



## **DISTRICT OF HOPE**

# **ZONING BYLAW NO. 1324, 2012**

**(CONSOLIDATED TO MARCH 20, 2025)**

**All persons making use of this consolidation are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only, and that the original bylaw and all amending bylaws must be consulted for all purposes of interpreting and applying the law.**

**Any parts of the original bylaw or original bylaw as amended and schedules which have been repealed have not been included in this consolidation.**



**ZONING BYLAW NO. 1324, 2012 SCHEDULE B: ZONING MAP AMENDMENTS**

<b>BYLAW NO.</b>	<b>DESCRIPTION</b>	<b>ADOPTION DATE</b>
1327, 2012	RS-1 to RS-1T zone change to 21446 Lakeview Crescent	Feb 12/13
1332, 2013	C-2 to C-5 zone change on Raab St, Third Ave & Nelson St	Apr 8/13
1333, 2013	RU-1 to C-2 zone change to 61980 Flood Hope Road	May 13/13
1358, 2015	L-1 to CR-1 zone change to 22100 Ross Road	Feb 10/15
1362, 2015	RS-1 to RS-1T zone change to 65660 Dr. Frost Road	Aug 24/15
1367, 2015	RU-1 to I-2 zone change to 19700 Klassen Road	Mar 14/16
1368, 2016	P-2 to I-2 zone change to 555 Raab Street	Mar 14/16
1370, 2016	L-1 & C-2 split zones to C-2 zone change at 1005 Water Avenue	May 9/16
1372, 2016	L-1 to CR-1 zone change to 21792 Union Bar Road	Apr 11/16
1374, 2016	L-1 to P-2 zone change to 111 Old Hope Princeton Way	May 9/16
1379, 2016	C-1 to RS-2 zone change to 65525 Kawkawa Lake Road	Sep 12/16
1380, 2016	C-1 to RS-2 zone change to 65555 Kawkawa Lake Road	Sep 12/16
1381, 2016	C-2 to CBD zone change to 211 Wallace Street	Oct 14/16
1384, 2017	L-1 to CR-1 zone change to 20295 Kettle Valley Road	Feb 27/17
1385, 2017	RS-1 to RS-1S zone change to 526 Sixth Avenue	Apr 24/17
1387, 2017	CR-1 zone change to 21692 & 21732 Union Bar Road	May 23/17
1390, 2017	RS-1 to CD-3 zone change to 690 Third Avenue	Jun 26/17
1393, 2017	RS-1 to RS-1S zone change to 65477 Kawkawa Lake Road	Jun 12/17
1394, 2017	RS-1 to RS-1T zone changed to 66897 Kawkawa Lake Road	May 23/17
1395, 2017	RS-1 to RS-1T zone change on Lots 1-24 of Plan EPP68256	Sep 11/17
1396, 2017	RS-1 to RS-1T zone change to 20600 Riverview Drive	Sep 11/17
1399, 2017	L-1 to CD-4 zone change to 59850 Hunter Creek Road	Oct 23/17
1403, 2017	RS-1 to RS-1S zone change to 63654 Walnut Drive	Jan 22/18
1404, 2017	RS-1 to P-2 zone change to 649, 696 & 979 Third Avenue	Feb 13/18
1411, 2018	RS-1 to RS-2T zone changed to 20200 Cypress Street	Mar 26/18
1415, 2018	RU-1 to I-2 zone change on 5.86 hectare portion of 20021 Silver Skagit Rd	May 2018
1419, 2018	RU-1 to I-2 zone change to 63170 Flood Hope Road	Jun 11/18
1420, 2018	C-2 to C-5 zone change for the southern .47 hectare portion of 590 Old Hope Princeton Way	Jul 23/18
1422, 2018	P-2 to CD-6 zone change to 1270 Ryder Street	Jul 9/18
1424, 2018	RS-1 to CD-5 zone change to 548 Park Street	Jul 9/18
1431, 2018	RS-1 to CR-1 zone changed to 65771 Gardner Drive	Aug 13/18
1435, 2018	C-2 to RM-1 zone change to 755 Old Hope Princeton Way	Oct 9/18
1437, 2018	RS-1 to RS-1S zone change to 442 Hemlock Avenue	Oct 22/18
1438, 2018	C-1 to C-2 zone change to the northern portion of 63870 Flood Hope Road	Oct 22/18
1442, 2018	C-2 to C-5 zone change to 444 Trans-Canada Highway	Dec 9/19
1444, 2019	RS-1 to RS-2 zone change to 64231 Flood Hope Road	Jun 8/20
1446, 2019	RS-1 to CD-7 zone change to 64295 Flood Hope Road	Jun 8/20
1452, 2019	L-1 to CR-1 zone change to 59895 Hunter Creek Road	Apr 8/19
1457, 2019	RS-1 to RT-1 zone change to 648 Willow Street	Jun 10/19
1466, 2019	RS-1 to RT-1 zone change to 320 Forrest Crescent	Jul 27/20
1470, 2019	L-1 and RS-1 zone change to CD-8 at 19746 and 19743 Foster Road	Feb 24/20
1473, 2020	RS-1 to RS-2 zone change to 607 Willow Street	Jun 22/20
1475, 2020	L-1 to CD-9 zone change for a portion of the property at 23200 Trans-Canada Highway	Mar 23/20
1476, 2020	RS-1 to RS-1S zone change to 64000 Edwards Drive	Apr 27/20
1478, 2020	RS-1 to RT-1 zone change to 21088 Lakeview Crescent	Jun 8/20
1479, 2020	C-2 to CBD zone change to 711 Water Avenue	Nov 23/20
1494, 2020	RS-1 to RS-1T zone change to 546 Yale Street	Feb 8/21
1498, 2021	RS-1 to RS-1T zone change to 419 – 5 <sup>th</sup> Avenue	Apr 26/21

**ZONING BYLAW NO. 1324, 2012 SCHEDULE B: ZONING MAP AMENDMENTS**

<b>BYLAW NO.</b>	<b>DESCRIPTION</b>	<b>ADOPTION DATE</b>
1500, 2021	CR-1 to I-2 zone change to western 2.6 hectare (6.5 acre) portion of 19723 Silver Skagit Road	Apr 26/21
1501, 2021	RS-1 to RS-1S zone change to 20946 and 20952 Acacia Drive	May 10/21
1507, 2021	RS-1 to RM-2 zone change to 558 and 568 Park Street	Jun 28/21
1509, 2021	RS-1 to RS-2T zone change to 560 Yale Street	Oct 12/21
1514, 2021	RS-1 to RS-1S zone change to 21195 Mountview Crescent	Jan 10/22
1516, 2021	RS-1 to RM-1 zone change to 455 Coquihalla Street	Dec 13/21
1518, 2022	RS-1 to RS-2 zone change to 19919 Silverhope Road	Jun 13/22
1519, 2022	RS-1 to RS-1S zone change to 425 – 7 <sup>th</sup> Avenue	Feb 14/22
1526, 2022	RS-1 to RT1 zone change to 640-644 Yale Street (PID 010-413-596)	Jul 11/22
1528, 2022	CR-1 to I-2 zone change to 63415 Yale Road	Aug 8/22
1529, 2022	RS-1 to RS-2 zone change to western 527.5 square metre portion of 538 3 <sup>rd</sup> Avenue	Aug 8/22
1531, 2022	P-2 to CD-10 zone change to southwestern 0.79 hectare (1.95 acre) portion of 1275 7 <sup>th</sup> Avenue	Oct 11/22
1534, 2022	RS-1 to RS-1S zone change to 63790 Yvonne Avenue	Sep 26/22
1537, 2022	RS-1 to P-2 zone change to the consolidation of Lots 15, 16, & 17 Plan 879; 477 Hudson Bay Street	Oct 11/22
1540, 2023	RU-1 to I-2 zone change to 61954 Estell Road	Mar 13/23
1543, 2023	RS-1 to I-2 zone change to 910 Old Hope Princeton Way	Mar 13/23
1546, 2023	RU-1 to CR-1 zone change to 22555 Trans Canada Highway	Apr 11/23
1547, 2023	RS-1 to RS-1S zone change to Eight of the Proposed 14 Lot Subdivision of; 65617 Kawkawa Lake Road	May 23/23
1548, 2023	RS-1 to RS-1S zone change to 65741 Gardner Drive	Jun 12/23
1554, 2023	I-2 to CD-11 zone change to 960 6 <sup>th</sup> Avenue	Jul 10/23
1557, 2023	RS-1 to RM-1 zone change to 342 Hudson Bay Street	Sep 11/23
1572, 2024	C-2 to I-2 zone change to 63010 Flood Hope Road	Mar 25/24
1582, 2024	CR-1 to I-2 zone change to the western portion of Lots 2 & 3 Plan 5302 (PID's 008-814-015 & 008-780-684) 19652 and 19683 Silver Skagit Road	Jun 24/24

# DISTRICT OF HOPE BYLAW NO. 1324, 2012

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## *A bylaw to establish zoning, off-street parking and loading and screening and landscaping regulations and standards for the District*

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- WHEREAS pursuant to Section 903 of the Local Government Act, a local government may adopt a Zoning Bylaw;
- AND WHEREAS under Section 906 of the Local Government Act, a local government may, by bylaw, regulate the provision of off-street parking and loading spaces;
- AND WHEREAS under Section 909 of the Local Government Act, a local government may, by bylaw, require and regulate the provision of screening or landscaping;
- AND WHEREAS a Public Hearing has been held pursuant to Section 890 of the Local Government Act pertaining to those parts of this Bylaw to be enacted under Section 903 of the Local Government Act;
- NOW THEREFORE the Council of the District of Hope, in open meeting assembled, enacts as follows:

### **CITATION**

1. This Bylaw may be cited for all purposes as the "District of Hope Zoning Bylaw No. 1324, 2012".

### **ENACTMENT**

2. No land, building or structure, shall be used, or occupied, and no building or structure or part thereof shall be constructed, reconstructed, extended, located or moved, except in conformance with the provisions of this Bylaw and the contrary shall be deemed a violation of the Bylaw.
3. The following text and map schedules which are attached hereto and form an integral part of this Bylaw are hereby adopted:  
Schedule A – Zoning Text for the District of Hope;  
Schedule B – Zoning Map for the District of Hope.
4. District of Hope Zoning Bylaw 33/96, and all of its schedules, text, maps and amendments is hereby repealed.
5. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.
6. This Bylaw shall come into force and effect upon its adoption.

Read a first time this 23<sup>rd</sup> day of July, 2012

Read a second time this 23<sup>rd</sup> day of July, 2012

Advertised in the Hope Standard Newspaper August 8<sup>th</sup> and 15<sup>th</sup>, 2012

A Public Hearing was held this 27<sup>th</sup> day of August, 2012

Read a third time this 27<sup>th</sup> day of August, 2012

Authorized signatory for the Ministry of Transportation & Infrastructure received this 29<sup>th</sup> day of August, 2012

Adopted this 10<sup>th</sup> day of September, 2012

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# SCHEDULE A – ZONING TEXT

## SECTION 1.0 PURPOSE AND APPLICATION

### 1.1 PURPOSE

1.1.1 The purpose of this Bylaw is to divide the *District* into *zones* and to regulate:

- a) the vertical extent of a *zone*; the use and density of use of land, *buildings* and other *structures* within a *zone*;
- b) the siting, size and dimensions of permitted *buildings*, other *structures* and *uses* on the land within a *zone*;
- c) the location of *uses* on the land and within *buildings* and other *structures*;
- d) the shape, dimensions and area, including minimum and maximum *parcel* size created by *subdivision*;
- e) different *density* regulations for *zones*;
- f) the provision of amenities;
- g) the number of and design standards for off-street parking and loading for the *use* of land and *buildings*; and
- h) *screening* and *landscaping* for different *zones*, different uses within *zones* and different locations within a *zone* pursuant to Division 7 of the Local Government Act.

### 1.2 APPLICATION OF THIS BYLAW

1.2.1 This Bylaw shall apply to all land within the territorial jurisdiction of the District of Hope.

### 1.3 UNITS OF MEASUREMENT

1.3.1 Metric units (i.e. SI or International System of Units) are used for all measurements in this Bylaw. The equivalent of metric units in imperial measurements are shown in brackets for convenience only and do not form part of this Bylaw:

- a) For converting metres to feet a conversion factor of 3.28 and rounding to the nearest foot has been used, for example: 5 metres (x 3.28) = 16.4 feet, would be shown as 5 metres (~16.5 feet).
- b) For converting square metres to square feet a conversion factor of 10.76 and rounding to the nearest square foot has been used, for example 5 square metres (x 10.76) = 53.8 square feet, would be shown as 5 square metres (~54 square feet).
- c) For the purposes of computing the maximum number of units allowed on a lot, any fraction must be rounded down to the nearest whole number. (AM#1352)

### 1.4 ITALICIZED WORDS IN THIS BYLAW

1.4.1 All words or phrases in this bylaw shall have their normal or common meaning except where such words are *italicized* in which case they shall have the meaning as stated in the Definitions section of this Bylaw.

