Maximum Height

The following maximum height shall apply to buildings in the C-3 zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	Must be less than the principal building

5.10.10 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-3 zone:

- | | |
|---|-----|
| (a) All buildings and structures combined | 60% |
|---|-----|

5.10.11 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.10.12 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.



HIGHWAY & TOURIST COMMERCIAL

5.11 C4 – HIGHWAY & TOURIST COMMERCIAL

5.11.1 Purpose

To provide for a broad range of commercial and tourist uses for the traveling public.

5.11.2 Permitted Uses

Within the C4 – Highway & Tourist Commercial Zone, the following uses only shall be permitted:

- | | |
|--|---|
| (a) Art Gallery including Studio | (n) Market Garden |
| (b) Bicycle Retail Sales and Service | (o) Museum |
| (c) Business and Professional Office | (p) Personal Service Establishments |
| (d) Car Wash | (q) Retail Liquor Sales Establishment |
| (e) Campground | (r) Recycling Depot |
| (f) Drive-through Restaurant | (s) Public Works & Utilities |
| (g) Farmers Market | (t) Public Transportation Depot |
| (h) Food and Beverage Service – Liquor Primary | (u) Tourist Accommodation – Minor (<12 units) |
| (i) Food and Beverage Service – Food Primary (including catering)¹ | (v) Tourist Accommodation – Major (>12 units) |
| (j) Health and Medical Service | (w) Service, Repair & Equipment Rental Shop |
| (k) Greenhouse Operation | (x) Vehicle Sales & Service |
| (l) Indoor Recreation and Entertainment | (y) Veterinary Clinic – Small Animal |
| (m) Laundromat | |

¹See definitions – includes: restaurants, cafes, bakeries, pizzerias and similar uses.

5.11.3 Accessory Uses

- (a) **Dwelling Unit, Accessory** ¹ to a permitted use
- (b) **Accessory uses, buildings and structures** ² to a permitted use

¹ See *Sections 2.5, 2.6 and 2.7 Accessory Dwelling Units*

² See *Section 2.11 Accessory Use, Buildings and Structures*

5.11.4 Conditional Uses

- a) **Dwelling Unit, Accessory** to a permitted use

Dwelling units that are accessory to a permitted use shall comply with the following requirements:

- (i) a completely separate public entrance to the Dwelling Unit(s) shall be provided from the ground floor entrance opening directly to a public street;
- (ii) the dwelling unit may be located on the ground floor if at the front or rear of the building, above the ground floor, or below the ground floor;
- (iii) all Dwelling Units shall be self-contained; and
- (iv) Parking shall be provided as set out in **Section 3**.

- b) **Cannabis Retail Store**

Federally licensed Cannabis Retail Stores are conditionally permitted in accordance with provincial and federal requirements and Village approval.

- c) **Service Stations**

- (i) Screening that is not less than 1.00 metres in height shall be provided and properly maintained along any boundary of the parcel which abuts a parcel in a Residential zone.
- (ii) Gasoline service pumps or pump islands shall be located not closer than 4.5m to any parcel line.
- (iii) All servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.
- (iv) The entire surface area shall be paved with a surface of asphalt or concrete, and any unpaved areas of the parcel shall be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- (v) Where the parcels abut another parcel in a Residential zone or is separated by a street or lane there from, exterior lighting shall be designed to deflect away from adjacent properties.

- d) **Exceptions: Uses**

- (i) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (ii) Uses which are an offensive trade within the meaning of the Health Act of British Columbia shall not be permitted.

e) **Retail Store** limited to a maximum floor area of 500m² (5,381 ft²) per parcel

5.11.5 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-4 zone which is less than:

(a) Tourist Accommodation	2000m ² (21,528 sq. ft.)
(b) Service Station & Car Wash	1000m ² (10,764 sq. ft.)
(c) Campground	1 ha (2.47 acres)
(d) All other uses	600 m ² (6,458 sq. ft.)

5.11.6 Lot Width

The following minimum lot dimensions shall apply in the C-4 zone:

Use	Minimum Lot Width
(a) Tourist Accommodation	30m
(b) Campground	40m
(c) Service Station	20m
(d) All other uses	17m

5.11.7 Setbacks

The following minimum setbacks apply to buildings in the C-4 zone:

Setback	Principal Building	Accessory Building
(a) Front	6.0m minimum	Equal to or greater than principal building
(b) Rear	6.0m minimum	1.2m minimum
(c) Interior side lot line	3.0m minimum	1.2m minimum
(d) Exterior side lot line	6.0m minimum	1.2m minimum

On parcels fronting Arterial Highways, in accordance with the *Highways Act* Regulations, no building shall, without the consent of the Minister, be placed within a distance of 4.5 metres from the property line fronting on any Arterial Highway within a municipality. On any access to the property, the distance is reduced to 3

metres.

5.11.8 Maximum Height

The following maximum height shall apply to buildings in the C-4 zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	Must be less than the principal building

5.11.9 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-4 zone:

Use	Maximum Lot Coverage
(a) All buildings and structures combined	60%

5.11.10 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.11.11 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.



NEIGHBOURHOOD MIXED USE

5.12 C5 – NEIGHBOURHOOD MIXED-USE

5.12.1 Purpose

To provide an innovative zone that allows for a flexible mix of employment and residential opportunities at a neighbourhood scale.

5.12.2 Permitted Uses

Within the C5 – Neighbourhood Mixed Use, the following uses only shall be permitted:

- (a) **Dwelling, Single-Detached**
- (b) **Dwelling, Two-unit**
- (c) **Dwelling, Apartment**
- (d) **Dwelling, Townhouse**

5.12.3 Accessory Uses

- (a) **Dwelling Unit, Accessory** ¹ to a permitted use
- (b) **Home Based Business 1 – Minor** ²
- (c) **Home Based Business 2 – Major** ²
- (d) **Accessory uses, buildings and structures** ³ to a permitted use

¹ See *Sections 2.5, 2.6 and 2.7 Accessory Dwelling Units*

² See *Section 2.3 Home Based Business 1 – Minor and 2.4 Home Based Business 2 – Major*

³ See *Section 2.11 Accessory Use, Buildings and Structures*

5.12.4 Conditional Uses

The following commercial uses have a maximum floor area of 250m² (2,691 ft²):

- (a) **Art Gallery including Studio**
- (b) **Bicycle Retail Sales and Service**
- (c) **Business and Professional Office**

- (d) **Daycare Centre**
- (e) **Food and Beverage Service – Food Primary (including catering)¹**
- (f) **Market Garden**
- (g) **Mixed Use Development** (commercial component cannot exceed 250m²)
- (h) **Personal Service Establishments**
- (i) **Retail Store**

¹See definitions – includes: restaurants, cafes, bakeries, pizzerias and similar uses.

5.12.5 Exceptions: Uses

- (a) Uses which are noxious or otherwise undesirable because of smoke, noise, vibration, dirt or odour are not permitted.
- (b) Uses which are an offensive trade within the meaning of the Health Act of British Columbia shall not be permitted.

5.12.6 Parcel Area

Subject to the provisions of this Bylaw, no parcel shall be created in the C-5 zone which is less than:

- | | |
|---|--|
| (a) Dwelling, Single-Detached | 375 m ² (4,036 ft ²). |
| (b) Dwelling, Two-unit (on one parcel) | 500 m ² (5,382 ft ²). |
| (c) Dwelling, Two-unit (on 2 parcels with common wall) | 250 m ² (2,691 ft ²). |
| (d) Dwelling, Apartment | 1,000 m ² (10,764 sq. ft.) |
| (e) Dwelling, Townhouse (single parcel) | 750 m ² (8,073 sq. ft.) |
| (f) Dwelling, Townhouse (per unit) | 225 m ² (2,422 sq. ft.) |
| (g) All other uses | 464.5 m ² (5,000 ft ²). |

5.12.7 Lot Dimensions

The following minimum lot dimensions shall apply in the C-5 zone:

All Uses	Minimum Dimension
(a) Minimum Lot Width – Dwelling, Single-detached	10.0m
(b) Minimum Lot Width:	15.0m
(i) Two-Unit Lot;	
(ii) Dwelling, Apartment;	
(iii) Dwelling Townhouse (single parcel)	
(c) Minimum Lot Width – Dwelling, Townhouse (per unit)	6.0m

5.12.8 Setbacks

The following minimum setbacks apply to buildings in the C-5 zone:

Setback	Principal Building	Accessory Building
(a) Front	4.0m minimum	Equal to or greater than principal building
(b) Rear	4.0m minimum	3.0m minimum
(c) Interior side lot line	2.0m minimum	1.0m minimum
(d) Exterior side lot line	4.0m minimum	3.0m minimum
(e) Where a <i>Duplex</i> or <i>Townhouse, Dwelling</i> is divided into separate parcels, the minimum <i>Interior Side Parcel Line Setbacks</i> shall not apply where there is a common wall shared between the <i>Dwelling Units</i> .		

5.12.9 Maximum Height

The following maximum height shall apply to buildings in the C-5 zone:

	Principal Building	Accessory Building
(a) Maximum Height	10.5m (34.45 ft.)	6.0m (19.68 ft.)

5.12.10 Maximum Lot Coverage

The following maximum lot coverage shall apply in the C-5 zone:

Use	Maximum Lot Coverage
(a) All buildings and structures combined	60%

5.12.11 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.12.12 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.

M1



Light Industrial

5.13 M1 – LIGHT INDUSTRIAL

5.13.1 Purpose

To facilitate economic development on larger parcels of land that are suitably located in the Village so any offsite impacts are minimized.

