

PART 5 GENERAL REGULATIONS

5.1 USE REGULATIONS FOR ALL ZONES

5.1.1 The following *uses* are permitted in any zone:

- a) *Public uses;*
- b) *Public utilities;*
- c) *Horticulture or silviculture;*
- d) *Forest management* is permitted on private managed forest land as defined under the *Private Managed Forest Land Act;*
- e) *Child group daycare* facilities in accordance with requirements of the *Community Care and Assisted Living Act* of BC except in the RF3 Zone;
- f) Real estate field sales office, to a maximum floor area of 15 m², in all zones except the RF3 Zone;
- g) *Community Care Facilities* pursuant to the *Community Care and Assisted Living Act* and amendments thereto; and
- h) A secondary suite except in any zone where a single-unit dwelling is prohibited.
- i) Home-based business in any zone where a dwelling unit is permitted.

5.1.2 Notwithstanding subsection 5.1.1, all *uses* not expressly permitted within a zone are prohibited.

5.2 AUXILIARY DWELLING UNIT

5.2.1 An auxiliary dwelling unit:

- a) Shall not exceed 90 m² in floor area excluding otherwise permitted enclosed parking area, on parcels where not more than 2 single-unit dwellings are permitted;
- b) Shall not exceed 55 m² in floor area excluding enclosed parking area, on parcels where more than 2 single-unit dwellings are permitted;
- c) May be attached to or detached from any building on the same parcel.

5.3 SHORT TERM RENTAL

5.3.1 *Short term rental* is permitted as an auxiliary use, in the R1 zone where the parcel size exceeds 2000 m², and in the R2, C1, C2, C3, C4, CR1, CR2, RU1, RU1A, RU2, AG, PA2 and PA3 zones, subject to the following conditions:

- a) Except as provided for in Section 7.10.2(c) for the RU1A zone or any other parts of this bylaw, the number of bedrooms utilized for short term rental shall not exceed two per dwelling, including an auxiliary dwelling.
- b) An *auxiliary dwelling unit* with a size exceeding 55 m² shall not be utilized for *short term rental*.

- c) *Short term rental* shall not be permitted in a secondary suite.
- d) The total number of occupants of a *short term rental* establishment shall not exceed two per each permitted bedroom.
- e) No external indication or advertising associated with a *short term rental* shall be permitted on the property except a single sign up to 0.35 m² in area.
- f) Any dwelling utilized for *short term rental* shall be connected to sewerage disposal and water supply facilities that are in compliance with current regulations pursuant to the *Public Health Act* of British Columbia.
- g) A *short term rental* shall be operated by an operator who resides on the property where the *short term rental* is located and for the duration when the *short term rental* is in operation.

5.4 HOME-BASED BUSINESS

5.4.1 Where a *home-based business* is a permitted use, it shall be subject to the following conditions:

- a) It shall be an *auxiliary use* to the permitted *principal uses* on a parcel;
- b) It shall be conducted entirely within a completely enclosed *building* permitted under this Bylaw, except in the case of a group day care where outdoor recreation *uses* are required under the *Community Care and Assisted Living Act*;
- c) The total floor area of all allowable auxiliary buildings plus a maximum of 40% of the floor area of a dwelling unit on a parcel may be used for home-based business.
- d) No external indication other than that normally associated with a residential *building* shall exist except for a single sign up to 0.35 m² in area;
- e) There shall be no outdoor storage of materials, equipment, containers, or finished products;
- f) It must not generate traffic that exceeds the level prevailing in the neighbourhood or create a demand for off-street parking that cannot be contained within the *parcel* containing the *home-based business*;
- g) It must not produce a public offence or nuisance of any kind, including noise, smoke, dust, toxic or noxious matter, odour, heat, glare, electrical interference, beyond the *parcel lines* of the *parcel* containing the *home-based business*;
- h) No product shall be sold on the premises except that which is made or produced on the premises;
- i) Floor area of *retailing* or *wholesaling use* of the home-business shall be limited to 20% of the floor area of the building containing the home-based business;
- j) *Kennels*, vehicle equipment repair and maintenance, body shops and fabricating are prohibited.
- k) Employees of a home based business are restricted to residents of the parcel where the home based business operates plus not more than two other persons.