## SECTION 2.0

## DEFINITIONS

In this Bylaw,

# A

ACCESS STRIP means an area of land on a *panhandle lot*, of sufficient width to provide legal and vehicular access from a *highway* to a *building* on a *parcel*.

ACCESSORY BUILDING or STRUCTURE means a *building* or *structure* which is ancillary to the *principal building* or *use* and which is located on the same *parcel* as the *principal building* or *use*.

ACCESSORY PRODUCE SALES means the accessory use of land for retail sale of agricultural products produced on the same *parcel*.

ACCESSORY USE means a *use* which is incidental and subordinate to the *principal use* on a *parcel*.

AGRICULTURAL USE means growing, rearing and harvesting of agricultural products excluding *cannabis production* for commercial purposes, and includes, without limiting the generality of the foregoing (AM#1443):

- a) processing and storage of agricultural products grown, reared, produced or harvested on the same farm;
- b) storage of farm machinery, implements and supplies necessary to the AGRICULTURAL USE, the repair of farm machinery and implements used on that farm;
- c) the keeping of cattle, goats, llamas, poultry, sheep or other livestock and bees;
- d) the keeping, boarding, breeding, training and riding of horses. (AM#1343)

AIRPARK means the *use* of land, *buildings* or *structures* for the landing, maintenance, service, repair, rental and storage of aircraft and includes, without limiting the generality of the foregoing, the sale of aircraft fuel, lubricating oils and accessories.

ANIMAL SHELTER means a *structure* used for the stabling of horses or for the housing of livestock and other farm animals in association with a permitted *agricultural use*.

APARTMENT means a *building* used exclusively for *residential use* containing 3 or more *dwelling units* and which has a principal access from a common entrance. APARTMENT does not include, and without limiting the generality of the foregoing, *tourist accommodation* such as a *hotel* and *motel* or *motor inn*.

ASSEMBLY USE means a *building* utilized for the gathering of persons for charitable, cultural, educational, philanthropic, recreational, religious and social purposes and includes auditoriums and halls but does not include overnight accommodation or a *liquor primary use*.

AVERAGE FINISHED GRADE means the average of the finished exterior ground elevations.

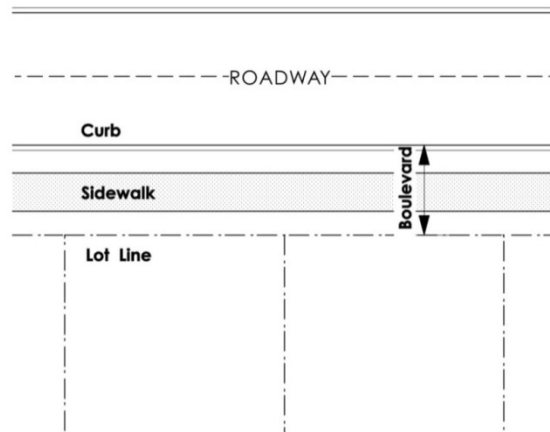
# B

BED AND BREAKFAST means the temporary accommodation of paying guests in a *sleeping unit* in which breakfast but no other meal is served to the paying guest.

BOARDING means the provision of a *sleeping unit* in a *one family residence* with or without meals for the payment of rent, with such *use* contained entirely within the *one family residence*.

BOULEVARD means the portion of a *highway* between the *lot line* and the traveled portion of a *highway*, including, but not limited to curbs, *sidewalks*, ditches and bicycle paths. See below for guidance:

## Example of a Boulevard

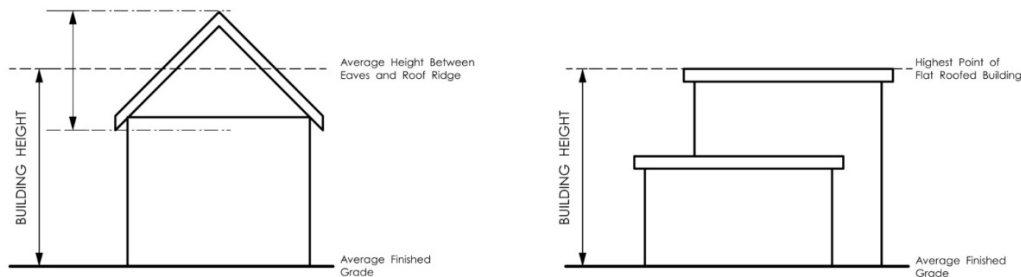


BUILDING means any *structure* used or intended to be used for supporting or sheltering any *use* or occupancy.

BUILDING HEIGHT means the vertical distance from the *average finished grade* at the perimeter of a *building* or *structure* to:

- the mid-point between the elevation of the highest eaves and the highest ridge in a pitched roof building (AM#1343).;
- the highest point of a flat roofed *building* (AM#1343).; or
- For guidance, see below:

## Examples of Building Height Measurements



BUSINESS or PROFESSIONAL OFFICE means an establishment engaged in transacting business or providing professional services, which do not involve manufacturing or handling of physically tangible goods on the *premises*.

## C

CANNABIS PRODUCTION means the lawful production of cannabis and cannabis derivatives for medical and non-medical purposes, in accordance with the Federal Cannabis Act and applicable regulations, and includes cultivation, harvesting, processing, storage, packaging, non-retail distribution, analytical testing and research. CANNABIS PRODUCTION excludes retail cannabis sales and the cultivation of cannabis by an individual for person use and consumption. (AM#1443)

CAMPGROUND means the provision of space for tents, *recreational vehicles* or camper trailers occupied by the travelling public for temporary accommodation and may include, an office for guest registration, washrooms, *convenience store* or *specialty retail*, and laundry facilities. CAMPGROUND does not include, and without limiting the generality of the foregoing, a *holiday park, mobile home park, hotel and motel or motor inn*.

CEMETERY means a *use* of land for the interment and the memorialization of deceased persons.

CIVIC USE means a *use* providing for municipal, provincial or federal offices, libraries, museums, firehalls, art galleries, community halls, police stations, courts of law, jails or prisons, post offices and exhibition grounds.

COLLEGE means a post-secondary educational facility pursuant to the College and Institution Act, as that enactment may be amended or replaced.

COMMERCIAL SERVICE USE means a business which provides services to customers and includes the accessory sale of retail goods. COMMERCIAL SERVICE USE includes, and without limiting the generality of the foregoing, barber shops, beauty parlours, animal grooming, laundry or dry cleaning shop, laundromat, printing services, shoe repairs, tailors, dressmaking shop, car detailing training, educational or instructional services and other similar *uses*. COMMERCIAL SERVICE USE does not include, and without limiting the generality of the foregoing, *business or professional offices, medical or dental offices, or retail stores*. (AM#1407).

COMMERCIAL VEHICLE STORAGE means the commercial storage of *vehicles*, including *recreational vehicles* and trailers, for a continuous periods of at least 48 hours.

COMMUNITY CARE FACILITY means a facility licensed under the Community Care and Assisted Living Act that provides personal care, supervision, social or educational training or physical or mental rehabilitative therapy, with or without charge, to persons not related by blood or marriage to the operator of the facility.

COMMUNITY GARDEN means the *use* of land for cultivating or growing plants by a group of people for providing a garden experience or education to the residents of the District of Hope.

COMMUNITY SANITARY SEWER SYSTEM means a sewage collection or disposal system of sufficient capacity to carry domestic effluent from an area that is serviced by a sewage treatment and disposal facility approved under the Environmental Management Act.

COMMUNITY WATER SYSTEM means a system of waterworks that is:

- owned, operated and maintained by the District of Hope;
- owned, operated and maintained by the Regional District; an Improvement District under the Local Government Act;
- a water utility under the Water Utility Act;
- a utility under the Utility Commission Act; or
- otherwise approved by the Comptroller of Water Rights.

COMPREHENSIVE DEVELOPMENT means the development of an area consisting of one or more land *use* classifications as an integrated unit based upon a Comprehensive Development Plan, which may include architectural, landscaping, land use and signage plans.

CONVENIENCE STORE means a *use* which provides for the retail sale of household goods to serve the day-to-day shopping needs of the general public, and may include, without limiting the generality of the foregoing, the sale of fast foods and rental of audiovisual products.

COUNCIL means the governing and executive body of the District of Hope.

## D

DAY CARE means a facility providing care to either children or adults which is licensed under the Community Care Facility Act for which compensation for care is charged, but which does not provide overnight accommodation.

DENSITY means the maximum amount of development intensity allowed on a *parcel* expressed in terms of the maximum number of *dwelling units* per hectare or as *site coverage*.

DEPTH means the horizontal distance between the *front lot line* and *rear lot line* of a *parcel*.

DETACHED ACCESSORY DWELLING UNIT means a *residential use* consisting of a self-contained *dwelling unit* in a separate *building*, accessory to and located in the same *parcel* as a *one family residence* or *two family residence*, and includes, without limiting the generality of the foregoing, coach house, carriage house, garden cottage, granny flat, mother-in-law house or pool house (**AM #1580**).

DISTRICT means the District of Hope.

DOCK means a *structure* used or that can be used for mooring one or more boats and that provides access by pedestrians from the shore to and from moored boats and can consist of a single DOCK, wharf or pier (including access ramp).

DWELLING UNIT means one or more *habitable rooms* designed, occupied or intended for *residential use* where such a room or rooms together contain or provide for the installation of only one set of cooking facilities and one or more bathrooms.

## E

EDUCATIONAL INSTITUTION means a *college*, an *elementary or secondary school* or a *technical school*.

ELEMENTARY OR SECONDARY SCHOOL means a facility offering instruction which meets requirements of the Provincial government for elementary or secondary education.

EMPLOYEE RESIDENCE means a *dwelling unit* to accommodate a person or persons directly involved in the operation of an *agricultural use*, a Campground and Holiday Park (CHP-1) Zone *use*, or a Recreational and Residential Assembly (RRA-1) Zone *use* on the *parcel* on which the *dwelling unit* is located.

ENTERTAINMENT FACILITY means a *building* where fees are charged for the provision of entertainment to the public and includes, without limiting the generality of the foregoing, a bingo hall, dance hall, mini-golf course and theatre but which excludes, a *liquor primary use* or a *building* where adult motion pictures as defined under the Motion Picture Act are shown.

EXTERIOR SIDE LOT LINE means the *lot line* or *lot lines*, common to a *highway* or *street* other than a *lane* or *walkway* and not being the *front lot line*, or *rear lot line*.

## F

FAIR means the *use* of land, *buildings* or *structures* for recreational amusement and educational display, including, without limiting the generality of the foregoing, amusement rides, carnival attractions, and retail sales and services.

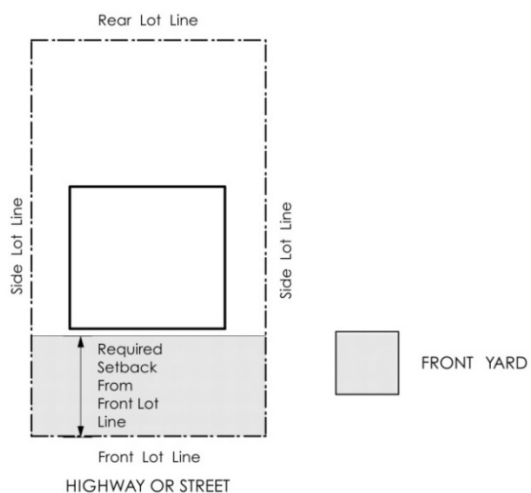
FENCE or FENCING means a wall, barrier or railing that encloses or provides a visual barrier for all or part of an area of land.

FINANCIAL INSTITUTION means a bank, credit union, trust company, mortgage company and similar establishments and includes, without limiting the generality of the foregoing, automated teller and electronic banking machines.

FLOOR AREA means the space on any storey of a *building* or *structure* between the exterior walls and required firewalls, including the space occupied by interior walls and partitions.

FRONT LOT LINE means the shortest *lot line* common to a *parcel* and an adjoining *highway* or *street* and where the FRONT LOT LINE and *rear lot line* each adjoin a *highway* or *street*, means the *lot line* to which the majority of adjacent *buildings* are faced, and in the case of a corner *parcel* means the shorter of those unless both such lines exceed 28 metres in length, in which case the owner may choose either. In the case of a *panhandle lot*, the FRONT LOT LINE shall be the closest *lot line* to a *highway* or *street*, exclusive of the *access strip*, where such line is parallel to the *frontage*. FRONT YARD means the area between the *front lot line* and the *setback* distance required from the *front lot line*. For guidance, see diagram below:

Example of a Front Yard



FRONTAGE means the length of the *lot line* abutting a *highway*, or *street* excluding a *lane*.

# G

GOLF COURSE means a 9 or 18 hole facility for playing golf and may include, without limiting the generality of the foregoing, a clubhouse, driving range and *accessory buildings or structures*.

# H

HABITABLE ROOM means a room designed and used by persons for cooking, eating, sleeping or human occupancy, but which excludes bathrooms, utility rooms, workrooms, crawl spaces, corridors, furnace rooms, closets and storage rooms.