5.13.2 Permitted Uses

Within the M1 – Light Industrial, the following uses only shall be permitted:

- | | |
|--|--|
| (a) Business and Professional Office | (h) Outdoor Recreation Facility |
| (b) Education Facility | (i) Recycling Depot |
| (c) Food Processing, Storage and Sales | (j) Self-Storage Facility |
| (d) Food and Beverage Service – Food Primary (including catering) | (k) Service Station |
| (e) Greenhouse Operation | (l) Towing Service |
| (f) Manufacturing, Light | (m) Vehicle Sales and Service |
| (g) Microbrewery & Craft Distillery | |

5.13.3 Accessory Uses

- (a) **Retail Store** accessory to a permitted use.
- (b) **Accessory uses, buildings and structures** ¹ to a permitted use

¹ See *Section 2.11 Accessory Use, Buildings and Structures*

5.13.4 Conditional Uses

a) Service Stations

- (i) Screening that is not less than 1.00 metres in height shall be provided and properly maintained along any boundary of the parcel which abuts a parcel in a Residential zone.
- (ii) Gasoline service pumps or pump islands shall be located not closer than 4.5m to any parcel line.
- (iii) All servicing equipment, other than that normally carried on a pump island, shall be entirely enclosed within a building.
- (iv) The entire surface area shall be paved with a surface of asphalt or concrete, and any unpaved areas of the parcel shall be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- (v) Where the parcels abut another parcel in a Residential zone or is separated by a street or lane there from, exterior lighting shall be designed to deflect away from adjacent properties.

b) Exceptions: Uses

- (i) Uses which are an offensive trade within the meaning of the Health Act of British Columbia shall not be permitted.

5.13.5 Parcel Area

No parcel shall be created in the M-1 zone which is less than the following minimum parcel area:

Services	Minimum Parcel Area
(a) No water or sewer services or partial services	0.4 ha (1 acre)
(b) Full water and sewer services	0.2 ha (0.5 acre)

5.13.6 Setbacks

The following minimum setbacks apply to buildings in the M-1 zone:

Setback	Principal Building	Accessory Building
(a) Front	7.5m minimum	Equal to or greater than principal building

(b) Rear	6.0m minimum	6.0m minimum
(c) Interior side lot line	3.0m minimum	3.0m minimum
(d) Interior side lot line (parcel adjacent to non-M1 parcel)	6.0m minimum	6.0m minimum
(e) Exterior side lot line	6.0m minimum	6.0m minimum

5.13.7 Maximum Height

The following maximum height shall apply to buildings in the M-1 zone:

All Buildings or structures

(a) Maximum Height	12.0m (39.37 ft.)
--------------------	-------------------

5.13.8 Maximum Lot Coverage

The following maximum lot coverage shall apply in the M-1 zone:

Use	Maximum Lot Coverage
(a) All buildings and structures combined	60%

5.13.9 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.13.10 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.



Parks & Recreation

5.14 P1 – PARKS & RECREATION

5.14.1 Purpose:

Public parks, open spaces and recreation areas.

5.14.2 Permitted Uses:

Within the P1 – Park & Recreation, the following uses only shall be permitted:

- | | |
|--|---|
| (a) Government Office & Buildings | (d) Public Park |
| (b) Community Garden | (e) Public Works & Utilities |
| (c) Outdoor Recreation Facility | |

5.14.3 Accessory Uses

- (a) Other uses, buildings and structures accessory to a permitted use

5.14.4 Siting Regulations

- | | |
|---|----------------------------------|
| (a) Minimum Parcel Area | 2,024 m ² (0.5 acres) |
| (b) Minimum Front Yard Setback – all buildings and structures | 6.0m (19.68 ft.) |
| (c) Minimum Rear Yard Setback – all buildings and structures | 6.0m (19.68 ft.) |
| (d) Minimum Side Yard Setbacks – all buildings and structures | 3.0m (9.84 ft.) |
| (e) Maximum Building Height (Principal Building) | 10.5m (34.45 ft.) |
| (f) Maximum Building Height (Accessory Buildings) | 6.0m (19.68 ft.) |

5.14.5 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.14.6 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.

P2



Public & Institutional

5.15 P2 – PUBLIC & INSTITUTIONAL

5.15.1 Purpose:

Public land uses focused on government services, utilities and infrastructure and selective institutional uses.

5.15.2 Permitted Uses:

Within the P2 – Public & Institutional, the following uses only shall be permitted:

- | | |
|--|--|
| (a) Art Gallery including Studio | (k) Indoor Recreation and Entertainment |
| (b) Assembly Facility | (l) Library |
| (c) Cemetery and Columbarium | (m) Museum |
| (d) Daycare Centre | (n) Outdoor Recreation Facility |
| (e) Educational Institution | (o) Public Works & Utilities |
| (f) Farmers Market | (p) Recycling Depot (Public) |
| (g) Government Office & Buildings | (q) Research Centre |
| (h) Health and Medical Service | (r) Seniors Residential Care |
| (i) Hospital | (s) Tourist Services |
| (j) Community Garden | |

5.15.3 Accessory Uses

- (a) **Caretaker Residence** accessory to a permitted use.
- (b) Other uses, buildings and structures accessory to a permitted use.

5.15.4 Conditional Uses

All provincial setbacks pertaining to landfills, sewage lagoons and treatment plants must be met.

- | | |
|-------------------------------------|--|
| (a) Sanitary Landfill | Must be in compliance with provincial legislation, regulations and approvals |
| (b) Treatment Plant / Sewage Lagoon | Must be in compliance with provincial legislation, regulations and approvals |

5.15.5 Siting Regulations

- | | |
|---|---------------------------------|
| (a) Minimum Parcel Area | 2024 m ² (0.5 acres) |
| (b) Minimum Front Yard Setback – all buildings and structures | 6.0m (19.68 ft.) |
| (c) Minimum Rear Yard Setback – all buildings and structures | 6.0m (19.68 ft.) |
| (d) Minimum Side Yard Setbacks – all buildings and structures | 3.0m (9.84 ft.) |
| (e) Maximum Building Height (Principal Building) | 12.0m (39.37 ft.) |
| (f) Maximum Building Height (Accessory Buildings) | 6.0m (19.68 ft.) |

5.15.6 Fencing and Screening

As per **Section 1.7 Fencing and Screening** of this Bylaw.

5.15.7 Parking and Loading

As per **Section 3 Parking and Loading** of this Bylaw.



CD1 Comprehensive Development Zone

5.16 CD1 – COMPREHENSIVE DEVELOPMENT ZONE

5.16.1 Purpose:

The purpose of the CD1 Zone is to implement the Saas Fee Development Plan and provide for a comprehensive development with a mix of commercial and residential and public or open space *uses*.

5.16.2 Permitted Uses:

The following *uses* and no others shall be permitted in the CD1 Zone:

- | | |
|--|--|
| (a) Art Gallery including Studio | (i) Indoor Recreation and Entertainment |
| (b) Daycare Centre | (j) Library |
| (c) Dwelling, Single-Detached | (k) Personal Service Establishments |
| (d) Dwelling, Two-unit | (l) Retail Liquor Sales Establishment |
| (e) Dwelling, Apartment | (m) Retail Store |
| (f) Dwelling, Townhouse | (n) Shopping Centre |
| (g) Food and Beverage Service
– Liquor Primary | (o) Tourist Services |
| (h) Food and Beverage Service
– Food Primary (including
catering)¹ | |

¹See definitions – includes: restaurants, cafes, bakeries, pizzerias and similar uses.

5.16.3 Accessory Uses

- (a) Outside patios accessory to food and beverage services
- (b) Sidewalk sales accessory to retail sales

(c) Storage

5.16.4 Regulations

On a parcel located in an area zoned as CD1, no *Building* or *Structure* shall be constructed, located, or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations

COLUMN I Matter to be Regulated	COLUMN II Regulations
1. Maximum <i>Height</i> of all <i>Buildings</i> (Section 4.5 of this Bylaw applies to structures which may exceed this <i>Height</i> restriction)	As set out in 5.16.5 below
2. Minimum setback for <i>Buildings</i> or <i>Structures</i> and all <i>Accessory Buildings</i> from: <ul style="list-style-type: none">- Fifth Avenue- Sixth Avenue- Fir Street- Dogwood Street	0 m (0 feet) 6.0 m (20 feet) 1.5 m (5 feet) 1.5 m (5 feet)
3. Maximum Density of <i>Parcels</i> for <i>Dwelling Units</i>	92 nits per ha (37 units per acre)

5.16.5 Special Regulations

Within the CD1 Zone, the lands shall be developed for commercial and residential uses in accordance with the comprehensive development project plans shown on CD1-Maps attached to and forming part of this Bylaw.

5.16.6 Conditions for use for Dwelling Units

Dwelling Units shall comply with the following requirements:

- a) A completely separate public entrance to *Dwelling Units* above commercial uses shall be provided from one or more common or shared ground floor entrances opening directly to a public street.
- b) *Dwelling Units* fronting on to 6th Avenue shall have individual separate entrances.
- c) Parking requirements are set out in this Bylaw

5.16.7 Conditions for Commercial Use

- a) Commercial uses shall be located on the ground level only.
- b) Notwithstanding the requirements of Table 1 of Schedule B of this bylaw, on-site parking for commercial use shall be a minimum of one parking space per 90 square metres of *zoned* commercial area.
- c) Notwithstanding the requirements of Table 2 Schedule B of this bylaw, on-site loading spaces shall be provided at a minimum of one loading space for every 1800 square metres of *zoned* commercial area.
- d) Commercial parking and loading spaces are in addition to those required for dwelling units.