5.5 Residential Agriculture

5.5.1 The keeping of poultry, rabbits and bees is permitted in accordance with the following conditions:

Parcel size (m ²)	Zone	Total number of poultry and rabbits	Number of beehives
<1000	All zones except AG	None permitted	None permitted
1000 -1500	All zones except RM1, RM2, RM3	Maximum 10, roosters not permitted	2
>1500	All zones except RM1, RM2, RM3	No limit	No limit
Any size	AG	No limit	No limit

5.5.2 Setback and facility requirements:

- a) Poultry and rabbits shall be provided with coops, enclosed structures or outdoor enclosures;
- b) No drinking or feeding trough, manure pile, enclosure, structure or building for the keeping of poultry or rabbits, except fences under 2 m in height to enclose animals, shall be located within 10 m of a parcel line;
- c) Entrance to a beehive shall face away from adjacent parcels;
- d) No beehives shall be located within 7.5 m from any parcel line other than one abutting a highway;
- e) No beehive shall be located within 5 m of any parcel line abutting a highway;
- f) Premises where poultry or rabbits are kept are required to be registered with the Province of British Columbia to support the Province's emergency response network;
- g) Beekeeping is required to register with the Province of British Columbia pursuant to the Bee Regulation of the Animal Health Act.

5.6 KEEPING OF LIVESTOCK

5.6.1 Where the keeping of *livestock* is a permitted use:

- a) No enclosure, feeding or drinking trough, or structure used for the storage of feed, bedding or manure related to the keeping of *livestock* shall be located within 20 m of a *parcel line*;
- b) The minimum *parcel* area shall be 3500 m²; and
- c) Premises where livestock are kept are required to be registered with the Province of British Columbia to support the Province's emergency response network.

5.7 HORTICULTURAL PRODUCT SALES

5.7.1 Where *horticultural product sales* are a permitted use:

- a) Notwithstanding any other parts of this bylaw, only one sign up to 0.35 m² in area is permitted to be installed on a *parcel*, in a manner that does not obstruct the site access or egress.
- b) Notwithstanding other setback regulations in this bylaw, a portable open-air stand used for horticultural product sales shall be setback a minimum of 1.5 m from a parcel line abutting a highway.

5.8 AGRICULTURAL PRODUCT SALES

5.8.1 *Agricultural product sales* are permitted in any zone where keeping of *livestock, residential agriculture or agriculture* is permitted and the production of *livestock or agriculture* takes place on the parcel so zoned.

5.8.2 Where *agricultural product sales* are a permitted use:

- a) Except for the AG Zone, only one sign up to 0.35 m² in area is permitted to be installed on a *parcel*, in a manner that does not obstruct the site access or egress.
- b) A portable open-air stand used for horticultural product sales shall be setback a minimum of 1.5 m from a parcel line abutting a highway.

5.9 CANNABIS PRODUCTION AND RETAIL

5.9.1 Notwithstanding any other provisions of this bylaw:

- a) Growing of cannabis is prohibited in any zone except in accordance with sub-section (b) or the growing of not more than four cannabis plants per household for personal *use* from licensed seeds or seedlings from licensed suppliers in accordance with federal legislation.
- b) *Cannabis production* is only permitted in the following zones in accordance with the following provisions:

ZONES		STANDARD CULTIVATION	MICRO CULTIVATION OR NURSERY	CONDITIONS OF USE
INDUSTRIAL	I1, I2, I3, I4, I5, I6, I7, I8, I9, I10, I11	Permitted	Permitted	
RURAL RESIDENTIAL	RU1, RU1A, RU2	Permitted		<i>Parcel</i> size not less than 8 ha
			Permitted	<i>Parcel</i> size not less than 4 ha
AGRICULTURAL LAND RESERVE	AG	Permitted	Permitted	Outdoors in a field or inside a structure with a base consisting entirely of soil

5.9.2 In RU1, RU1A and RU2 Zones that are not within the Agricultural Land Reserve, no standard cannabis cultivation shall be located within 30 m of a *parcel* line, and no micro cannabis cultivation or nursery shall be located within 15 m of a *parcel* line.