HELIPORT means the *use* of land, *buildings*, or *structures* for the landing, maintenance, service, repair, rental and storage of helicopters and includes, without limiting the generality of the foregoing, the dispensing of helicopter fuel or lubricating oils for the helicopters located at the HELIPORT only.

HIGHWAY means a *street*, road, *lane*, bridge, viaduct and any other way open to public use, other than a private right of way on private property.

HOBBY FARM means the growing, rearing, producing, and harvesting of agricultural products for the personal or *home based business use* of the owner only and includes nurseries, greenhouses, and the keeping of pigeons, rabbits, poultry, doves, bees, and other animals or birds of like kind.

HOLIDAY PARK means any *parcel* operated and maintained for the purpose of providing temporary occupancy to owners or lessees of *recreational vehicle* or camper trailer sites and may include, an office for guest registration, washrooms, *convenience store*, *specialty retail* and laundry facilities . HOLIDAY PARK may include, without limiting the generality of the foregoing, strata lots or sites under the Strata Property Act or a cooperative ownership incorporated under the Society Act or similar legislation.

HOME BASED BUSINESS means an occupation, craft or profession that is carried out in a *dwelling unit* or on a *parcel* primarily by the person or persons residing in the *dwelling unit* and which is incidental and secondary to the *use* of the *dwelling unit* or *parcel* for residential purposes.

HOSPITAL means an institution licensed under the Hospital Act or designated by the Minister of Health under the Hospital Act.

HOTEL, MOTEL OR MOTOR INN means a *building* or buildings containing sleeping units primarily for temporary accommodation with an on-site overnight caretaker which may include without limiting the generality of the foregoing, an office with a public register, *restaurant*, banquet room, *liquor primary use*, meeting rooms, indoor recreation facilities, *convenience store* or *specialty retail store*. (AM#1352 & 1573).

## I

IMPERVIOUS SURFACES means those areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development, and is expressed as a percentage of the total lot area. Impervious surfaces include, but are not limited to, buildings and structures, patios, paved walkways and driveways, and hardscaping (AM #1580).

INTERIOR SIDE LOT LINE means the *lot line* or *lot lines*, not being the *front lot line* or *rear lot line*, common to more than one *parcel* or to a *parcel* and a *lane* or *walkway*.

## K

KENNEL means a *building*, *structure*, compound, pen, cage or run for small domestic animals in which such animals are boarded, trained, raised or bred for commercial gain.



# L

LANDSCAPE AREA means the portion of a *parcel* upon which *landscaping*, *screening* or *fences* are installed or placed.

LANDSCAPING means trees, shrubs, hedges, flowers, ground cover, lawns or other vegetative elements, together with architectural elements including *fencing*, *walkways*, lights, ponds and pools, for the purpose of enhancing the aesthetic qualities, visual amenity and functional *use* of an area.

LANE means a *highway* of not less than 6 metres in width and affords a secondary means of access to adjoining *parcels* from the side or the rear. (AM#1352)

LIQUOR PRIMARY USE means a *building* in which the *principal use* is the serving or retail sale of liquor for consumption on or off the *premises* under the Liquor Primary License or Liquor Primary Club License issued under the Liquor Control and Licensing Act as amended from time to time. (AM#1443)

LONG TERM RESIDENTIAL CARE means a community care facility under the Community Care and Assisted Living Act or Continuing Care Act, as those statutes may be replaced or amended, and includes a nursing home, rest home, and extended care or complex care facility.

LOT AREA means the area of a *parcel* taken in a horizontal plane excluding land covered by a natural body of water or occupied by an easement established panhandle *access strip*.

LOT LINE means the legally defined boundary line or lines of a *parcel*.

# M

MANOEUVRING AISLE means a *roadway* within a *parcel* to accommodate movements by a *vehicle* to drive into or out of a *parking space*.

MARINA means the *use* of land, *buildings*, *structures* and the surface of water for moorage, docking, berths and facilities for the storage and launching of pleasure boats, and may include as accessory *uses*, boat rentals, the sale of motor fuels and lubricating oils, and the retail sale of other goods and services incidental to marine activities of a recreational nature.

MEDICAL or DENTAL OFFICE means the office or clinic of licensed professionals in the field of medicine including, without limiting the generality of the foregoing, acupuncturists, doctors, dentists, naturopaths, optometrists, physiotherapists and chiropractors.

MEDICAL MARIHUANA means marihuana that may be administered to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition, under the Marihuana for Medical Purposes Regulation. (AM#1343)

MINI-STORAGE FACILITY means a *use* providing for the rental of space within a *building* for the purpose of storing domestic goods not classified as dangerous or toxic under federal and provincial statute. MINI-STORAGE FACILITY does not include, without limiting the generality of the foregoing, wholesaling, retailing, manufacturing and processing of any kind, *vehicle* repairs or *vehicle* wrecking, or the storage of dirt, filth, refuse, debris or any other thing which is likely to endanger public health or to become a health hazard.

MOBILE HOME has the same meaning as manufactured home as defined in the Manufactured Home Act and means any *structure*, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and which serves as a residence for its occupants or owners, which contains one *dwelling unit* with complete bathroom having a water closet and a bathtub or shower, cooking facilities, plumbing and electrical connections for attachment to existing outside systems, and which complies with the provisions of the Canadian Standards Association Z240 MH Standards. MOBILE HOME does not include, and without limiting the generality of the foregoing, a *recreational vehicle*, camper or travel trailer.

MOBILE HOME PARK means any unsubdivided parcel of land on which are located two or more *mobile homes* for *residential use*. MOBILE HOME PARK includes, without limiting the generality of the foregoing, facilities ancillary to the *mobile homes* in that park such as accessory recreation *building*, common storage compounds, buffer areas, *open space*, roads and other necessary services.

MODULAR STORAGE UNIT or SHIPPING CONTAINER means an intermodal containment unit for goods and materials, with design implications for transportation by land, sea or air (trailer, rail car, barge, ship or plane), which is new or refurbished inside and out (repaired and painted) for the storage of goods or materials that pertain to the generality of the principal zoning.

MULTIPLE FAMILY DWELLING means an *apartment*, *townhouse*, or other *building* containing 3 or more *dwelling units*.

## 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 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 and includes, without limiting the generality of the foregoing, the edge of dormant side channels of any, lake, river, *stream* or other body of water.

NURSERY means the *use of premises* for the propagation, early cultivation and sale of seeds, plants and nursery stock and the retail sale of related materials such as tools, soil and fertilizers but specifically excludes the sale of heavy or large agricultural machinery.

# O

OFF-STREET LOADING SPACE means a *parking space* providing for the receipt, delivery or loading of goods and materials by *vehicles* generated by a *principal use* permitted on the same *parcel*.

OFF-STREET PARKING AREA means a *use* providing *parking spaces* for the temporary parking of *vehicles* on a *parcel* .

ONE FAMILY RESIDENCE means a single detached *building* for *residential use* in the form of only one *dwelling unit*, but excludes a *mobile home*.

OPEN SPACE means land free of *buildings*, *structures*, roads, and parking areas which is utilized for *outdoor recreation* and play or for the preservation of scenic or natural lands.

OUTDOOR AMENITY AREA means the open space provided for the exclusive use of residents of a dwelling unit and which is immediately adjacent to and directly accessible from the dwelling unit it is to serve **(AM #1580)**.

OUTDOOR RECREATION means providing for extensive open air recreation facilities and the retail sales and service incidental to such facilities. OUTDOOR RECREATION includes, without limiting the generality of the foregoing, mini-golf course, municipal parks, *playgrounds*, *fairs* and cross-country ski trails. OUTDOOR RECREATION does not include, without limiting the generality of the foregoing, amusement parks, *campgrounds*, *golf courses* or *marinas*.

OUTDOOR STORAGE means open air placement and accumulation of goods or materials which are inputs or outputs of the industrial, commercial or service and repair activity located on the same *parcel*, but shall exclude a *vehicle wrecking yard*, junk yard or the storage of explosives.

# P

PAD means a hard surface on which blocks, a concrete slab, posts, runners or strip footings are placed for supporting a *mobile home*.

PANHANDLE LOT means a *parcel* connected to a *highway* by a *panhandle access strip*.

PARCEL means a fee simple lot, block or other area in which land is held or into which land is subdivided under the Land Act or a bare land strata plan under the Strata Property Act.

PARKING SPACE means an accessible space within a *building* or *off-street parking area* designated for the temporary parking of one *vehicle*, and excludes driveways, *manoeuvring aisles*, ramps, columns, walls or other structural features.

PLACE OF WORSHIP means a *building* or *structure* providing for worship, counselling, ceremonies, rituals and religious education pertaining to a particular system of beliefs and includes, without limiting the generality of the foregoing, a church, manse, mosque, temple and synagogue.

PLAYGROUND means an area to which the public and particularly children come to participate in athletic and recreational activities.

PREMISES means an area of land with its accessories with or without *buildings*.

PRESCHOOL means a facility licensed under the Community Care and Assisted Living Act Child Care Licensing Regulation in which children are provided with opportunities for social, emotional, physical and intellectual growth with or without charge.

PRINCIPAL BUILDING means a *building* which contains the *principal use* on a *parcel*.

PRINCIPAL USE means the main purpose for which land, *buildings* or *structures* on a *parcel* are ordinarily used.

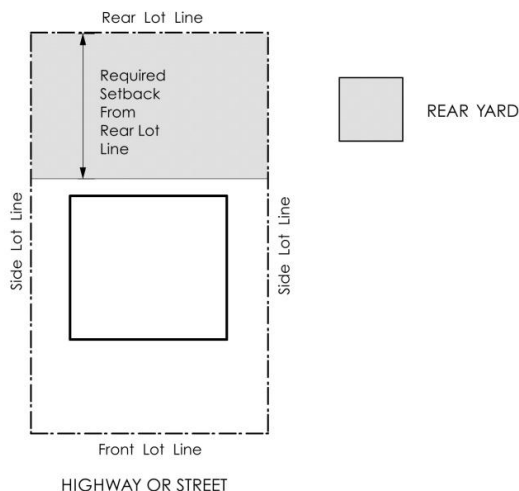
PUBLIC MARKET means an occasional or temporary market for the purpose of offering goods for sale to the public including local artisan crafts, fruits, vegetables and plants, secondary agricultural products including cheese, preserves, honey, home baking, fresh/frozen/preserved fish and seafood, and, with the approval of the Medical Health Officer, locally prepared and ready-to-eat foods or light refreshments.

# R

REAR LOT LINE means the *lot line* opposite to and most distant from the *front lot line* or where the rear portion of the *parcel* is bounded by intersecting *side lot lines* it shall be the point of intersection.

REAR YARD means the area between the *rear lot line* and the *setback* required from the *rear lot line*. For guidance, see diagram:

Example of a Rear Yard



RECREATIONAL VEHICLE means any *vehicle*, coach, or portable *structure* designed to travel on *highways* and which is constructed or equipped for *use* as temporary living or sleeping quarters for travelers, recreational or vacation purposes.

RESIDENTIAL USE means a *use* of land and *buildings* for the accommodation of a person or persons and activities and pets customarily associated with home life.

RESTAURANT means a *building* or *structure* where food or beverages are sold or consumed on or off the *premises* and may be licensed to serve alcoholic beverages, and includes, without limiting the generality of the foregoing, cafes, coffee shops, delicatessens and fast food outlets and may include a drive-through service or window.

RETAIL SALE OF CANNABIS means the *use* of land, *buildings* or other structures for dispensing, selling or distributing Cannabis or Health Canada authorized Cannabis related products as lawfully permitted and authorized under a Retail Cannabis Licence and the Cannabis Distribution Act of British Columbia and Cannabis Act of Canada and the respective regulations thereunder enacted and amended from time to time. (AM#1443)

RETAIL STORE means the *use* of a *building* for the sale of goods to the ultimate consumer for personal consumption or household *use* and not for resale purposes, but specifically excludes the sale of *vehicles*, and *service stations*.

ROADWAY means the portion of a *highway* designed for the movement of *vehicles*.

## S

SCREEN or SCREENING means a continuous view obscuring *fence*, compact evergreen hedge, berm or combination thereof that effectively provides visual separation or enclosure for the area enclosed and is only broken by access driveways and *walkways*.

SECONDARY SUITE means a *residential use* consisting of a self-contained *dwelling unit* wholly contained within the same *building* as a *one family residence* or a *two family residence* (AM #1580).

SENIOR CITIZEN HOUSING means a *multiple family dwelling* providing accommodation for elderly persons and may include a common area for meals and food preparation, communal social or recreational facilities.