5.16.8 Maximum Height for Buildings and Structures

Maximum *Height of Buildings and Structures* shall be based on site area coverage.

- d) No *Building or Structure* shall be of a *Height* greater than 21.3m (70 feet) unless specified elsewhere in this bylaw.
- e) Specific roof heights are located as shown in Section 22.5.6, Conceptual Roof Height Plan, and shall be as follows:
 - i) No more than twenty percent of the site area shall be covered by sloping roofs with a *ridgeline Height* of 21.3 m (70 feet) above grade.
 - ii) Additionally, no more than fifteen percent of the site area shall be covered by sloping roofs with a *ridgeline Height* of 19.8 m (65 feet) above grade.
 - iii) Additionally, no more than ten percent of the site area shall be covered by sloping roofs with a *ridgeline Height* of 18.3 m (60 feet) above grade.
 - iv) Additionally, no more than twenty percent of the site area shall be covered by sloping roofs with a *ridgeline Height* of 15.2 m (50 feet) above grade.
 - v) Additionally, over the remainder of the site there will be no sloping roofs with a *ridgeline Height* greater than 4.6 m (15 feet) above grade.
- f) Flat roofs shall not be permitted.

5.16.9 Accessory Use and Accessory Buildings

- a) No *Accessory Building* or *Structure* shall be erected on any parcel unless the *Principal Building* to which the *Accessory Building* is an incidental *Use* has been erected or will be erected simultaneously with the *Accessory Building*.
- b) An *Accessory Building* shall not be located any closer than 1.2 m from any *Lane* except in the case of a *Lane* intersection where the provisions for *Fences* shall apply.
- c) An *Accessory Building* or *Structure* shall not be used as a *Dwelling*.
- d) An *Accessory Building* on a corner parcel shall be located not closer to the side street than the *Principal Building* on the same parcel, nor closer than the required *Setback* from the side street of the *Principal Building* on an adjoining parcel, whether or not a lane intervenes.
- e) An *Accessory Building* shall be located not closer than 3m to the *Rear Parcel Line* if an adjoining parcel is in an *R Zone*.
- f) An *Accessory Building* shall not exceed 3.5m in height.

[An *Accessory Building* in a development permit area is required to have a Development Permit.]

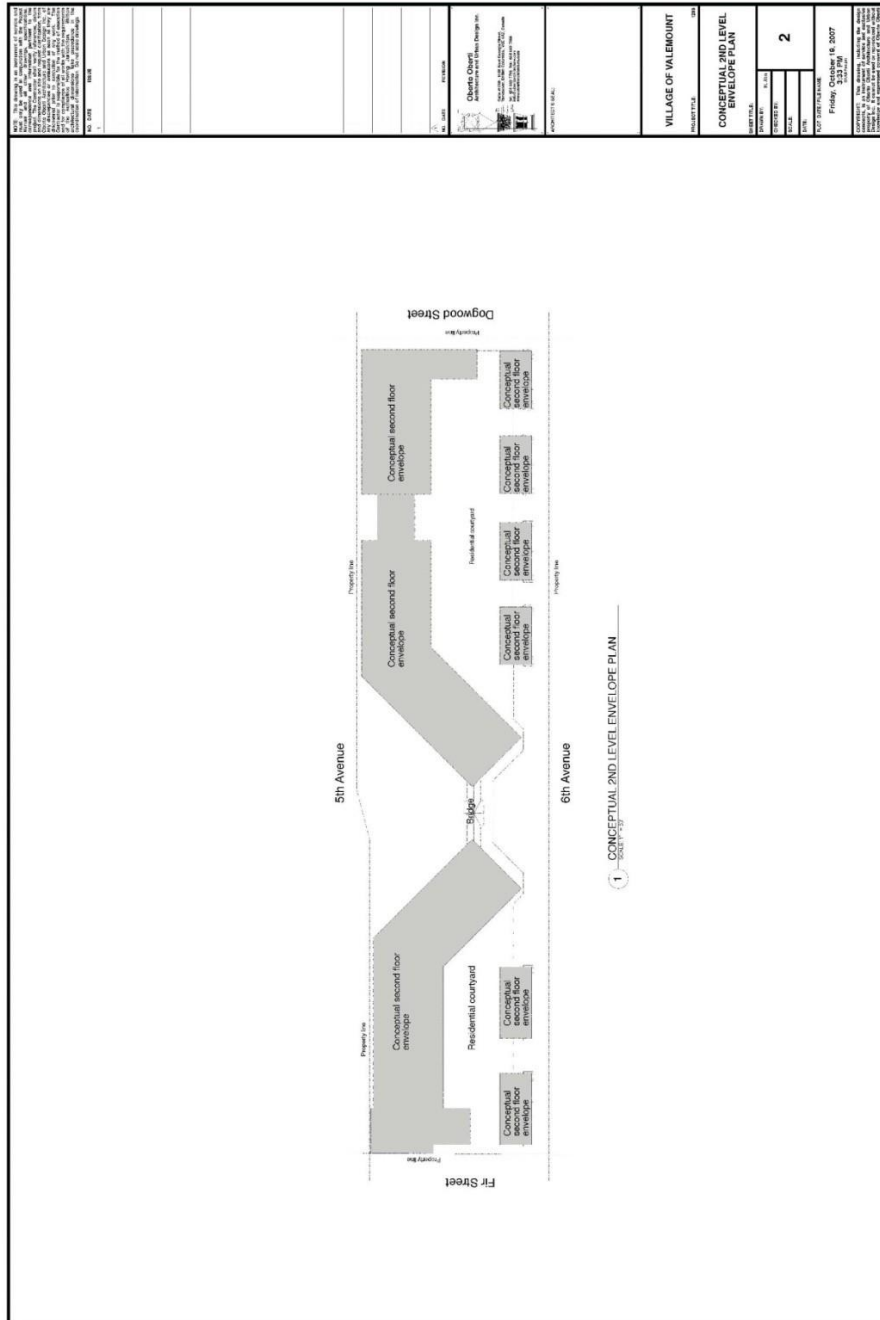
5.16.10 Screening of Storage

All outside commercial storage, including the storage of garbage, shall be completely contained within a *Landscape Screen* of not less than 2m in *Height* and garbage storage areas shall be bear proof.”