5.9.3 Cannabis retail shall be prohibited in any zone except the C1, C2 and C3 Zone.

5.9.4 Cannabis production or retail shall not be permitted as a home-based business.

5.10 AUXILIARY BUILDINGS

5.10.1 Unless specifically noted in the zone, auxiliary *buildings* are permitted in conjunction with a *principal use* where:

- a) A *principal use* exists on the *parcel*, or a valid *building* permit has been issued for the *principal use* on that *parcel*;
- b) *Auxiliary buildings* do not include *agricultural buildings*;
- c) *Auxiliary buildings* do not include a *dwelling unit* or *sleeping unit*;
- d) Neither overnight accommodation or cooking facilities are permitted; *and*
- e) The combined *floor area* of all *auxiliary buildings* shall not exceed:
5% of the *parcel area* or 300 m², whichever is less for a parcel equal to or more than 1500 m² in size; or
75 m² for a parcel less than 1500 m² in size.

5.11 HEIGHT OF BUILDINGS AND STRUCTURES

5.11.1 Except as otherwise provided in the Bylaw, the *height* of all *buildings* and *structures* shall not exceed 11 m.

5.11.2 On *parcels* less than 750 m² in the R1, R2, R3, CR1, CR2, RU1, RU1A and RU2 zones, the maximum *height* of a *single-unit dwelling* unit shall not exceed 8.5 m.

5.11.3 Notwithstanding subsection 5.11.2, where the average slope, as determined by a British Columbia Land Surveyor, of a parcel exceeds 20 percent as determined by field survey, the maximum height shall be increased to 11 m.

5.11.4 A detached *auxiliary dwelling unit* or an auxiliary building or structure shall not exceed a *height* of 8.5 m.

5.11.5 Notwithstanding the definition of *height*, where fill is necessary to raise the elevation as required by the flood control provisions of this bylaw, the *height* of a *building* or *structure* shall be measured from the minimum permitted elevation or the top of the fill.

5.11.6 The following *structures* shall not be subject to the *height* requirements of this bylaw provided that such *structures* occupy no more than 10% of the *parcel area*, or if situated on a *building*, not more than 15% of the roof area of the *building*:

- a) Building spire;
- b) Chimney;
- c) Mast or flag pole;
- d) Antennas;
- e) Transmission, telecommunication or utility tower;
- f) Monument;
- g) Observation tower;
- h) Fire hall hose drying tower;
- i) Water tank;
- j) Rooftop access limited to 5 m² in *floor area*;
- k) Elevator or ventilation machinery;

- l) Wind turbine only on parcels with a size exceeding 2 ha in Industrial Zones;
- m) Silo;
- n) *Green roof*; and
- o) *Solar collector*.

5.12 HEIGHT OF FENCES

5.12.1 The maximum *height* of a *fence* shall not exceed 2 m except where:

- a) Expressly permitted; or
- b) the fence abuts a highway and the height of the fence does not exceed 2 meters above the centre line of the highway.

5.13 FLOOR AREA OF BUILDINGS

5.13.1 On a *parcel* less than 1500 m² in area in the R1, R2, CR1, CR2, RU1, RU1A and RU2 zones, the maximum *floor area* of all *buildings* shall be 40% of the *parcel area*, or 450 m², whichever is less.

5.13.2 Notwithstanding 5.13.1, the calculation of *floor area* within *buildings* does not include area of up to a maximum of 45 m² used for enclosed *off-street parking*.

5.14 SETBACK OF BUILDINGS AND STRUCTURES

5.14.1 The setback of *building or structure* shall be:

- a) a minimum of 5 m from any portion of a parcel line adjacent to a *highway* or an internal private road;
- b) the minimum setback from a parcel line not adjacent to a *highway*, an internal private road, a *waterbody* or a *watercourse* shall be as follows:

Height of building and structure	Setback
≤ 8.5 m	1.5 m
> 8.5 m	4 m