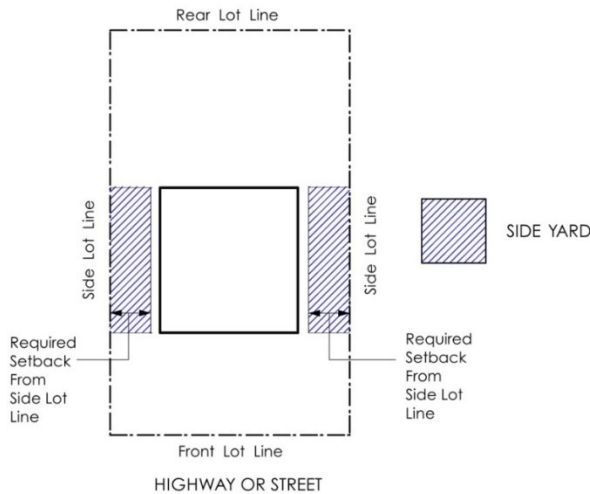
SERVICE STATION means a *use* providing for the retail sale of motor fuels including natural gas and diesel, lubricating oils, propane, and *vehicle* accessories and may include a cardlock facility and the servicing or repair of *vehicles*, but excludes *vehicle* body work or painting.

SETBACK means the required minimum distance, open and unobstructed to the sky, between a *building* or *structure* and a *lot line*, excluding any siting exceptions permitted in this Bylaw.

SIDE LOT LINE means the *lot line* or *lot lines*, not being the *front lot line* or *rear lot line*, common to more than one *parcel* or to a *parcel* and a *lane* or *walkway*, and includes the *exterior side lot line* and the *interior side lot line*

SIDE YARD means the area between a *side lot line* and the *setback* required from a *side lot line* and excludes the area of a *front yard* or *rear yard*. For guidance, see diagram:

Example of a Side Yard



SIDEWALK means the improved area of a *highway* adjacent to the *roadway* for the *use* of pedestrians.

SITE AREA means the minimum area required to carry on a particular *use*.

SITE COVERAGE means the total ground area of a *parcel*, upon which all *buildings* and *structures* are located, including the area under all cantilevered and post supported *structures*, expressed as a percentage of the total *lot area*.

SLEEPING UNIT means one or more rooms for the lodging of a person or persons and that does not contain cooking facilities.

SOLID WASTE LANDFILL means a refuse disposal site authorized under the Environmental Management Act.

SPECIALTY RETAIL means the *use* of land, *buildings* or *structures* for the purpose of selling tourist oriented items such as, but not limited to, souvenirs, art and hand crafted items.

STREAM means any natural or man-made depression with well-defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water for at least 6 months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration.

STREET means a road open to travel and use by the general public with a right of way allowance of not less than 10 metres in width.

STRUCTURE means any construction fixed to or sunk into land or water and includes *buildings*, *mobile homes* and signs. STRUCTURE does not include, without limiting the generality of the foregoing, *fences* or concrete and asphalt paving or similar surfacing of a *parcel*.

SUBDIVISION means any change in the existing size, shape, number or configuration of a *parcel* or *parcels* but does not include the creation, consolidation or re-subdivision of a strata lot or phased development under the Strata Property Act, except the purposes of regulating the standards for *highways* as provided under the Local Government Act.

## T

TECHNICAL SCHOOL means a vocational, trade or business school licensed by the Province and includes, without limiting the generality of the foregoing, accessing centres for instruction of outdoor studies, workmanship, wilderness survival and outdoor sports.

TOURIST ACCOMMODATION means the *use* of land, *buildings* or *structures* for the purpose of providing temporary or overnight accommodation and which may include sleeping, cooking, laundry facilities and common or private amenity areas. TOURIST ACCOMMODATION includes holiday cabins, a *hotel, motel or motor inn*, tourist cottages and resorts but excludes a *bed and breakfast (AM#1407)*.

TOURIST INFORMATION BOOTH means a *building* or *structure* for the purpose of that provides information to the travelling public and the business community.

TOWNHOUSE means a *residential use* consisting of 3 or more attached *dwelling units* where each *dwelling unit* has its principal access from a separate ground oriented entrance.

TRUCK STOP means a *building* or *buildings* providing facilities and services for trucks and truck drivers during stopovers and may include a *convenience store, restaurant, or a service station*.

TWO FAMILY RESIDENCE means a *building* for *residential use* in the form of two attached *dwelling units*, neither of which is a *secondary suite*.

## U

UNLICENSED VEHICLE means a *vehicle* which does not have a number plate issued pursuant to the Motor Vehicle Act, as that statute may be amended or replaced.

USE means the purpose or function to which land, *buildings* or *structures* are designed or intended to be put, or for which they are occupied or maintained.

UTILITY USE means, works, *buildings*, plants, and equipment used and required for the distribution of water, natural gas, electricity, telephone, communication services, or the collection of sewage but does not include, without limiting the generality of the foregoing, a public works yard and *outdoor storage*, repair or maintenance of equipment.

# V

VEHICLE means a motor vehicle, not run on rails, that is designed to be self-propelled or propelled by electric power obtained from overhead trolley wires and has an engine, frame and body, and is recognizable as a car, truck, bus, or motorcycle, but excludes a motor assisted cycle.

VEHICLE WRECKING means the wrecking, salvaging or dismantling of *vehicles*, *vehicle* parts, *vehicle* frames or *vehicle* bodies and includes the storage of inoperable or *unlicensed vehicles* and used parts of *vehicles*.

VETERINARY CLINIC means a facility operated under the supervision of a veterinarian for the care and treatment of domestic or wild animals including, and without limiting the generality of the foregoing, equine or bovine species.

VIDEO GAMES ARCADE means a *building* or an area within a *building* which contains 3 or more mechanical or electronic video, pinball or similar games operated by one or more persons and which are played for a fee.

# W

WALKWAY means a surfaced area for *use* by pedestrians, and includes without limiting the generality of the foregoing, a *sidewalk*.

# Y

YARD means an open area unoccupied by any *building* or *structure*, unobstructed to the sky, and extending at or above grade from the front, rear or *side lot lines* respectively to the required *setbacks* from those *lot lines*.

# Z

ZONE means the areas into which the *District* is divided in accordance with the maps shown and attached to this Bylaw and for which specific regulations outlined in this Bylaw for each area apply.



## SECTION 3.0

## ADMINISTRATION AND ENFORCEMENT

### 3.1 ADMINISTRATION

- 3.1.1 This Bylaw may be administered by any employee of the *District* or any other person who may be appointed to do so by *Council*.

### 3.2 INSPECTION

- 3.2.1 Any employee of the *District* or any person appointed by the Council to enforce its bylaws is hereby authorized to enter, at all reasonable times, on any real property or land subject to the regulations of this Bylaw to ascertain whether the regulations or directions contained herein are being observed.

### 3.3 ENFORCEMENT

- 3.3.1 It is unlawful for any person to cause, suffer or permit any *building* or *structure* to be constructed, reconstructed, altered, moved, extended, occupied or used, or any land to be occupied or used in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.
- 3.3.2 It is unlawful for any person to prevent or obstruct or attempt to prevent or obstruct the authorized entry of any employees of the *District* or other persons appointed to enforce its bylaws.
- 3.3.3 The *District* may cause notice in writing to be served to the owner or occupier of real property found to contravene the provisions of this Bylaw setting out the details of the contravention and the action required of the party so notified.
- 3.3.4 The *District* may serve notice by:
- a) registered mail addressed to the property owner as recorded in the property records of the *District*,
  - b) hand delivering it to the owner or occupier of the real property that is subject to the notice;
  - c) posting it on a conspicuous place on the real property that is subject of the notice and the notice shall then be deemed to be validly and effectively served for the purposes of this Bylaw at the expiration of three (3) days immediately following the date the notice was so posted.
- 3.3.5 No liability or responsibility other than that set out in accordance with this Bylaw rests with the *District* to prove delivery of the notice.

### 3.4 PENALTIES

- 3.4.1 Any person who violates the provisions of this Bylaw is liable on summary conviction to a fine of up to \$2000 or to imprisonment or to both such fine and imprisonment as allowed under the Offence Act (RSBC 1996) as amended.
- 3.4.2 Each day that such violation is caused to continue or allowed to continue constitutes a separate offence.

**SECTION 4.0****BASIC PROVISIONS****4.1 ZONES**

4.1.1 For the purposes of this Bylaw, the District of Hope is hereby divided into the following *zones* with their short form equivalents:

Zone	Short Form
<b>Rural Zones</b>	
Limited Use	L-1
Agricultural	AG-1
Rural	RU-1
Country Residential	CR-1
<b>Residential Zones</b>	
Small-Scale Multi-Unit Housing (AM #1580)	RS-1
Multiple Family Residential	RM-1
Ground Oriented Multiple Family Residential	RM-2
Mobile Home Park	MHP-1
<b>Commercial Zones</b>	
Downtown Commercial	CBD
Local Commercial	C-1
Highway Commercial	C-2
Regional Commercial	C-3
Neighbourhood Public House	C-4
Commercial Transition	C-5
<b>Industrial Zones</b>	
Heavy Industrial	I-1
Light/Service Industrial	I-2
Vehicle Wrecking	I-4
Heliport	I-5
Water Industrial	I-6
<b>Public Use and Institutional Zones</b>	
Parks and Recreation	P-1
Institutional	P-2
Airpark	AP-1
<b>Miscellaneous Zones</b>	
Campground and Holiday Park	CHP-1
Residential and Recreational Assembly	RRA-1
Resort Rehabilitation	RR-1
Comprehensive Development	CD

4.1.2 The locations of the *zones* established by this Bylaw are shown on Schedule “B” - Zoning Maps for the District of Hope, accompanied by explanatory matter and are part of this Bylaw.

**4.2 ZONE BOUNDARIES**

4.2.1 Subject to subsections 4.2.2 and 4.2.3, the boundaries of all *zones* are as indicated on Schedule “B” - Zoning Map for the District of Hope.

4.2.2 Where a *zone* boundary is shown as following a *highway*, *stream*, railway or right-of-way, the center line of the *highway*, *stream*, railway or right-of-way shall be used as the *zone* boundary.

4.2.3 Where a *zone* boundary does not follow a legally defined line, and where the distances are not specifically indicated or where there are no explanatory notes detailing the *zone* boundary, the location of the boundary shall be determined by scaling from Schedule "B" - Zoning Map for the District of Hope.

#### **4.3 NON- CONFORMING USES AND SITING**

4.3.1 The lawful *use* of land and the siting if a *building* or other *structure* prior to the adoption of this bylaw may be continued subject to Section 911 of the Local Government Act.

#### **4.4 WATER AND SEWER SERVICES**

4.4.1 Where land, a *building* or *structure* cannot be connected to a *community water system* or *community sanitary sewer system*, the approval of the Ministry of Health or Ministry of Environment, whichever has jurisdiction, shall be required for a *subdivision*, Building Permit or business license except for those *uses* permitted in all *zones* in the General Regulations section of this Bylaw.

#### **4.5 AGRICULTURAL LAND RESERVE**

4.5.1 Notwithstanding any other provisions in this Bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act, its Regulations and Orders of the Commission.

4.5.2 Where land within the Agricultural Land Reserve is also within a *zone* established under this Bylaw, the *zone* shall be binding only insofar as it is not inconsistent with the Agricultural Land Commission Act, its Regulations and Orders of the Commission.

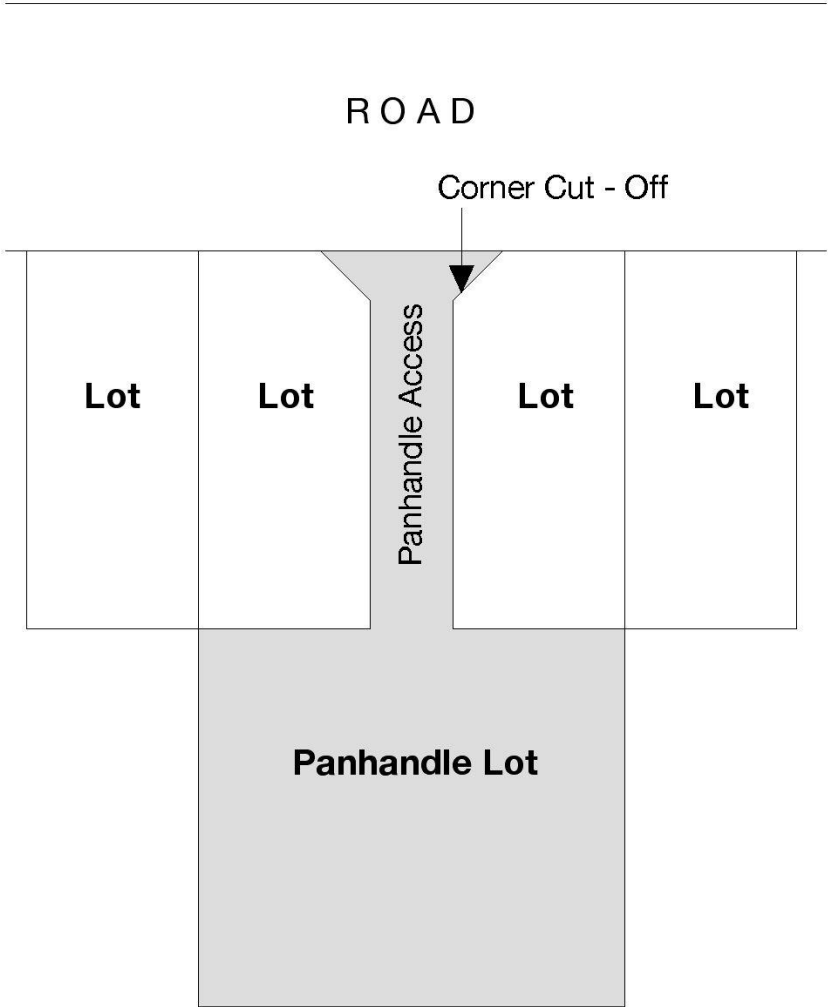
4.5.3 Where land outside the Agricultural Land Reserve is zoned for *agricultural use*, this Bylaw shall be binding without qualification.