Village of Valemount Zoning Bylaw

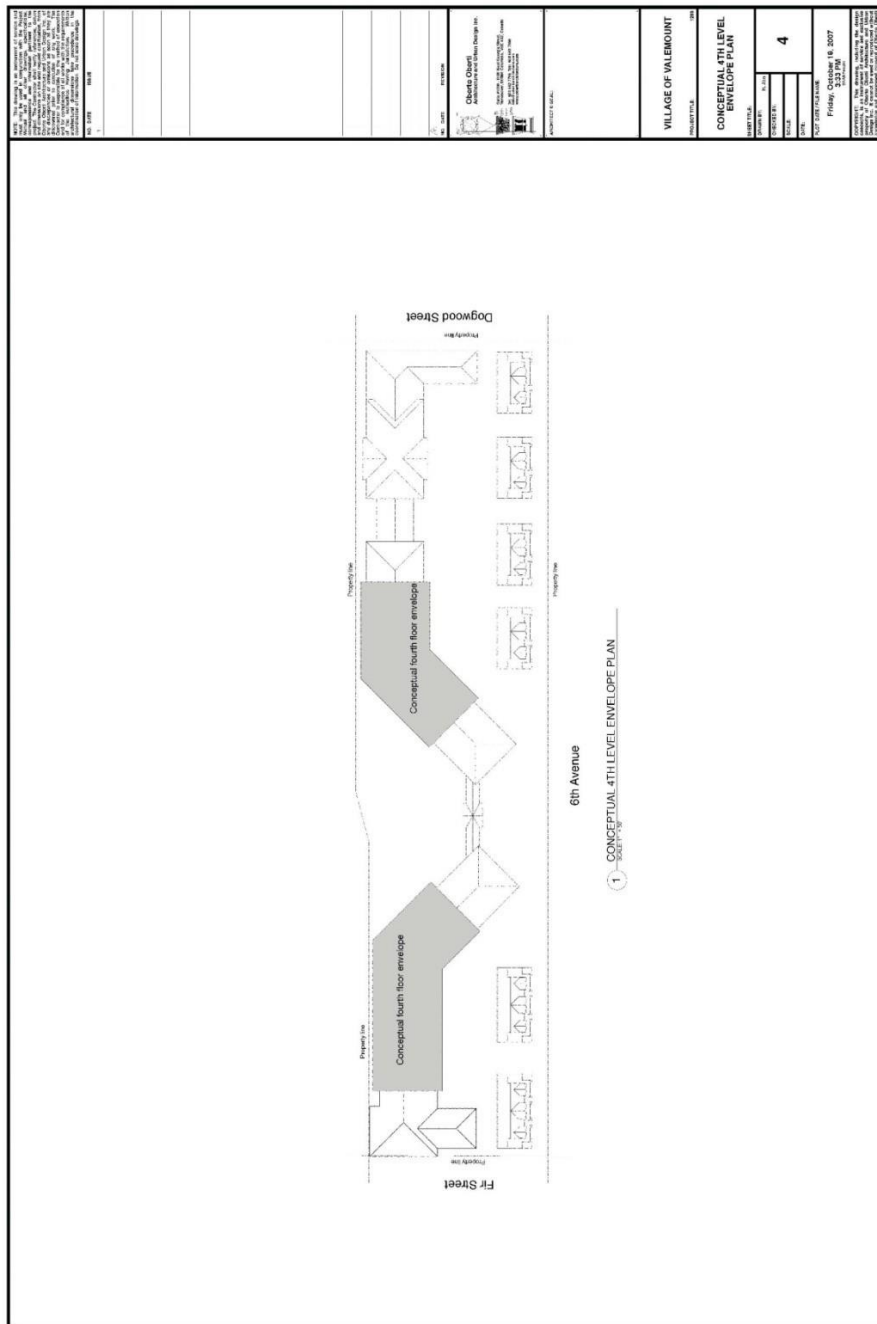


5.16.12 (SAAS FEE) CD1 Conceptual 2nd Level Envelope

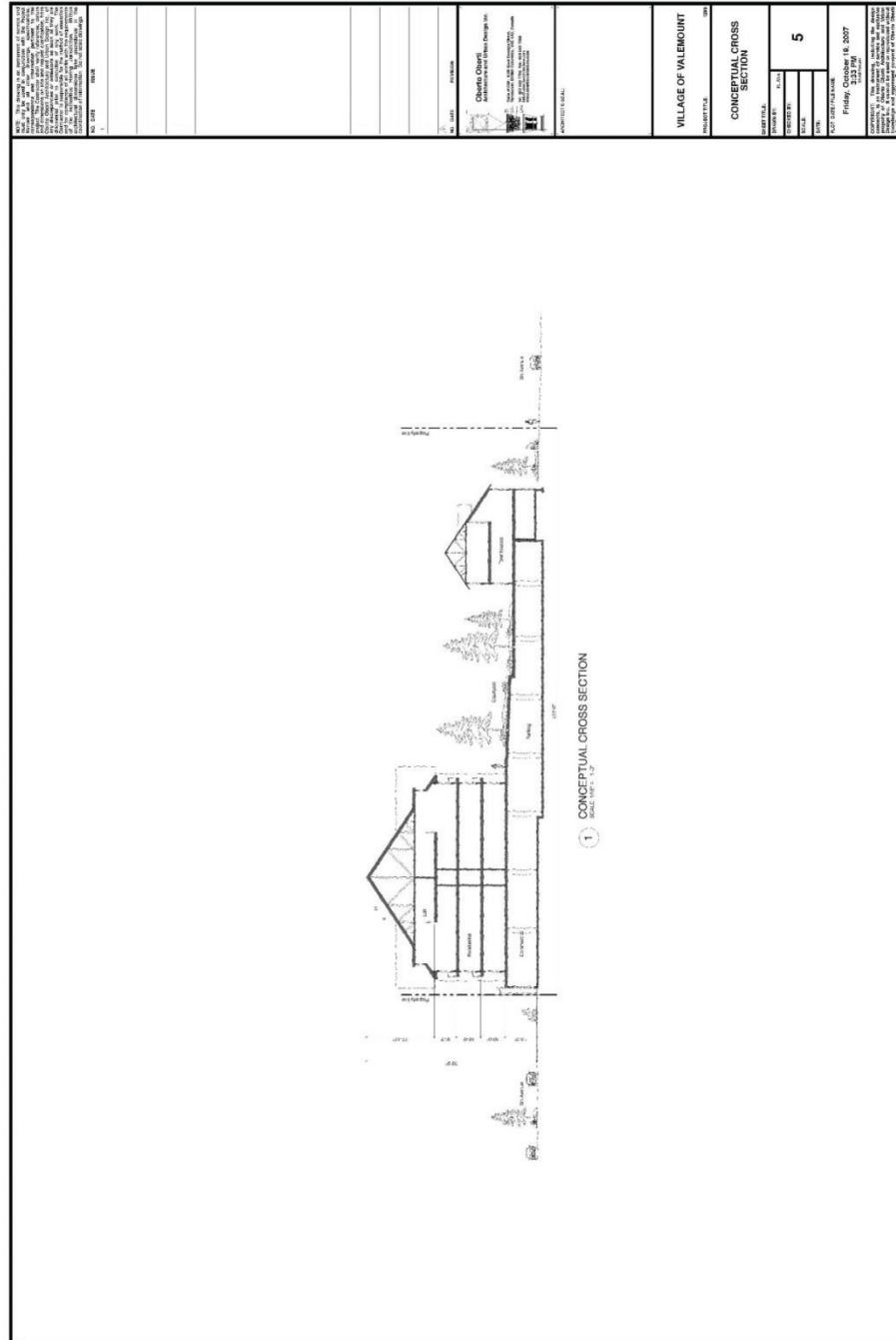


Village of Valemount Zoning Bylaw

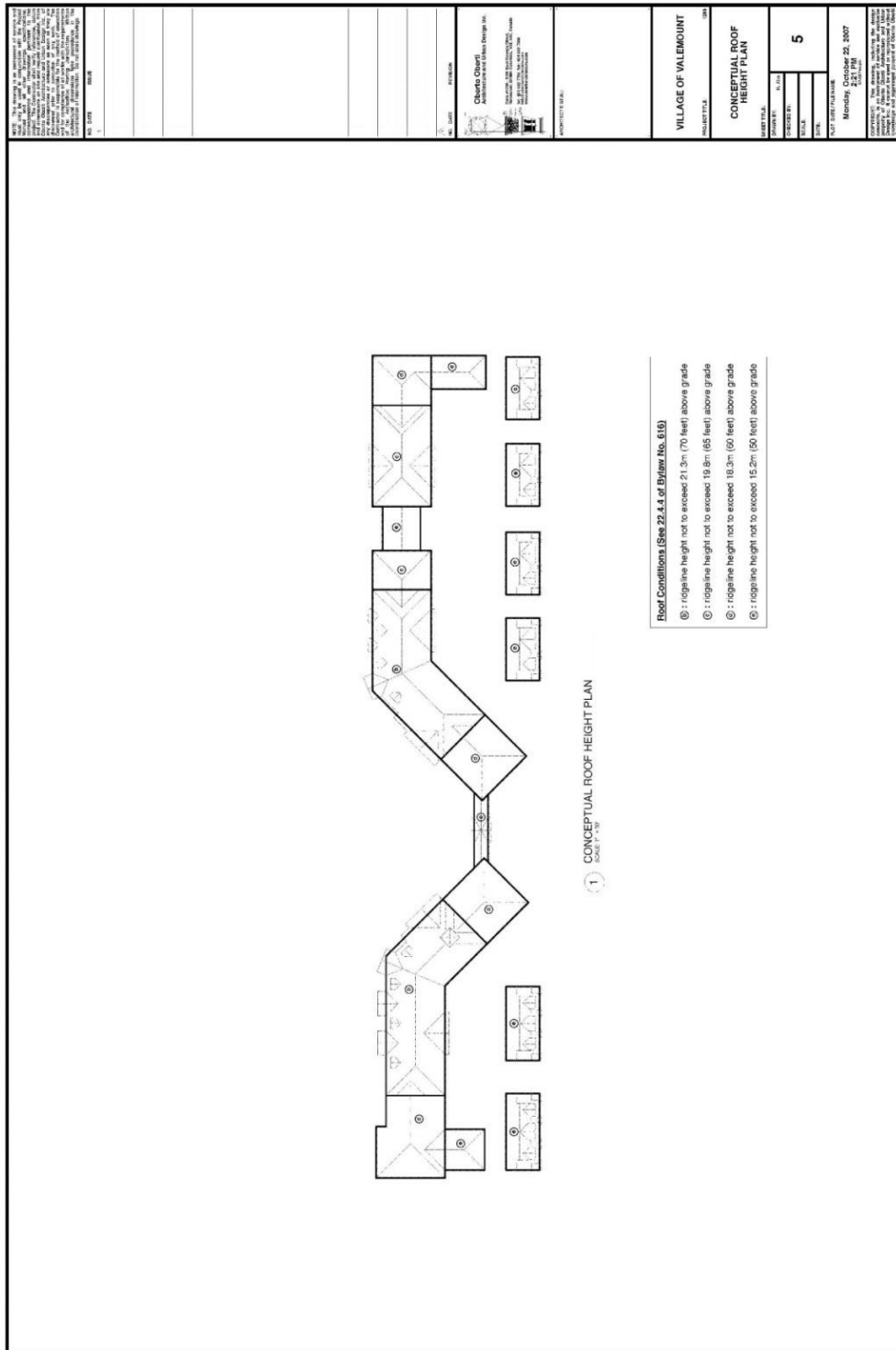
5.16.14 (SAAS FEE) CD1 Conceptual 4th Level Envelope



5.16.15 (SAAS FEE) CD1 Conceptual Cross Section



5.16.16 (SAAS FEE) CD1 Conceptual Roof Height Plan



PART 6 | Definitions

6 Definitions

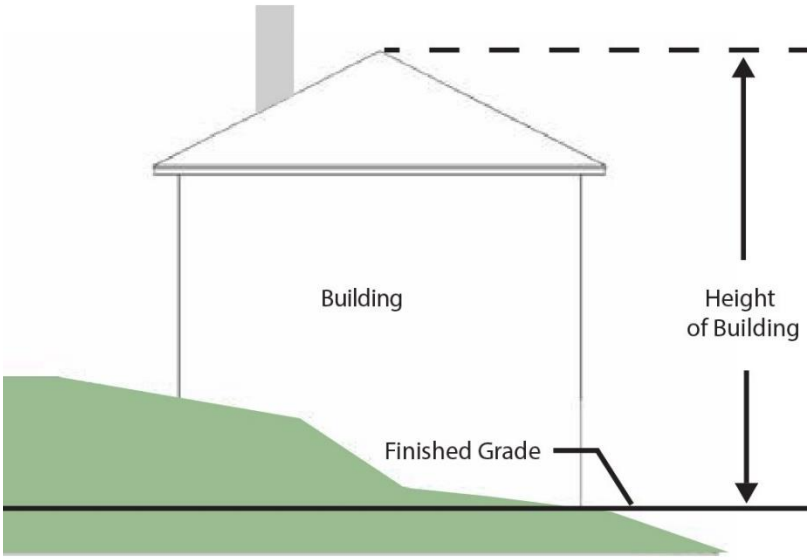
The following definitions pertain to terms and words used within the Zoning Bylaw.