#### **4.6 PANHANDLE LOTS**

4.6.1 Notwithstanding any other provision in this Bylaw, approval of a *panhandle lot* is at the discretion of the Approving Officer.

4.6.2 The Approving Officer, at his discretion may require corner cut-offs on a *subdivision* with a *panhandle lot* to ensure visibility and safety as shown schematically in the following example:

**Example of a Panhandle Lot**



## SECTION 5.0

## GENERAL REGULATIONS

### 5.1 USES PROHIBITED IN ALL ZONES (AM#1352 & 1443).

- 5.1.1 Any *use* not expressly permitted in this Bylaw is prohibited in all *zones* and where a particular *use* is expressly permitted in one *zone*, such *use* is prohibited in all *zones* where it is not expressly permitted.
- 5.1.2 The following *uses* of land, *buildings* or *structures* shall be prohibited in all *zones*:
- a) unless expressly permitted, the use of an accessory building for residential purposes, other than those expressly permitted; and
  - b) unless expressly permitted, any *use* located in part or in total in a tent or a *recreational vehicle* except for temporary *tourist accommodation*; and
  - c) the *use* of any *modular storage unit* other than those meeting the criteria of the District of Hope Modular Storage Unit (Shipping Container) Policy Manual or those units approved by Council.

### 5.2 USES PERMITTED IN ALL ZONES

- 5.2.1 The following *use* of land, *buildings* or *structures* shall be permitted in all *zones* and shall be exempt from the required minimum parcel size unless specified otherwise in this Bylaw:
- a) a *community garden*;
  - b) a *dock*;
  - c) a geothermal heat exchange system located within the *building* containing a *principal use*, or contained within a separate building subject to the *accessory buildings and structures* regulations of that *zone*;
  - d) a solar panel affixed to the roof of a *building*;
  - e) an *accessory use* that is located on the same *parcel* and incidental to a permitted *principal use* in the applicable *zone*;
  - f) municipal park, *playground* and *open space*;
  - g) **public** uses including, without limiting the generality of the foregoing, utility poles, transmission towers, **kiosks**, wires, cables, traffic control devices, bus stop shelters, reservoirs, pumphouses, group mail boxes, underground utilities and associated *buildings* or *structures* provided that there is no *outdoor storage* of equipment; (AM#1352)
  - h) wind turbines, subject to the Wind Turbine Use Regulations of this Bylaw.

### 5.3 TEMPORARY USE PERMITS

- 5.3.1 A temporary use permit may be issued by resolution by the *Council* of the *District* in any Rural, Commercial, Industrial, Residential or Public Use and Institutional Zone subject to the following provisions (AM #1416):
- a) Written documentation from the applicant including the rationale for the temporary use permit, a site plan, and illustrative material about the proposed temporary use;
  - b) Documentation that the proposed land use cannot be accommodated on a parcel suitable zoned or could only be undertake with considerable hardship;

- c) Notification by the applicant to all residents and property owners within 200 metres of the location of the proposed temporary use permit;
- d) Removal of the temporary use no later than 3 years from the date the permit is issued;
- e) Restoration of the parcel to a condition similar to surrounding parcel following the termination of the temporary use.
- f) Residential zoned lands must be .809 hectares (2 acres) or greater. **(AM #1416)**

#### **5.4 TEMPORARY BUILDINGS OR STRUCTURES**

5.4.1 A *building, structure or recreational vehicle* may be placed on a *parcel* temporarily for construction purposes or for *residential use* while the *parcel* is being developed provided that:

- a) a valid Building Permit has been issued by the District pursuant to Building Bylaw No. 972 as amended from time to time for the development and the temporary *building or structure*;
- b) the temporary *building, structure or recreational vehicle* does not constitute or cause a public hazard or public nuisance and does not obstruct any public right-of-way;
- c) the temporary *building, structure or recreational vehicle* shall be for *residential use* for a maximum of 6 months, unless the *Building Inspector* has approved a further 6 month extension; and
- d) at the expiration of the term of the Building Permit the temporary *building, structure or recreational vehicle* shall be removed within 14 days and the site restored as nearly as possible to its former condition.

#### **5.5 ACCESSORY BUILDINGS OR STRUCTURES**

5.5.1 No *accessory building or structure* shall be erected on any *parcel* unless the *principal building* to which it is incidental has been erected or will be erected simultaneously with the *accessory building or structure*.

5.5.2 Where an *accessory building or structure* which is not completely open on its sides is attached to the *principal building*, it shall be considered a part of the *principal building* and shall comply in all respects with the *setback* requirements of this Bylaw for the *principal building*.

5.5.3 No *accessory building or structure* shall be utilized as a *dwelling unit, sleeping unit* or have *habitable rooms* except as otherwise specifically permitted in this Bylaw.

#### **5.6 STORAGE OF VEHICLES IN RESIDENTIAL AREAS (AM #1536)**

5.6.1 a) In Residential Zones and Comprehensive Development Zones, on parcels where a one family residence exists, the storage or parking of a maximum of six vehicles is permitted, including recreational vehicle; camper or trailer; utility trailer; and a pleasure boat not kept for gain or sale.

b) In Residential Zones and Comprehensive Development Zones, on parcels where a secondary dwelling or secondary suite exists, the storage or parking of a maximum of eight vehicles is permitted, including recreational vehicle; camper or trailer; utility trailer; and a pleasure boat not kept for gain or sale.

5.6.2 Notwithstanding Section 5.6.1, the parking of a commercial vehicle on a residential parcel occupied by the driver of that commercial vehicle is permitted.

5.6.3 No *vehicle* repairs or maintenance of a commercial nature, *vehicle* sales, or storage of wrecked *vehicles* shall be permitted on a *parcel* in any Residential Zones.

## **5.7 BUILDINGS PER PARCEL**

5.7.1 No *parcel* shall contain more than one *dwelling unit* except as otherwise provided for in this Bylaw.

## **5.8 SITING EXCEPTIONS**

5.8.1 Chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, walk-in closets, hutch projections, bay windows and other similar ornamental features may project beyond the exterior wall of a *building* to a maximum of 0.6 metres into the required *front yard*, *rear yard* or *side yard* of any *zone*.

5.8.2 Steps, eaves, sunlight control devices, canopies, window wells, decks, balconies or porches may project beyond any exterior wall of a *building* to a maximum of:

- a) 2 metres into the required *front yard* of any *zone*;
- b) 1.5 metres into the required *rear yard* or *exterior side yard* of any *zone*;
- c) 0.6 metres into the required *interior side yard* of any *zone*; and
- d) 0.6 metres into the minimum distance required between buildings on the same lot. (AM#1352).

5.8.3 Free standing light poles, clothes line poles, *fences*, trellises, fishponds, ornaments, warning devices, antennas (excluding satellite dishes), masts, utility poles, wires, flag poles, signs, pumphouses, valve chambers, kiosks, weight scales, public utility, and other similar uses, may be sited on any portion of a *parcel*, provided that they do not obstruct vision at an intersection.

5.8.4 Where on the effective date of this Bylaw, at least 50% of the *parcels* on a block are occupied by existing residential *buildings* that do not meet the required *front yard* or *rear yard* requirements established by this Bylaw, the calculation of the required *setbacks* from the *front lot line* or *rear lot line* for a new residential *building* shall be reduced. This reduction shall be calculated as the average *setback* distance from the *front lot line* or *rear lot line* of all existing *buildings* located on the same side of the *street* and within 60 metres of the *parcel* in question.

5.8.5 Swimming pools with a water surface area greater than 25 square metres (~269 square feet):

- a) shall comply with the required *setbacks* of the *zone*; and
- b) shall be included in the calculation of *site coverage*.

5.8.6 No swimming pool may be located in a required *front yard*, except children's inflatable pools or a plastic pool with an area no greater than 3 square metres (~32 square feet) which is exempt from this Bylaw.

5.8.7 The *setback* requirement from the *interior side lot line* in this Bylaw shall not apply to strata lots registered under the Strata Property Act where there is a common wall shared by two or more *dwelling units* within a *building*.

## **5.9 SPECIAL SETBACKS**

5.9.1 Notwithstanding any other provision of this Bylaw, no *building* or *structure*, except for a permissible sign, shall be located closer than 7.5 metres (~25 feet) to Old Hope Princeton Way or 4.5 metres (~15 feet) from a Provincial controlled access highway in any *zone*.

## **5.10 UNDERGROUND STRUCTURES**

5.10.1 Except for *off-street parking areas*, an underground *structure* may be sited on any portion of a *parcel* provided that the top surface of such *structure* shall at no point extend above the *average finished grade*.

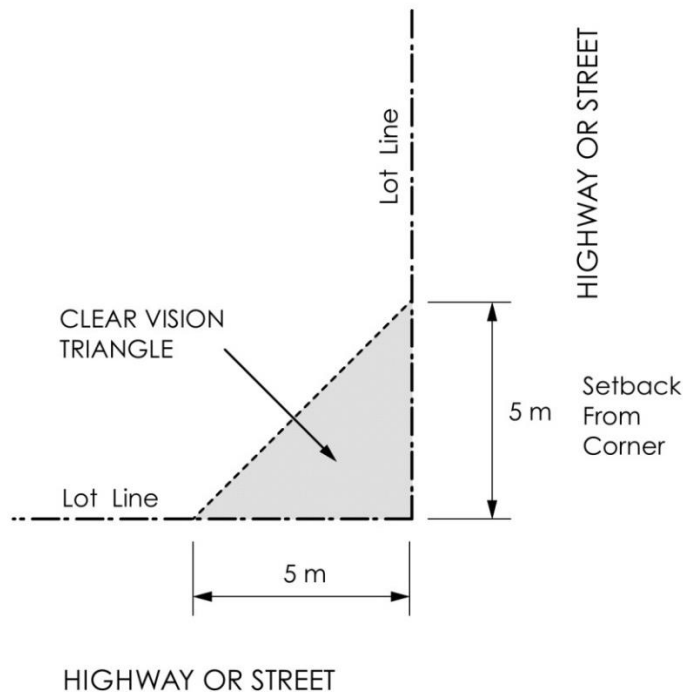
### 5.11 HEIGHT EXCEPTIONS

- 5.11.1 Except as limited by Section 5.11.2 below, the following *structures* shall not be subject to the *building height* restrictions specified in this Bylaw: industrial cranes, mechanical equipment on a roof top, grain elevators, storage silos, transmission and communication towers, tanks or bunkers, retaining walls, radio and television antennas or aerials, church spires, belfries and domes, monuments, chimney and smokestacks, flag poles, stadium seats, lighting poles, elevator shafts, ventilating machinery, cooling towers, scenery lofts, stair towers, monitors, masts, fire hose drying and observation towers.
- 5.11.2 No *building* or *structure* shall exceed a *building height* of 5.5 metres within the flight path of the Hope Airpark.

### 5.12 CLEAR VISION TRIANGLE

- 5.12.1 No person being the owner, occupier or lessee of a *parcel* in a residential zone at the intersection of any *highway* or *street* shall place or permit to be placed any *landscaping*, *building* or *structure* exceeding 1 metre (~3.5 feet) in height above the established grade of the intersecting *highway* or *street* within a triangular plane 5 metres (~16.5 feet) along the *lot lines* from the intersecting *highway* or *streets*. For guidance, see the example:

#### Example of a Clear Vision Triangle



### 5.13 PARCEL DIMENSIONS

- 5.13.1 Where a *parcel* created by *subdivision* fronts on a *highway*, the minimum *frontage* shall be 10% of the perimeter of the *parcel* unless exempted by the Approving Officer for special circumstances or minor variances.



## SECTION 6.0

## OFF-STREET PARKING AND LOADING

### 6.1 GENERAL PROVISIONS/RESTRICTIONS

- 6.1.1 Off-street parking and loading spaces required for *buildings* or groups of *buildings* in a development subject to a phased or incremental development agreement shall be provided for each *building* or group of *buildings* at the time the *building* or groups of *buildings* are constructed.
- 6.1.2 All owners of land who voluntarily provide off-street parking and loading spaces in excess of the requirements of this bylaw shall provide and maintain such additional spaces in conformity with the requirements of this Bylaw.
- 6.1.3 All owners of land, a *building* or a *structure* shall provide *off-street parking areas* and *off-street loading spaces* for *vehicles* as required by this Bylaw prior to the occupancy or the commencement of the occupancy or use, as the case may be, of that land, *building* or *structure*.

### 6.2 LOCATION AND ALTERNATE SITES

- 6.2.1 Required *parking spaces* and *off-street loading spaces* shall be located on the same *parcel* as the use they serve and in the case of a *panhandle lot*, *parking spaces* or *off-street loading spaces* may not be located in the *access strip*.
- 6.2.2 Notwithstanding Section 6.2.1, off-street parking and loading spaces for a use may be located on an alternate *parcel* provided that:
- a) the alternate *parcel* is located within 60 metres (~197 feet) of the use to be served by the *off-street parking area*;
  - b) the zoning of the alternate *parcel* permits *off-street parking area* as a *principal use* or *accessory use*; and
  - c) a restrictive covenant in a form acceptable to the *District* is registered against the title of the alternate *parcel* and the *parcel* for which the *off-street parking area* is required indicating that the alternate *parcel* shall continue to be used and maintained solely as an *off-street parking area*.

### 6.3 OFF-STREET PARKING REDUCTIONS FOR SHARED PARKING

- 6.3.1 A reduction in the number of off-street parking spaces required by this Bylaw shall be considered where two or more uses occupy a *parcel* and have different parking demand peaks. A reduction of the off-street parking requirements will require a Development Permit or a Development Variance Permit and shall require the completion of a traffic study by a traffic engineer where the number of off-street *parking spaces* required by this Bylaw exceeds 50.

### 6.4 DOWNTOWN HOPE OFF-STREET PARKING

- 6.4.1 Subject to section 6.4.4, an owner of land, a building or structure which is currently developed for commercial purposes within the downtown area outlined on the following Downtown Area of Hope, which forms a part of this Bylaw, may, pay the District the amount specified in the District of Hope Fees and Charges Bylaw No. 1336 as amended, in lieu per parking space required in this Bylaw and is exempt from providing off-street parking spaces where the development is of a commercial nature and either replaces an existing commercial building, increases the existing *floor area* or changes the use to a category that requires more off-street parking spaces.

- 6.4.2 The money referred to in Section 6.4.1 and specified in the District of Hope Fees and Charges Bylaw No. 1336 as amended, is payable at the time when a Building Permit is issued or where no Building Permit is required when the use begins.
- 6.4.3 The money collected by the District shall be placed into a reserve fund for the provision of new and upgraded alternative transportation infrastructure such as public transit, pedestrian or bicycle paths.
- 6.4.4 Notwithstanding Section 6.4.1 off-street parking requirements shall continue to apply to all *dwelling units* located above permitted commercial uses.

**Downtown Area of Hope**



**6.5 OFF-STREET PARKING SPACE DIMENSIONS**

6.5.1 Off-street *parking spaces* shall comply with the dimensions in Off-Street Parking Space Required Dimensions:

**Off-Street Parking Space Required Dimensions**

Type of Off-Street Parking Space	Minimum Width	Minimum Length	Minimum Height
Standard Parking Space	2.7 metres	5.5 metres	2.1 metres
Parallel Parking Space	2.5 metres	6.5 metres	2.1 metres
Small Car Parking Space	2.4 metres	4.9 metres	2.1 metres
Parking Space for Disabled Persons	3.7 metres	5.5 metres	2.1 metres

## **6.6 SMALL CAR PARKING**

6.6.1 A maximum of 15% of the number of required off-street *parking spaces* may be *parking spaces* having the minimum dimensions specified in Off-Street Parking Space Required Dimensions, and shall be clearly identified by pavement marking and a sign with the words “small cars only”.

## **6.7 PARKING FOR DISABLED PERSONS**

6.7.1 Commercial, industrial, public and other *uses* required to be accessible by disabled persons shall provide disabled *parking spaces* on the following basis:

- a) 1 disabled *parking space* where 10 to 50 standard *parking spaces* are required;
- b) 2 disabled *parking spaces* where 51 to 100 standard *parking spaces* are required; and
- c) 3 disabled *parking spaces* where more than 100 standard *parking spaces* are required.

6.7.2 Disabled *parking spaces* shall be located as close as possible to the entrance of the *building* or *use* designed to serve disabled persons.

6.7.3 All disabled *parking spaces* shall be clearly designated for disabled persons by a pavement marking and by a sign located at the front of the *parking space* with a disabled logo.

## **6.8 MOBILITY SCOOTER PARKING**

6.8.1 *Parking spaces* for mobility scooters may be provided on a voluntary basis and are encouraged to be located adjacent to the entrance of the *building* or *use*, but if provided shall not impeded access to the an entrance.

6.8.2 *Parking spaces* for mobility scooters shall be located on a *sidewalk* provided a clear distance of 2 metres (~7 feet) from the *parking space* to the road curb is available so as not to impede or restrict pedestrian movements on the *sidewalk*.

## **6.9 BICYCLE STORAGE RACK**

6.9.1 Parking areas containing more than 15 off-street *parking spaces* shall include a bicycle storage rack providing for the storage and locking of not less than 5 bicycles. Parking areas with less than 15 off-street *parking spaces* are encouraged to provide a similar bicycle storage rack.

6.9.2 Bicycle storage racks shall be located not more than 10 metres (~33 feet) from *building* entrances or other destinations and where visibility and passive surveillance will reduce the possibility of theft.

## **6.10 OFF-STREET LOADING SPACE DIMENSIONS**

6.10.1 All *off-street loading spaces* shall be of an adequate size to accommodate the type and size of delivery *vehicle* that can be expected but in no case shall be less than 3 metres (~10 feet) in width, 9 metres (~29.5 feet) in length and 4 metres (~13.5 feet) in height.

## **6.11 OFF-STREET LOADING REQUIREMENTS**

6.11.1 Commercial, industrial, institutional and other *uses* involving the receipt or delivery of goods or materials by *vehicles* shall provide 1 *off-street loading space* for every 1000 square metres (~10,758 square feet) of *floor area* or *site area*, whichever is greater.

6.11.2 Apartments and senior citizen housing containing more than 20 dwelling units shall provide at least 1 off-street loading space.

**6.12 ACCESS AND EGRESS**

- 6.12.1 Except in the Rural Zones and the Small-Scale Multi-Unit Housing (RS-1) Zone, every off-street *parking space* shall be designed so that all vehicular manoeuvres immediately into or out of the *parking space* are carried out on-site and not onto a *highway* or *street*. (AM#1327, 1411 & 1580)
- 6.12.2 All off-street parking and loading spaces shall be located and constructed to permit unobstructed access to and egress from such a space at all times.
- 6.12.3 Off-street parking and loading spaces may use a *lane* or *manoeuvring aisle* for access purposes provided traffic circulation on the *lane* or *manoeuvring aisle*, as the case may be, is not impeded.
- 6.12.4 The number, location, dimensions and design of access points shall comply with the District of Hope Access Driveway Permit Bylaw No. 17/93 as it may from time to time be amended or replaced.

**6.13 MANOEUVRING AISLE DIMENSIONS**

- 6.13.1 *Manoeuvring aisles* shall be provided to permit vehicular access to off-street *parking spaces* as follows:

**Required Manoeuvring Aisle Dimensions**

Angle of Off-Street Parking Space from Manoeuvring Aisle	Minimum Width of Manoeuvring Aisle	Traffic Direction
90 Degrees	7 metres (~23 feet)	Two-way
60 Degrees	5.4 metres (~18 feet)	One-way only
45 Degrees	4 metres (~13 feet)	One-way only
30 Degrees	3.3 metres (~11 feet)	One-way only
Parallel	7 metres (~23 feet)	Two-way
Parallel	3.8 metres (~12 feet)	One-way only

- 6.13.2 The length of a parallel *parking space* in Required Manoeuvring Aisle Dimensions shall be increased by 1.5 metres (~5 feet) where it abuts a *fence* or other *structure* or is at either end of a row of *parking spaces*.
- 6.13.3 Where a *manoeuvring aisle* provides access to *parking spaces* set at different angles on one or both sides of the aisle, the widest required minimum aisle width shall be provided.
- 6.13.4 Businesses providing drive through services shall provide a *vehicle access lane* at least 3.8 metres wide (~13 feet).

**6.14 SURFACE REQUIREMENTS**

- 6.14.1 Except in the Rural Zones and the Small-Scale Multi-Unit Housing (RS-1) Zone, all *off-street parking areas*, *off-street loading spaces*, *manoeuvring aisles*, accesses and egresses shall be surfaced with asphalt, concrete or similar hard surface in their entirety so as to render the areas free from mud and dust at all times. (AM#1327, 1411 & 1580)

## **6.15 DELINEATION MARKINGS AND CURBS**

- 6.15.1 Except in the Rural Zones and the Small-Scale Multi-Unit Housing (RS-1) Zone, all off-street parking and loading spaces, *manoeuvring aisles*, accesses and egresses shall be delineated by painted lines, curbs, signs or other appropriate means which shall be maintained to ensure legibility. (AM#1327, 1411 & 1580)
- 6.15.2 Curbs or other appropriate barriers shall be utilized to ensure *vehicles* do not encroach onto pedestrian *walkways*, landscaped areas or *highways* from *off-street parking areas*.
- 6.15.3 Visitor *parking spaces* as required by this Bylaw shall be marked by painting the word "VISITOR" on each space.

## **6.16 SITING PROVISIONS**

- 6.16.1 Except in the Rural Zones and the Small-Scale Multi-Unit Housing (RS-1) Zone, no off-street parking or loading space shall be sited (AM#1580):
- a) less than 1 metre (~3.5 feet) from any *lot line*; or
  - b) within a horizontal distance of 1.5 metres (~5 feet) of a window of a *habitable room*.

## **6.17 LIGHTING**

- 6.17.1 Illumination of off-street parking and loading spaces shall be provided where:
- a) the total number of off-street *parking spaces* required under this Bylaw for the permitted *use building* or *structure* is more than 10 spaces;
  - b) a *parcel* is being used strictly for an *off-street parking area*; or
  - c) the *off-street parking area* is located on an alternate *parcel* and not on the same *parcel* as the permitted *use, building* or *structure* which it serves.
- 6.17.2 Where illumination is provided for *off-street parking areas* or *off-street loading spaces*, the lighting fixtures shall be located and arranged so that the lighting fixtures do not directly illuminate any adjoining *parcel*.

## **6.18 CALCULATION GUIDELINES**

- 6.18.1 Where more than one type of *use* is located on a *parcel*, the total number of off-street parking or loading spaces shall be the sum of the required number of spaces for each type of *use*.
- 6.18.2 Where more than one standard may apply in determining the number of *parking spaces* required for a *use*, the standard requiring the greatest number of *parking spaces* shall apply.
- 6.18.3 Where a *use* is not specifically mentioned, the minimum number of off-street *parking spaces* shall be calculated based on the requirements for a similar *use* listed.
- 6.18.4 The number of *off-street loading spaces*, required in any instance by this Bylaw, shall not reduce the number of off-street *parking spaces* otherwise required by this Bylaw for that instance, nor shall any off-street *parking space* be similarly credited against the calculation for *off-street loading spaces*.
- 6.18.5 When calculating the number of required off-street parking and loading spaces, a fractional total shall be rounded to the nearest whole number.

- 6.18.6 Where seating accommodation is the unit of measurement, and such accommodation consists of benches, pews, booths, stand-up counters and the like, each 0.5 metre width of such seating accommodation shall be counted as one seat.
- 6.18.7 Where the number of employees is the 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 *use*.
- 6.18.8 Where the size of a *building* or *structure* is the unit of measurement, the *floor area* shall be used, unless otherwise specified, to calculate the required number of off-street *parking spaces* and *off-street loading spaces*.
- 6.18.9 The number of off-street *parking spaces* to be provided for any commercial *use* shall include an allowance for employees, customers and visitors unless otherwise stated in this Bylaw, but does not include any allowance for company *vehicles*.