D	Site Development Definitions (Related to individual site developments - e.g. setbacks, parking)
F	Flood Related Definitions (related to Flood Mitigation regulations in Section 4)
G	General Definitions (e.g. Amenity Area, Building, Council)
L	Land Use Definitions (Permitted, Accessory or Conditional Uses found in Zones - e.g. retail store, single-detached dwelling)

Disclaimer: The following table contains definitions for terms and words used within this Zoning Bylaw. The column on the far right is for information purposes only to assist with navigating the Bylaw.

TERM	DEFINITION	
A		
ACCESSORY BUILDING	means an unattached <i>building</i> or <i>structure</i> that is secondary or subordinate to a principal <i>building</i> or <i>structure</i> and whose use is exclusively devoted to the principal use of the parcel.	L
ACCESSORY USE	means a non- <i>principal use</i> that is secondary or subordinate to the existing <i>principal use</i> or <i>building</i> on the same parcel.	L
AFFORDABLE HOUSING	means housing provided for individuals and families who have difficulty finding market housing without spending more than 30% of their income to attain such housing.	G
AGRICULTURAL LAND RESERVE	means a reserve of land established under the Agricultural Land Commission Act.	G
AGRICULTURE	means the cultivation and harvesting of crops and/or the raising of livestock and includes the sale of the products of the agricultural use from the premises.	L

ALLUVIAL FAN	Means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.	F
AMENITY AREA	means a usable open or recreational space for the use of residents and may include balconies, sundecks, terraces, landscaped gardens, games rooms, swimming pools, tennis courts, saunas, playgrounds and similar recreational and landscaped areas.	G
ANIMAL SHELTER	means a building or structure used for the rearing or accommodation of animals.	
APARTMENT	See Dwelling, Apartment	L
ART GALLERY, INCLUDING STUDIO	means an establishment or business engaged in the creation, sale, loan, or display of art paintings, sculpture, books, or other works of art and may include retail and studio components.	L
ASSEMBLY FACILITY	means a building or structure use dedicated to the gathering of persons for religious, educational, entertainment, philanthropic, or cultural purposes and includes but is not limited to churches, auditoriums, youth centres, halls, schools, and senior citizen centres and does not include overnight accommodations.	L
ATTACHED ACCESSORY DWELLING UNIT	See Dwelling, Attached Accessory Unit	L
AUCTION SALES	means land, buildings and structures used for the storage and sale of goods by auction.	L
AUTOMOBILE REPAIR SHOP	means a building used or intended to be used for major repairs to motor vehicles, trailers and parts thereof, but shall not include motor vehicle manufacture, assembly or bodyworks.	L
B		
BAKERY	See Food and Beverage Service – Food Primary (including catering)	L
BALCONY	means an extension of a floor projecting from the wall of a <i>Building</i> and enclosed by a parapet or railing.	G
BED AND BREAKFAST	means a type of <i>Home-Based Business</i> conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of limited food services for those persons using the sleeping accommodations.	L
BICYCLE RETAIL SALES AND SERVICE	means a commercial enterprise where bicycles and related products are sold and may include a portion of the business where bicycles and related equipment are serviced. Does not include <i>Service Station</i> or sales and service of motor vehicles, including motorbikes, but may include sales and service of electronic bikes.	L
BREWERY & DISTILLERY	See Microbrewery & Craft Distillery	L
BOARDING, ROOMING OR LODGING HOME	means a residential building, other than a hotel or motel, containing two or more sleeping rooms for the accommodation of boarders with or without meals. The preparation of meals within the rented units is specifically prohibited.	L

BUILDING	means a roofed structure with solid exterior walls and which is used or intended to be used as shelter for persons, animals, equipment, or goods and services.	G
BUILDING HEIGHT	<p>means the vertical distance from the <i>Finished Grade</i> to the highest point of the roof excluding chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery and roof top heating/cooling units.</p> 	D
BUILDING INSPECTOR	means the person appointed from time to time by Council as the Building Inspector for the Village of Valemount or that appointed person's designate as appointed by the Village's Chief Administrative Officer.	G
BUILDING LINE	means the extended line of the wall of the <i>Building</i> or any portion of the <i>Building</i> which faces the line of the parcel.	G
BUILDING LINE, FRONT	means a line parallel to the <i>Front Parcel Line</i> drawn across the parcel through the point where a <i>Building</i> on the parcel is closest to the <i>Front Parcel Line</i> .	G
BUILDING LINE, REAR	means a line parallel to the <i>Rear Parcel Line</i> drawn across the parcel through the point where a <i>Principal Building</i> on the parcel is closest to the <i>Rear Parcel Line</i> .	G
BUSINESS AND PROFESSIONAL OFFICE	means a professional, management, administrative, clerical, and consulting service, but excludes health and medical services, veterinary services, the sale, rental, servicing, or repair of goods, and the manufacture or processing of a product.	L
BYLAW ENFORCEMENT OFFICER	means the person appointed by the Chief Administrative Officer as the Bylaw Enforcement Officer for the Village of Valemount or that appointed person's designate.	G
C		
CAFÉ	See Food and Beverage Service – Food Primary (including catering)	L

CAMPGROUND	means a use of land for commercial purposes for the temporary accommodation of recreational travelers in travel trailers, recreational vehicles, tents, or other forms of temporary lodging.	L
CANNABIS	means cannabis as defined in the Cannabis Act [S.C. 2018, C.16] as amended.	G
CANNABIS RETAIL STORE	means a business operating under the regulation of the <i>Cannabis Control and Licensing Act</i> , where the principal business is the retail sales of cannabis for consumption off site, and includes government and private stores.	L
CARETAKER RESIDENCE	means one (1) dwelling unit, which is an accessory use to a non-residential use and is used for the accommodation of one (1) caretaker, supervisor, watchman, or place of residence for the clergy of the associated church.	L
CAR WASH	means the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.	L
CATERING	See <i>Food and Beverage Service – Food Primary (including catering)</i>	L
CEMETERY AND COLUMBARIUM	means a place used for interment of human or animal remains or cremated remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof.	L
COMMUNITY GARDEN	means a facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.	L
COUNCIL	Means the duly elected Council of the Village of Valemount.	G
D		
DATA CENTRE	means a building or group of buildings housing computer systems that provide processing, storage, or distribution services.	L
DAYCARE CENTRE	means a centre providing group day care, family daycare, nursing school, child minding, out of school care, or specialized daycare in accordance with the provisions of the <i>Community Care and Assisted Living Act</i> or any subsequent Act or Acts which may be enacted in substitution thereof.	L
DESIGNATED FLOOD	means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available. Where the flow of a large <i>Watercourse</i> is controlled by a major dam, the <i>Designated Flood</i> shall be set on a site specific basis.	F
DESIGNATED FLOOD LEVEL	means the observed or calculated elevation for the <i>Designated Flood</i> and is used in the calculation of the <i>Flood Construction Level</i> .	F
DEVELOPMENT	means: <ol style="list-style-type: none"> 1. the carrying on of any construction or excavation or their operation, in, on, over, or under land or water; or 2. the making of any change in the use or intensity of use of any land, water, <i>Building</i> or premises. 	G
DISTILLERY	See <i>Microbrewery & Craft Distillery</i>	L

DRIVE-THROUGH RESTAURANT	means a <i>Food and Beverage Service – Food Primary</i> use that includes the sale or service of food or beverages to an occupant within a motorized vehicle.	L
DRY CLEANER	See Laundromat	L
DWELLING UNIT	means one or more rooms designed for residential use by one or more individuals, with a kitchen, living, sleeping, and sanitary facilities, and specifically excludes accommodation for tourists.	G
DWELLING, SINGLE-DETACHED	means a detached building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent residence of one or more individuals.	L
DWELLING, TWO-UNIT	means a detached building divided into two dwelling units, each of which is occupied or intended to be occupied as the permanent residence of one or more individuals.	L
DWELLING, APARTMENT	means a building designed for residential use that is divided into five (5) or more dwelling units with a shared or common entrance.	L
DWELLING, ATTACHED ACCESSORY UNIT (ADU)	means a room or set of rooms that: <ul style="list-style-type: none"> (i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and (ii) is attached to or located within the lot's principal building; and (iii) is a secondary use to the lot's principal building, structure, and use. 	L
DWELLING, DETACHED ACCESSORY UNIT (ADU)	means a residential building or structure that: <ul style="list-style-type: none"> (i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and (ii) is unattached to the lot's principal building; and (iii) is a secondary use to the lot's principal building, structure, and use 	L
DWELLING, MOBILE HOME	means a single-wide or double-wide single unit dwelling, constructed in a factory to CSA Z240MH standards, transported on its own chassis and placed on a permanent foundation complying with the BC Building Code, or on a temporary foundation complying with "CSA Z240.10.1 Site Preparation, Foundation, and Anchoring of Manufactured Homes", and does not include a Recreation Vehicle.	L
DWELLING, MODULAR HOME	means a single unit dwelling constructed in a factory to CSA A277 standards, transported to a building site and placed on a permanent foundation complying with the BC Building Code, and does not include a Mobile Home or Recreational Vehicle.	L
DWELLING, TOWNHOUSE	means a building consisting of three (3) or more dwelling units, each of which has an individual entrance to the outdoors and each of which is occupied or intended to be occupied as the permanent residence of one family. This includes townhouses, rowhouses, triplexes and four-plexes.	L
E		

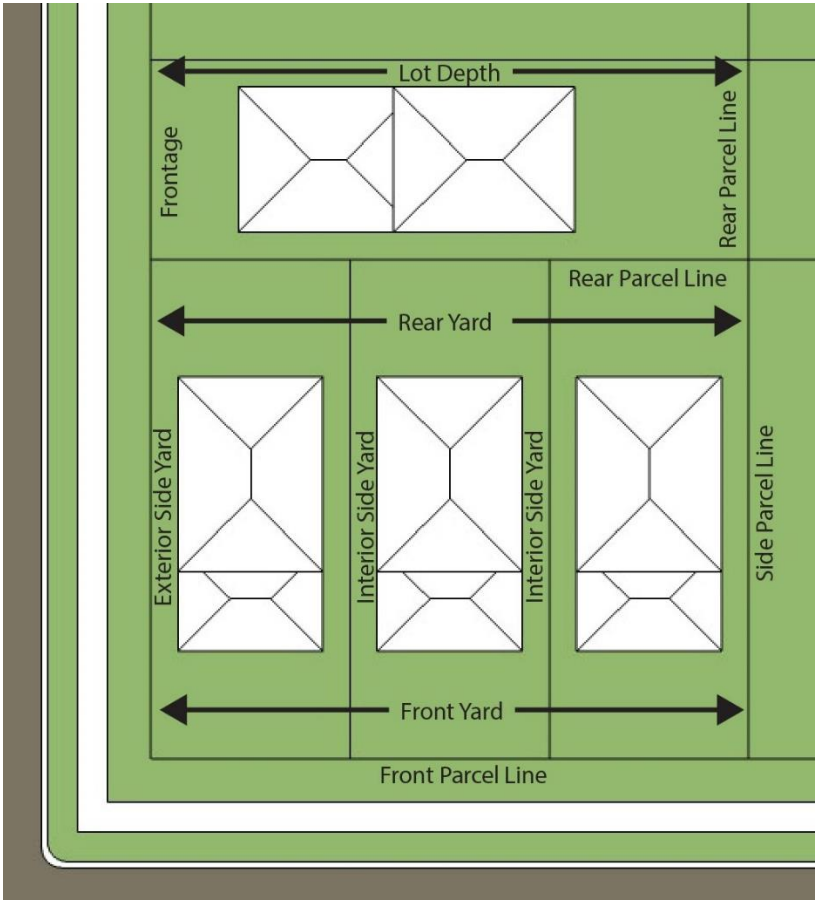
EDUCATIONAL INSTITUTION	means <i>buildings</i> and <i>structures</i> used for the assembly of persons for educational purposes, where classrooms, libraries, offices, recreational facilities and other related facilities are provided for course participants and staff, and where dormitory accommodations and common kitchen and dining facilities may also be provided. Accommodations will be for rental purposes only and students attending the educational facility will be prioritized for the rental units.	L
EQUESTRIAN CENTRE	means a facility or group of facilities intended for the accommodation, showing and competitive use of horses and may include a stable, gymkhana course, race track, and other related facilities.	L
F		
FARMERS MARKET	A temporary, seasonal or occasional market held in an open area or in a structure where groups of individual sellers offer for sale to the public items such as fresh farm produce, food, beverages, arts, crafts and other retail goods.	
FENCE	means a physical or visual barrier formed by a trellis, louver, solid hedge of trees or shrubs, a wooden, metal, plastic or masonry structure, or a combination thereof.	G
FINANCIAL INSTITUTION	means a business that is open to the public and engaged in banking and that performs closely related functions such as making loans, and investments, and may include the provision of automatic teller machines.	L
FINISHED GRADE	See Grade, Finished	D
FLOOD CONSTRUCTION LEVEL	means the <i>Designated Flood Level</i> plus the allowance for <i>Freeboard</i> and is used to establish the elevation of the underside of a wooden floor system or top of a concrete slab for habitable <i>Buildings</i> . In the case of a <i>Mobile Home</i> , the ground level or top of concrete or asphalt <i>Pad</i> , on which it is located shall be no lower than the above described elevation. It also establishes the minimum crest level of a Standard Dyke. Where the <i>Designated Flood Level</i> cannot be determined or where there are overriding factors, an assessed <i>Height</i> above the <i>Natural Boundary</i> of the water body or above the natural ground elevation may be used.	F
FLOODPROOFING	means the alteration of land or <i>Structures</i> either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or <i>Building Setbacks</i> from water bodies to maintain a floodway and to allow for potential erosion.	F
FLOOR AREA	means the total floor area of all floors in a <i>Building</i> including a loft and/or basement measured to the extreme outer limits of the <i>Building</i> including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed <i>Balconies</i> , enclosed mezzanines, enclosed porches, enclosed verandas.	D
FLOOR AREA RATIO (FAR)	means the ratio between the gross <i>floor area</i> of all the <i>buildings</i> or <i>structures</i> on the <i>parcel</i> and the total area of the <i>parcel</i> upon which all the <i>buildings</i> or <i>structures</i> are situated.	D
FOOD AND BEVERAGE SERVICE – FOOD PRIMARY	means establishments chiefly engaged in preparing meals, snacks and beverages, to customer order, for immediate consumption on and off the premises. This definition includes, but is not limited to restaurants, bakeries, cafes, and pizzerias. Does not include <i>Drive-Through Restaurant</i> .	L

FOOD AND BEVERAGE SERVICE – LIQUOR PRIMARY	Means a licensed establishment chiefly engaged in selling alcoholic beverages for immediate consumption on the premises, with a secondary focus of preparing meals and snacks for immediate consumption on and off the premises, including a neighbourhood pub, tavern, cocktail bar, and wine bar.	L
FOOD PROCESSING, STORAGE, AND SALES	means a facility in which raw farm products combined with other consumable ingredients to produce marketable products for consumption that can be easily prepared and served by the consumer, and where raw farm products may be warehoused prior to being sold either directly to consumers or for wholesale, and the selling of raw farm products either directly to consumers or for wholesale.	L
FREEBOARD	means a vertical distance added to the <i>Designated Flood Level</i> and is used to establish the <i>Flood Construction Level</i> .	F
FRONT BUILDING LINE	See Building Line, Front	D
FRONT LOT LINE	See Parcel Line, Front	D
FRONT SETBACK	See Setback, Front	D
FRONTAGE	is the distance along the property line adjacent to a highway or public street.	D
G		
GOVERNMENT OFFICE & BUILDINGS	A building or structure owned, operated, or occupied by a Provincial, Federal or Local Government agency.	L
GRADE	means the elevation of land or a surface.	D
GRADE, FINISHED	means the lowest of the average levels of finished ground adjoining each exterior wall of a building, excluding localized depressions such as for a vehicle or pedestrian entrances.	D
GREENHOUSE OPERATION	A building or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants and may include a related retail or wholesale component.	L
GROSS FLOOR AREA	means total floor area contained within the building measured to the external face of the external walls and excluding the roof.	D
GUEST RANCH	means a working farm or ranch that includes a principal residence, agricultural structures and temporary guest accommodation where such use is: <ul style="list-style-type: none"> (a) conducted on a parcel not less than 16ha in size, (b) conducted on a parcel assessed as farm under the Assessment Act, and (c) limited in density to 12.0m² of gross floor area of guest ranch accommodation per hectare to a maximum of 720m². 	L
H		

HABITABLE AREA	means any room or space within a <i>Building</i> or <i>Structure</i> which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.	D
HEALTH AND MEDICAL SERVICES	means physical or mental health care provided on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature.	L
HEAVY MANUFACTURING	See Manufacturing, Heavy	L
HEIGHT, BUILDING	See Building Height	D
HEIGHT	means the vertical distance from one point to another point.	D
HIGHWAY	means a term defined in the <i>Transportation Act</i> as amended from time to time.	G
HOME BASED BUSINESS	means an occupation or profession carried out in a dwelling unit, or a building accessory to a dwelling unit, primarily by a permanent resident of the dwelling unit, where such occupation or profession is accessory to the residential use of the dwelling unit.	L
I		
IMPERVIOUS SURFACE	Means ground, covered ground, buildings, or structures which water cannot infiltrate.	G
INDOOR RECREATION AND ENTERTAINMENT	means the use of <i>buildings</i> or <i>structures</i> for recreation, amusement, or entertainment primarily conducted indoors, such as billiard halls, bowling alleys, arcades, fitness centres, sport facilities, gymnasiums, dance studios, theatres, cinemas, auditoria, swimming pools, concert halls, and galleries.	L
J		
JUNKYARD	means the area outside of an enclosed Building where junk, waste, used building and industrial materials, scrap metal, discarded or salvage materials are bought, sold, exchanged, stored, baled, parked, disassembled or handled.	L
K		
KENNEL	means the use of a lot on which four (4) or more dogs are trained, bred, or boarded, either for remuneration or for the purpose of sale.	L
L		
LANDSCAPE SCREEN	means an opaque barrier formed by a row of shrubs, trees or by a wooden <i>Fence</i> or masonry wall or by a combination of these.	G