## 6.19 OFF-STREET PARKING REQUIREMENTS

6.19.1 The minimum number of off-street *parking spaces* required for *residential use* shall be provided as follows:

### Off-Street Parking Spaces Required for Residential Use

Use	Minimum Number of Off-Street Parking Spaces
<i>Accessory residential use (boarding, bed and breakfast, detached accessory dwelling unit or secondary suite)</i>	1 per <i>dwelling unit</i> or <i>sleeping unit</i>
<i>Apartment</i>	1.3 per <i>dwelling unit</i> , plus 0.2 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Dwelling units</i> above commercial uses: Local Commercial (C-1); Highway Commercial (C-2); Regional Commercial (C-3); (AM#1352) Commercial Transition (C-5); and Downtown Commercial (CBD).	1.2 per <i>dwelling unit</i>
<i>Dwelling Units</i> accessory to industrial uses: Heavy Industrial (L-1); Light/Service Industrial (I-2); Vehicle Wrecking (I-4); Heliport (I-5); and Water Industrial (I-6) (AM#1352)	1.2 per <i>dwelling unit</i>
<i>Home Based Business</i> (Rural Zones)	1 <i>parking space</i> per employee, plus 1 customer <i>parking space</i>
<i>Home Based Business</i> (Residential Zones other than MHP-1, RM-1 and RM-2)	1 customer <i>parking space</i>
<i>Mobile home</i>	2 per <i>dwelling unit</i>
<i>Mobile home park</i>	1 per mobile home space, plus 1 visitor <i>parking space</i> per every 2 <i>mobile homes</i>
<i>One family residence</i>	2 per <i>dwelling unit</i>
<i>Senior citizen housing</i>	0.5 per <i>dwelling unit</i> , plus 0.2 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Townhouse</i> or other <i>multiple family dwelling</i> other than an <i>apartment</i> (except RS-1 zone) (AM #1580)	1.5 per <i>dwelling unit</i> , plus 0.2 visitor <i>parking spaces</i> per <i>dwelling unit</i>
<i>Two family residence</i> (except RS-1 zone) (AM #1580)	2 per <i>dwelling unit</i>

Two family residence (RS-1 zone only) (AM #1580)	1.5 per dwelling unit
Townhouse (RS-1 zone only) (AM #1580)	1.25 per dwelling unit

6.19.2 The minimum number of off-street *parking spaces* required for commercial use shall be provided as follows:

**Off-Street Parking Spaces Required for Commercial Use**

Use	Minimum Number of Off-Street Parking Spaces
Liquor primary use (bar, neighbourhood pub, cocktail lounge, night club)	1 per 3 seats
Marina or dock	1 per boat space
Medical or dental office, veterinary clinic	1 per 25 m2 floor area
Office (Business or professional office)	1 per 30 m2 floor area
Recreational accommodation (campground, holiday park)	1 per sleeping unit, plus 1 visitor parking space per every 3 sleeping units
Restaurant (café, coffee shop, delicatessen, fast food outlet)	1 per 4 indoor seats with a minimum of 3 for employees, plus 1 additional space for every 12 seasonal outdoor seats
Retail uses (general store, financial institution, nursery, commercial service use, retail sale of cannabis) (AM#1443).	1 per 20 m2 floor area, excluding any storage area
Tourist accommodation (hotel, motel or motor inn, holiday or tourist cabin)	1 per sleeping unit
Vehicle services (service station, vehicle sales or rental operation, vehicle service or repair, commercial vehicle storage)	1 per 2 employees, plus 2 per service bay



6.19.3 The minimum number of off-street *parking spaces* required for public and private assembly *use* shall be provided as follows:

**Off-Street Parking Spaces Required for Assembly Use**

Use	Minimum Number of Off-Street Parking Spaces
<i>Assembly use</i> (fraternity, lodge, meeting room)	1 per 20 m <sup>2</sup> <i>floor area</i>
Civic building (art gallery, community hall, library, museum)	1 per 20 m <sup>2</sup> <i>floor area</i>
Entertainment facility (auditorium, bingo hall, mini-golf course, theatre)	1 per 5 seats or 1 per 20 m <sup>2</sup> <i>floor area</i> , whichever is greater
<i>Place of worship</i> or funeral parlour	1 per 5 seats or 1 per 20 m <sup>2</sup> <i>floor area</i> , whichever is greater

6.19.4 The minimum number of off-street *parking spaces* required for recreation *use* shall be provided as follows:

**Off-Street Parking Spaces Required for Recreation Use**

Use	Minimum Number of Off-Street Parking Spaces
Golfing facility ( <i>golf course</i> , driving range)	3 per fairway, plus 1 per practice tee
<i>Outdoor recreation</i> (public park, play field, <i>playground</i> )	1 per 200 m <sup>2</sup> gross field area
Private recreation (bowling alley, pool hall, curling rink, racquet court)	2 per first 4 alleys/tables/sheets/courts and 1 per alley/table/sheet/court thereafter
Public recreation (arena, gymnasium, swimming pool)	1 per 10 m <sup>2</sup> ice or gym area 1 per 4 m <sup>2</sup> water surface area

6.19.5 The minimum number of off-street *parking spaces* required for institutional *use* shall be provided as follows:

**Off-Street Parking Spaces Required for Institutional Use**

Use	Minimum Number of Off-Street Parking Spaces
<i>Community care facility</i> ( <i>day care, nursery school, child minding</i> )	1 per 20 m2 indoor activity area
<i>Educational institution</i> ( <i>elementary and secondary school, college, technical school</i> )	1.5 per elementary school classroom 3 per secondary school classroom 5 per <i>college/technical school</i> classroom
<i>Hospital</i>	1 per 3 beds
<i>Long term residential care facility</i>	1 per 3 <i>sleeping units</i>

6.19.6 The minimum number of off-street *parking spaces* required for transportation *uses* shall be provided as follows:

**Off-Street Parking Spaces Required for Transportation Use**

Use	Minimum Number of Off-Street Parking Spaces
Chauffer business ( <i>taxi, limousine</i> )	1 per company <i>vehicle</i> that operates from the <i>premises</i>
Commercial carriers ( <i>airpark, bus depot, freight terminal</i> )	1 per 20 m2 <i>floor area</i> , excluding all storage areas

6.19.7 The minimum number of off-street *parking spaces* required for industrial *uses* shall be provided as follows:

**Off-Street Parking Spaces Required for Industrial Use**

Use	Minimum Number of Off-Street Parking Spaces
Building supply and lumber yard	1 per 50 m2 <i>floor area</i> , excluding all storage areas
Heavy industrial ( <i>resource processing, primary manufacturing</i> )	1 per employee, plus 1 per 100 m2 <i>floor area</i> , excluding all storage areas
Light/Service industrial ( <i>manufacturing</i> )	1 per 100 m2 <i>floor area</i> , excluding all storage areas, plus 1 per 40 m2 of <i>floor area</i> used for an accessory office or retail area
<i>Mini-storage facility</i>	2 visitor <i>parking spaces</i> and 1 per employee
<i>Vehicle</i> sales or rental and <i>vehicle</i> servicing or repair	1 per 200 m2 <i>floor area</i> , excluding all storages areas, plus 1 per 40 m2 of <i>floor area</i> used for an accessory office or retail area
Warehousing, water bottling	1 per 200 m2 of workshop area excluding all storage areas, plus 1 per 40 m2 of <i>floor area</i> used for an accessory office

## SECTION 7

## LANDSCAPING, SCREENING AND FENCING REGULATIONS

### 7.1 INTENT

- 7.1.1 The intent of this Section is to require and regulate the provision of *landscaping* or *screening* to mask or separate different areas or *zones* or different *uses* within a *zone*. As well, this Section provides requirements and regulations for *fences*.
- 7.1.2 All *landscaping*, *screening* and *fencing* shall be provided and maintained as specified in this Section.

### 7.2 LANDSCAPE PLANS

- 7.2.1 A landscape plan shall be required with an application for a Building Permit, Sign Permit or Development Permit except:
- (a) where the declared value of the Permit is less than \$50,000; or
  - (b) the application is for a use within a Rural or Residential Zone, excluding a *multiple family dwelling*.
- 7.2.2 The landscape plan shall show the extent and type of all proposed *landscaping*, *screening*, *fencing* and any required buffer areas for the *parcel* being developed and adjacent boulevards.
- 7.2.3 The landscape plan shall be prepared by a member of the Canadian Nursery Landscape Association (CNLA) or other qualified professional (AM#1407).

### 7.3 LANDSCAPE AREA

- 7.3.1 An *owner* of land, a *building* or *structure* shall landscape all areas of a *parcel* not covered by approved *buildings* and *structures*, *outdoor storage*, off-street parking and loading spaces, and *manoeuvring aisles* when all or any part of the *parcel* is developed.
- 7.3.2 *Boulevards* shall not be included within the calculation of the *landscape area* required by this Bylaw.

### 7.4 BOULEVARDS

- 7.4.1 The property owner or developer in any new development shall be responsible for *landscaping* the *boulevard* abutting any *lot line* except for *parcels* in any Rural Zone.
- 7.4.2 Where *landscaping* of the *boulevard* is required, a continuous strip of *landscaping* with a minimum width of 1.5 metres (~5 feet) shall be provided on the *boulevard* along the sides of the *parcel* which abut a *highway* or *street* except for access driveways or *walkways* and so long as the visibility for vehicular or pedestrian traffic is not impaired.

### 7.5 TYPES OF LANDSCAPING, SCREENING AND FENCING

- 7.5.1 *Landscaping* consisting of vegetation native to British Columbia may be utilized.
- 7.5.2 *Screening* shall consist of one or a combination of the following: *fence*, compact evergreen hedge or berm.
- 7.5.3 Except in Rural Zones and those Comprehensive Development Zones related to Rural, Industrial and Commercial uses, no fence shall be constructed of barbed, electrified or razor wire, or any other similar security fencing material unless it is intended to provide security in a Commercial or Industrial Zone or to prevent access to a hazardous or environmentally sensitive area in which case the barbed, electrified or razor wire, or any similar security fencing must be at least 2 metres (~7 feet) above grade and be appropriately signed if abutting a highway or residential area. (AM#1407).

## **7.6 MAINTENANCE**

- 7.6.1 All *landscaping*, *screening* and *fencing* shall be maintained in good condition at all times and in conformance with any approved plans by the *District* so as to present a neat and orderly appearance.
- 7.6.2 Property owners, or their agents, shall maintain *landscaping* and *screening* in a healthy, growing condition by watering, weeding, pruning, pest control, replacement of dead or diseased plant materials, and clearing of litter or debris.
- 7.6.3 Property owners, or their agents, shall maintain *fences* by keeping them painted, properly repaired and by clearing litter and debris around them.

## **7.7 RESIDENTIAL USES/ZONES**

- 7.7.1 Where a new development is proposed in the Multiple Family Residential (RM-1) Zone or Mobile Home Park (MHP-1) Zone, not less than 10% of the *parcel* shall be an approved *landscape area* except where expressly provided otherwise in this Bylaw.

## **7.8 COMMERCIAL USES/ZONES**

- 7.8.1 The owner of land in a Commercial Zone or Campground and Holiday Park (CHP-1) Zone that adjoins or abuts a Residential Zone, shall screen all *buildings* and *structures* on their land from the land in the Residential Zone with a solid, view obstructing *fence* or *screen* not less than 1.8 metres (~6 feet) and not more than 2.5 metres (~8 feet) in height along the boundary of the Commercial Zone or the Campground or Holiday Park (CHP-1) Zone.
- 7.8.2 Except in the Downtown Commercial (CBD) Zone, or as otherwise provided for in this Bylaw, all land in a Commercial Zone shall have at least 5% of the *lot area* as *landscape area*.
- 7.8.3 Where a new development is proposed in the Downtown Commercial (CBD) Zone, the developer or owner shall be responsible for any required improvements to the abutting *sidewalk* or *boulevard* including *landscaping*.
- 7.8.4 Within the Campground and Holiday Park (CHP-1) Zone, a buffer area with a minimum width of 7.5 metres (~25 feet) shall be provided within the *parcel* boundaries wherein no strata lot, campsite, *off-street parking area* or surface works shall be located.

## **7.9 INDUSTRIAL USES/ZONES**

- 7.9.1 Subject to section 7.9.2, all *buildings* and *structures* on a *parcel* in an Industrial Zone that adjoins or abuts land in a Residential Zone, Commercial Zone, Campground and Holiday Park (CHP-1) Zone or Residential and Recreational Assembly (RRA-1) Zone, shall be screened from the land in the Residential Zone, Commercial Zone, Campground and Holiday Park (CHP-1) Zone or Residential and Recreational Assembly (RRA-1) Zone, as the case may be, with a solid, view obstructing *fence* or *screen* that is not less than 1.8 metres (~6 feet) in height and not more than 2.5 metres (~8 feet) in height.
- 7.9.2 *Landscaping* consisting of vegetation native to British Columbia and not more than 8 metres (~26.5 feet) in height may be used to screen land in a Heavy Industrial (I-1) Zone that adjoins or abuts a Residential Zone, Commercial Zone, Campground and Holiday Park (CHP-1) Zone or Residential and Recreational Assembly (RRA-1) Zone.
- 7.9.3 All *vehicle wrecking* shall be completely enclosed along each *lot line* by a solid, view obstructing painted *fence* not less than 2.5 metres (~8 feet) in height.
- 7.9.4 No *vehicles*, *vehicle* parts or scrap within a *vehicle wrecking premises* shall be placed at a height greater than that of the *fence* enclosing the *vehicle wrecking* operation.
- 7.9.5 A minimum of 5% of the *lot area* of a *parcel* in an Industrial Zone shall consist of a *landscape area* except where expressly provided otherwise in this Bylaw.

## **7.10 OUTDOOR STORAGE**

- 7.10.1 Subject to Section 7.9, where *outdoor storage* is a permitted *principal use* or *accessory use* in a *zone*, the *outdoor storage* shall be screened by a solid, view obstructing *fence* or *screen* that is not less than 1.8 metres (~6 feet) and not more than 2.5 metres (~8 feet) in height and that is located along each *lot line* or boundary of the *parcel* that abuts a *street* or Residential Zone.
- 7.10.2 No material within an approved *outdoor storage* area shall be piled to the height greater than that of the enclosing *fence* or *screen*.