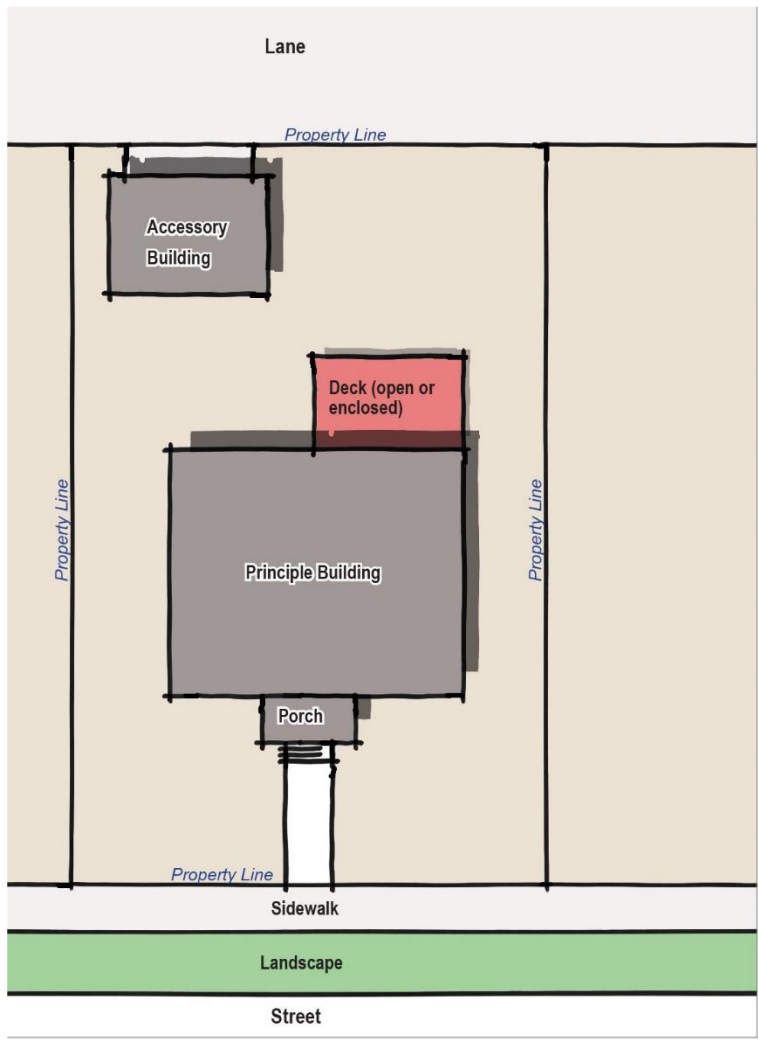
LANDSCAPING	means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative <i>Fences</i> and the like, arranged and maintained so as to enhance the appearance of the property and shall not include paved <i>Parking Areas</i> , sidewalks, uncleared natural bush, undergrowth or weed growth.	G
LANE	means a <i>highway</i> which provides only secondary access to a parcel being located at the side or rear of the parcel.	G
LAUNDROMAT	A facility where customers or employees wash, dry, or dry clean clothing or other fabrics and may include a retail or concession component.	L
LIBRARY	Means a public, facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility, but are not normally offered for sale.	L
LIGHT MANUFACTURING	See <i>Manufacturing, Light</i>	L
LOADING AREA, OFF-STREET	means an area designed for the loading and unloading of goods from motor vehicles located on the same lot as the building, structure, or use that requires an off-street loading area.	D
LOADING SPACE, OFF-STREET	means a space within an off-street parking area for the loading and unloading of goods from motor vehicles, excluding driveways, ramps, columns, offices and work areas.	D
LODGE, GUIDING OR TOURISM	means a building associated with guide-outfitting, guest ranch tourism or other tourism activities that provides temporary accommodation for paying guests of the guide or tourism outfitter and may include sleeping facilities, communal dining facilities, sanitary facilities, and/or assembly and recreation facilities for the exclusive use of guests of the guide or tourism outfitter.	D
LOT	See <i>Parcel</i>	D
M		
MANUFACTURING, HEAVY	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which may generate a detrimental impact, potential health or safety hazard or nuisance beyond the boundary of the parcel, and may include supplementary warehouse and staging facilities.	L
MANUFACTURING, LIGHT	means the creating, fabricating, processing, production, assembly, or packaging of materials, goods, or products and their distribution, which does not generate any detrimental impact, potential health or safety hazard or nuisance factors beyond the boundary of the lot.	L
MARKET GARDEN	means a garden grown in any lot where the produce will be sold at a farmer's market or other venue, including a seasonal front yard stand not exceeding 5 m ² .	L
MICROBREWERY & CRAFT DISTILLERY	Means a Licensed Microbrewery or Craft Distillery Facility that includes the brewing or distilling of alcoholic beverages or alcoholic products, which may include an associated bar, restaurant, public tasting, or may include the wholesale or retail sale of products that are manufactured on-site.	L

MIXED USE DEVELOPMENT	Means a building which integrates a mixture of residential and commercial land uses.	L
MOBILE HOME	See Dwelling, Mobile Home	L
MOBILE HOME PARK	means land used or occupied by any person for the purposes of providing pads for the accommodation of two or more <i>Mobile Homes</i> and for imposing a charge or rent for the use of such space.	L
MODULAR HOME	See Dwelling, Modular Home	L
MUSEUM	means an establishment, building or institution devoted to the procurement, care, study and display of objects of lasting interest or value and may have a retail component.	L
N		
NATURAL BOUNDARY	means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil 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. In addition, the <i>Natural Boundary</i> includes edge of dormant or old side channels and marsh areas.	F
NEIGHBOURHOOD PUB	See Food and Beverage Service – Liquor Primary	L
O		
OUTDOOR DISPLAY YARD	means an area outside an enclosed <i>Building</i> used solely for the display of finished products of an industry, the display of vehicles, trailers, trucks, truck trailers equipment, machinery or boats for sale or for rental, or a retail establishment.	G
OUTDOOR RECREATION FACILITY	means buildings, structures, or land that are available to the public for sports and active recreation conducted outdoors. Typical uses include sports fields, outdoor tennis courts, athletic fields, bowling greens, horseshoe pits, skateboard parks, playgrounds, volleyball courts, and includes accessory uses such as park maintenance and service facilities.	L
P		
PAD	means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a <i>Mobile Home</i> or unit.	G
PARCEL	means an area of land, designated and registered under the Land Title Act or the Condominium Act as a separate and distinct parcel on a legally recorded plan or description deposited in the Land Title Office, but does not include a highway right-of-way or portion thereof and includes a strata parcel pursuant to the Condominium Act and registered in the Land Title Office.	G

PARCEL AREA	means the total horizontal area within the <i>Parcel Lines</i> of an entity of land registered under the <i>Land Title Act</i> , or the <i>Condominium Act</i> , or recognized under the <i>Land Act</i> .	D
PARCEL COVERAGE	See Site Coverage	D
PARCEL LINE	<p>means the boundary of a parcel.</p> 	G
PARCEL LINE, EXTERIOR SIDE	means a <i>Parcel Line</i> , other than a <i>Front</i> or <i>Rear Parcel Line</i> , which is common to the parcel and a <i>Highway</i> other than a <i>Lane</i> or walkway.	D
PARCEL LINE, FRONT	means the shortest <i>Parcel Line</i> common to a parcel and a <i>Highway</i> other than a <i>Lane</i>	D
PARCEL LINE, INTERIOR SIDE	means a <i>Parcel Line</i> other than a <i>Rear</i> or <i>Front Parcel Line</i> which is not common to a <i>Highway</i> other than a <i>Lane</i> .	D
PARCEL LINE, REAR	means the <i>Parcel Line</i> which lies the most opposite to and is not connected to the <i>Front Parcel Line</i> .	D
PARCEL WIDTH	means the average horizontal distance between two side <i>Parcel Lines</i> .	D
PARKING AREA	means an open area of land, above or underground, other than a street, used for the parking of vehicles and shall include <i>Parking Spaces</i> , ingress, egress, and maneuvering isles	D

PARKING AREA, OFF-STREET	means a <i>Parking Area</i> located on the same parcel as the building, structure, or use.	D
PARKING SPACE	means a space within a <i>Building</i> or <i>Parking Area</i> , for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.	D
PARKING SPACE, ACCESSIBLE	means a parking space that is accessible for those with mobility needs.	
PARTY WALL	means a wall common to two dwelling units joining the abutting units across a common interior lot line.	G
PERSONAL PROPERTY	means material goods owned, used, and maintained by an individual, or individuals, and does not include merchandise which was obtained on consignment.	G
PERSONAL SERVICE ESTABLISHMENT	means a business providing service to the person, including but not limited to medical clinic, dental clinic, barber shop or beauty salon; or providing a repair or cleaning service to personal or household goods customarily used within a dwelling unit.	L
PRINCIPAL BUILDING	means the <i>Building</i> which contains the <i>Principal Use</i> of the parcel and shall include attached garages or carports.	
PRINCIPAL DWELLING	means the <i>Dwelling Unit</i> which is the largest and primary dwelling unit on the parcel.	G
PRINCIPAL USE	means the main purpose for which land, <i>Buildings</i> and <i>Structures</i> on a parcel are ordinary used.	G
PUBLIC PARK	A natural or landscaped area, buildings or structures provided for the enjoyment of the public.	L
PUBLIC STREET	means a street, lane, alley, or, other thoroughfare intended for vehicular use and governed by the rules of the Village of Valemount	G
PUBLIC TRANSPORTATION DEPOT		
PUBLIC WORKS & UTILITIES	means a system, work, <i>Building</i> , plant, equipment or resource owned by a local government, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services, community sewer system or public works yard.	L
R		
REAR LOT LINE	See Parcel Line, Rear	D
RECREATIONAL VEHICLE	means only a motor vehicle or trailer equipped with living space and amenities found in a home but not a mobile home.	G
RECYCLING DEPOT	Means a building or facility in which recyclable materials are collected, sorted and then shipped off-site for processing or manufacturing.	L
RESTAURANT	See Food and Beverage Service – Food Primary (including catering)	L
RESTAURANT, DRIVE-THROUGH	See Drive-through Restaurant	L

RETAIL LIQUOR SALES ESTABLISHMENT	means a licensed retail store selling wine, beer, spirits, and other alcoholic beverages. Typical uses include provincially operated or licensee liquor stores and winery or brewery store- fronts.	L
RETAIL STORE	means a <i>Building</i> where goods, wares, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail use and shall include <i>convenience store</i> and <i>thrift store</i> . A Retail Store use does not include <i>Cannabis Retail Store</i> , as defined in this bylaw.	L
RIDING STABLE	means a facility for the boarding and rental of horses.	L
S		
SENIORS RESIDENTIAL CARE	Independent and assisted living that may also include multi-purpose rooms for communal purposes, services such as laundry, dining, kitchen, fitness, salon services, massage clinic, physiotherapy, visiting and guest housing, service staff housing, offices, and public use of equipment, services and spaces that support in some capacity the independent and assisted living principal use.	L
SERVICE STATION	means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of passenger vehicles and light trucks, and may include the auxiliary retail sale of other products, but shall not include any wholesale sales, automotive frame repairs, body repairs, or painting, heavy equipment or heavy truck repair.	L
SERVICE, REPAIR & EQUIPMENT RENTAL SHOP	Means a commercial enterprise where equipment, vehicles or machines are repaired and serviced for customers and may include rental of vehicles or equipment.	L
SETBACK	means the minimum distance between a <i>building, structure</i> , or use, or from each of the respective <i>Parcel Lines</i> , or from a <i>Natural Boundary</i> or other reference line.	D
SETBACK, EXTERIOR SIDE	means the minimum distance between a building, structure, or permitted use, and the boundary between a highway or public street.	D
SETBACK, FRONT	means the minimum distance between a building, structure, or permitted use, and the front lot line.	D
SETBACK, INTERIOR SIDE	means the minimum distance between a building, structure, or permitted use, and the boundary between two lots.	D
SETBACK, REAR	means the minimum distance between a building, structure, or permitted use, and the rear lot line.	D
SHIPPING CONTAINER	means a prefabricated container designed, constructed and used for the transportation of goods by rail, ship, or truck, whether or not it is intended to continue to be used for this purpose.	L
SHOPPING CENTRE	means a unified group of <i>Retail Stores</i> and <i>Personal Service Establishments</i> on a site planned, developed and managed as a single operating unit, with shared on-site parking.	L

SHORT-TERM VACATION RENTAL	means the rental of a Dwelling Unit or a portion of a Dwelling unit for less than 30 days.
SHORT-TERM VACATION RENTAL - MINOR	means a Short-Term Vacation Rental in accordance with the Regulations set out in Section 2.8 of this Bylaw pertaining to Short-Term Vacation Rental – Minor.
SHORT-TERM VACATION RENTAL – MAJOR	means a Short-Term Vacation Rental in accordance with the Regulations set out in Section 2.8 of this Bylaw pertaining to Short-Term Vacation Rental – Major.
SITE COVERAGE	<p>means the percentage of the <i>Parcel Area</i> covered by the area of all <i>Buildings</i> including <i>Accessory Buildings</i>, and excludes <i>balconies</i>, bay windows, canopies and sun shades, cornices, eaves and gutters, roof overhangs, fire escapes, sills, steps, open and enclosed terraces at grade or similar projections.</p>  <p style="text-align: right;"> Area Included in Site Coverage Calculation $\frac{\text{Building Footprint(s)}}{\text{Parcel Area}} = \text{Site Coverage \%}$ </p>

D

SPECIAL CARE FACILITY	means an institution or residential facility where care and attention is furnished, with or without charge on account of age, infirmity, physical or mental defect, or other disability which requires care and which is designated as a community care facility under the <i>Community Care and Assisted Living Act</i> .	L
SPECIAL NEEDS HOUSING	means housing provided to persons who have special needs due to age, physical or mental infirmity, or other condition.	L
STANDARD DYKES	means those built to a minimum crest elevation equal to the <i>Flood Construction Level</i> and meeting standards of design and construction approved by the Ministry of Environment, and maintained by an ongoing authority such as a local government body.	F
SELF-STORAGE FACILITY	means a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations or businesses for self-service storage of property and goods.	L
STORAGE YARD	means an area outside of an enclosed building where equipment, material, goods, products, and vehicles are stored, sold or distributed but shall not include a <i>Junk Yard, Outdoor Display Yard</i> or <i>Wrecking Yard</i> .	L
STOREY	means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of a floor and the ceiling above it.	G
STRUCTURE	means any construction fixed to, supported by or sunk into land or water but does not include fences, retaining walls, concrete, asphalt, brick, tile, or similar surfaced areas.	G
T		
TAVERN	See <i>Food and Beverage Service – Liquor Primary</i>	L
TEMPORARY BUILDING	means a <i>Building</i> that does not have its exterior walls supported on continuous concrete or masonry foundations or walls but shall not include <i>Manufactured Housing</i> or <i>Mobile Homes</i> , except in the case of a <i>Mobile Home</i> when located in a <i>C Zone</i> on a short term or temporary basis while the <i>Principal Building</i> is being constructed. A <i>Temporary Building</i> or temporary <i>Structure</i> may be erected for construction purposes only on a parcel being developed for a period not to exceed the duration of the construction.	L
THRIFT STORE	means a retail store operated by a non-profit society which primarily sells donated used merchandise.	L
TOURIST ACCOMMODATION - Major	means temporary (maximum stay of 30 consecutive days) lodging for the travelling public and includes hotels, motels, and hostels with greater than 12 units.	L
TOURIST ACCOMMODATION - Minor	means temporary (maximum stay of 30 consecutive days) lodging for the travelling public and includes hotels, motels, and hostels with 12 or less units.	L
TOURIST SERVICES	means the provision of land for accommodating the travelling public who provide their own shelter, including campgrounds and travel trailer courts.	L

U		
USE	means the purpose for which any parcel, tract of land, <i>Building</i> or <i>Structure</i> is designed, arranged or intended or for which it is occupied or maintained.	G
USEABLE OPEN SPACE	means any part of a lot which is not occupied or obstructed by any hard-surfaced off-street parking or buildings or any structures except underground structures.	G
V		
VACATION RENTAL, SHORT TERM	See Short-Term Vacation Rental	L
VEHICLE SALES AND SERVICE	means an establishment where a person may purchase a new or used automobile, truck, motorcycle, or RV (recreational vehicle) and/or vehicle maintenance and servicing.	L
VEHICLE, DERELICT	means any vehicle no longer in road worthy condition, in a state of disrepair, wrecked or being dismantled but does not include vehicles stored in buildings, commercial or farm vehicles or vehicles used for commercial or industrial purposes on land zoned for commercial or industrial use in this Bylaw.	G
VETERINARY CLINIC	means a facility for the medical treatment of small or large animals and includes provision for their overnight accommodation within the building only, and may include associated office space.	L
VETERINARY CLINIC – SMALL ANIMAL	means a facility for the medical care and treatment of small animals and household pets only and includes provision for their overnight accommodation within the building only, and may include associated office space.	L
W		
WATERCOURSE	means any natural or man-made depression with well defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of two (2) km ² or more upstream of the point of consideration.	F
WRECKING YARD	means land and/or <i>Buildings</i> where motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats and industrial equipment are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use.	L
Y		
YARD SALE	means any general retailing to the public of personal property from a residential premise and includes, but is not limited to, all sales entitled garage, lawn, attic, porch, driveway, backyard, patio, flea, market, or rummage sale.	G

YARDS		
YARD, FRONT	means the area of a parcel located between the <i>Front Parcel Line</i> and the <i>Front Building Line</i> .	D
YARD, REAR	means the area of a parcel located between the <i>Rear Parcel Line</i> and the <i>Rear Building Line</i> .	D
YARD, SIDE	means the area of a parcel located between the <i>Interior or Exterior Side Parcel Line</i> and the side <i>Building Line</i> . The side <i>Building Line</i> is a line parallel to the <i>Interior or Exterior Side Parcel Line</i> drawn across the parcel through the point where a <i>Principal Building</i> on the parcel is closest to the <i>Interior or Exterior Side Parcel Line</i> .	D
Z		
ZONE	means a zone as established in this Bylaw.	G

PART 7 | Zoning Map

7 Zoning Map