## **7.11 WASTE DISPOSAL AND TREATMENT SITES**

- 7.11.1 All waste disposal and treatment sites, and all containers over 1 cubic metre (~35 cubic feet) used for exterior storage of garbage or waste materials shall be enclosed by a permanent *fence* or *screen* (unless placed within the *principal building* constructed on a *parcel*) so as to be screened from the view of any adjoining or abutting *street*, Residential Zone or Commercial Zone.

## **7.12 SERVICE EQUIPMENT**

- 7.12.1 Service equipment including, without limiting the generality of the foregoing, outdoor and rooftop mechanical, electrical and other installations, located in the Multiple Family Residential (RM-1) or (RM-2) Zones, Commercial Zones, Industrial Zones or Public Zones shall be screened from the view of adjacent *streets* and *parcels*.

## **7.13 OFF-STREET PARKING AND LOADING AREAS**

- 7.13.1 All off-street parking and loading areas in the Multiple Family Residential (RM-1) and (RM-2) Zones shall be screened from view of all adjacent *streets*, except at access driveways or *walkways*, with *screening* not less than 1 metre (~3.5 feet) in height.
- 7.13.2 Where an *off-street parking area* contains more than 20 *parking spaces*, *landscaping* shall be provided within the parking area.
- 7.13.3 Without limiting the visibility for vehicular or pedestrian traffic, *landscaping* shall be located along access driveways and *off-street parking areas*.

## **7.14 FENCE HEIGHT RESTRICTIONS**

- 7.14.1 Subject to visibility provisions of this Bylaw and except as otherwise required in this Section, the following maximum height restrictions shall apply to *fences*, except in the Rural Zones where no restrictions are applicable:
- a) 1.2 metres in the *front yard* and that portion of a *side yard* that abuts a *street* in front of the *principal building* in all *zones*; and
  - b) 2 metres in the *side yard* and *rear yard* in the Small-Scale Multi-Unit Housing (RS-1) Zone, except where a *detached accessory dwelling unit* is accessed from the abutting lane, the height of the *rear yard* fence shall be 1.2 metres (**AM #1580**); or
  - c) 2.5 metres in the *side yard* and *rear yard* in all other *zones*;
  - d) 2.5 metres where the *fence* is required elsewhere in this Section for *screening* purposes except in the case of a *vehicle wrecking*; or
  - e) 3.5 metres for tennis or basketball court enclosures, unless otherwise approved by the *District*.
- 7.14.2 The height of a *fence* shall be measured from the base of the *fence*.

## SECTION 8.0

## USE REGULATIONS

### 8.1 INTENT

8.1.1 These regulations apply to the following *uses* wherever they are permitted in the Zoning Bylaw unless specified otherwise.

### 8.2 ANIMAL SHELTER

8.2.1 An *animal shelter* shall be subject to the following *setback* conditions:

- a) 60 metres from the *front lot line* and any *highway*;
- b) 30 metres from any *side lot line* or *rear lot line*;
- c) 30 metres from any *residential use*; and
- d) 30 metres from the *natural boundary* of any river, *stream*, lake or source of water supply.

### 8.3 CAMPGROUND

8.3.1 All *campgrounds* shall comply with:

- a) as applicable, the Sewerage System Regulation under the Public Health Act or Municipal Sewerage Regulation under the Environmental Management Act, as those enactments may be amended or replaced; and
- b) the District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.

### 8.4 COMMUNITY GARDEN

8.4.1 All *community gardens* shall be subject to the following conditions:

- a) water supply shall be provided on the *parcel*;
- b) total *site coverage* of all *structures* on a *parcel* for a *community garden* shall not exceed 10%;
- c) a Community Activity sign is permitted in accordance with the District of Hope Sign Bylaw 35/96, as amended from time to time; and
- d) all structures proposed within the community garden shall be considered accessory to the principal use and shall adhere to the regulations set out in the zone where the community garden is located on. (AM#1352).

### 8.5 GOLF COURSE

8.5.1 All *golf courses* shall be subject to the following conditions:

- a) one *building* that serves as a clubhouse for the *use* and enjoyment of golfers shall be permitted on the *parcel*, and may include, without limiting the generality of the foregoing, a *restaurant* provided that the purpose of this facility is primarily to serve the users of the *golf course*;
- b) the retail sale of equipment and clothing necessary to golf shall be permitted, provided that the *floor area* devoted to such sales does not exceed 50 square metres (~538 square feet); and
- c) where a *golf course* abuts a *highway*, a net at least 10 metres (~33 feet) in height to minimize the likelihood of golf balls striking a passing *vehicle* shall be provided between the fairways or driving range and the *highway*.

## 8.6 HOME BASED BUSINESS

8.6.1 All *home based businesses* in the Residential Multi-Family Zones RM-1, RM-2, MHP-1, CD-5, CD-6 CD-7, CD-8, CD-9 and any Commercial Zone in which multi-family *residential use* is permitted shall be subject to the following conditions. (AM#1422, 1424, 1446 1470, 1475)

- a) The *home based business* shall be subordinate to the *principal use* of the *dwelling unit* for residential purposes;
- b) No person may work or be employed in a dwelling unit used for a *home based business* unless that person resides on a permanent basis in that *dwelling unit*;
- c) No *home based business* may generate *vehicle* traffic in excess of that otherwise generated by the *dwelling unit* in the absence of the *home based business*;
- d) the *home based business* shall be located solely within a *dwelling unit*;
- e) no exterior indication of the *home based business* shall be visible from the outside of the *dwelling unit* in which the *home based business* is located except as provided in the District of Hope Sign Bylaw 35/96, as amended from time to time;
- f) no *outdoor storage* associated with the *home based business* shall be permitted on the *parcel* on which the *home based business* is located;
- g) no *home based business* may utilize materials or products that produce inflammable or explosive vapors, smoke, noxious gases or fumes;

8.6.2 All *home based businesses* in the Single and Two Family Residential Zones RS-1, RS-1S, RS-1T, RS-2, RS-2T, RT-1, and the Comprehensive Development Zone shall be subject to the following conditions. (AM #1407 & 1411)

- a) the *home based business* shall be subordinate to the *residential use* of the *parcel*;
- b) the *home based business* shall be undertaken by no more than 2 persons of which 1 must reside in the *dwelling unit* on the *parcel* on which the *home based business* is located;
- c) the *floor area* devoted to or otherwise used by the *home based business* must not exceed one third of the *floor area* of the *dwelling unit* in which it is located;
- d) the *home based business* may be located in an *accessory building or structure*, in which case, the *floor area* devoted to or otherwise occupied by the *home based business* shall not exceed 10% of the total *site coverage* on the same *parcel*;
- e) *buildings* and *structures* shall have a residential character and no exterior indication of the *home based business* shall be visible except as provided in the current District of Hope Sign Bylaw as amended from time to time (AM #1407);
- f) no *outdoor storage* associated with the *home based business* shall be permitted on the *parcel* on which the *home based business* is located;
- g) no *home based business* may utilize materials or products that produce inflammable or explosive vapors, smoke, noxious gases or fumes;
- h) the *home based business* shall not generate vehicular traffic in excess of that which is ordinarily generated by the *residential use* of the *parcel* on which the *home based business* is located.

8.6.3 All *home based business* in the Rural Zones L-1, AG-1, RU-1, CR-1, and the Comprehensive Development Zone shall comply with the minimum *lot area* of that *zone* and where the minimum *lot area* has not been met, the *home based business* must comply with the *home based business* conditions for the Single and Two Family Residential Zones. All *home based business* in Rural zones that meet the minimum *lot area* shall be subject to the following conditions (AM#1407):

- a) the *home based business* shall be subordinate to the principal *residential use* of the *parcel*;
- b) the *home based business* shall be undertaken by no more than 3 persons of which 1 must reside in the *dwelling unit* on the *parcel* on which the *home based business* is located;
- c) the *floor area* devoted to or otherwise used by the *home based business* shall not exceed one third of the *floor area* of the *dwelling unit* in which it is located;
- d) the *home based business* may be located in an *accessory building or structure* not exceeding a *floor area* of 400 square metres (~4,303 square feet);
- e) *outdoor storage* of materials, products and equipment associated with the *home based business* shall be permitted subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations of this Bylaw;
- f) *Buildings* and *structures* containing a *home based business* shall maintain a predominately rural or agricultural character;
- g) all signage for a *home based business* must be in accordance with the requirements of the current District of Hope Sign Bylaw as amended from time to time (AM #1407);
- h) no *home based business* may utilize materials or products that produce inflammable or explosive vapors, smoke, noxious gases, or fumes;
- i) the *home based business* shall not generate vehicular traffic in excess of that which is ordinarily generated by the *residential use* of the *parcel* on which the *home based business* is located.

## 8.7 MOBILE HOME

8.7.1 All *mobile homes* shall be subject to the following conditions:

- a) it shall be placed on a foundation complying with the provisions of the current edition of the BC Building Code and amendments thereto;
- b) it shall be protected by an acceptable skirting which shall be painted or stained; and
- c) it shall be anchored to the foundation.

## 8.8 OUTDOOR STORAGE

8.8.1 *Outdoor storage* shall be subject to the following conditions:

- a) no *outdoor storage* shall be permitted in the *front yard* of a *parcel* containing a *residential use*;
- b) the *site coverage* of *outdoor storage* shall not exceed 10% of the total *site coverage*; and
- c) all *outdoor storage* on a *parcel* shall be *setback* a minimum distance of:
  - 10 metres from all *side lot lines* and *rear lot lines*;
  - 30 metres from all *residential uses*; and
  - 30 metres from the *natural boundary* of any river, *stream*, lake or other source of water supply.



## 8.9 DETACHED ACCESSORY DWELLING UNIT (AM #1580)

8.9.1 All *detached accessory dwelling units* shall be subject to the following conditions:

- a) A *detached accessory dwelling unit* is only permitted where a *one family residence* exists;
- b) Except in a Rural Zone, the *parcel* on which the *detached accessory dwelling unit* is located must meet the minimum *lot area* for *subdivision* for that zone;
- c) In a Rural Zone, the *parcel* on which the *detached accessory dwelling unit* is located must meet a minimum *lot area* of 0.4 hectares.
- d) No increase in the maximum allowable *site coverage* shall occur;
- e) Except in a Rural and Comprehensive Development Zone, the *detached accessory dwelling unit* shall have a maximum enclosed *floor area* of 70 square metres (~753 square feet) including all cantilevered and post supporting structures; (AM#1352 & 1407)
- f) The *detached accessory dwelling unit* shall not be subdivided from the *parcel* which it is an *accessory use* to;
- g) A *detached accessory dwelling unit* shall not be located in the required *front yard* of any *parcel* in a Residential Zone;
- h) Any storage or parking within the *detached accessory dwelling unit* must serve the occupant or tenant residing in the *detached accessory dwelling unit*;
- i) Construction of an additional driveway or expansion of an existing driveway to accommodate the *detached accessory dwelling unit* and provide access the public *roadway* shall require a driveway access permit in accordance with the District of Hope Access Driveway Permit Bylaw No. 17/93 as it may from time to time be replaced or amended; and
- j) Water service connections must be as per the District of Hope Water Regulations Bylaw No. 1271, as amended from time to time.

## 8.10 WIND TURBINES

8.10.1 A wind turbine with a capacity of under 1 kW is permitted in any *zone* subject to the following conditions:

- a) The minimum *lot area* of the *parcel* on which the wind turbine is located shall be 0.4 hectares;
- b) The minimum *setback* of the wind turbine tower from any *lot line* of 15 metres (~49.5 feet);
- c) The maximum height of the wind turbine tower shall be 20 metres (~66 feet); and
- d) A maximum sound pressure level of 60 dBA measured at any point along the *lot line* of any abutting *parcel* in a Rural or Residential Zone.

8.10.2 A wind turbine with a capacity of 1 kW or more is permitted in any *zone* subject to the following conditions:

- a) The minimum *lot area* of the *parcel* on which the wind turbine is located shall be 1 hectare;
- b) The minimum *setback* of the wind turbine tower from any *lot line* shall be 50 metres (~164 feet) and not less than 150% of the height of the wind turbine from the *average finished grade* to the tip of the top blade of the rotor; and
- c) A maximum sound pressure level of 60 dBA measured at any point along the *lot line* of any abutting *parcel* in a Rural or Residential Zone.

## 8.11 CANNABIS PRODUCTION FACILITY (AM# 1343 & 1443)

### 8.11.1 CONDITIONS OF USE

- a) Residential dwelling units shall not be permitted on the same parcel as the *Cannabis Production Facility*.
- b) Once the site specific Health Canada approvals have been obtained, the *Cannabis Production Facility* use shall become the sole permitted use on that property and all entitlements of other permitted uses will no longer apply until the *Cannabis Production Facility* use ceases.
- c) Accessory uses and structures must be associated with the *Cannabis Production Facility*.
- d) The minimum lot area for a parcel shall be 4.0 hectares (~9.9 acres).
- e) The minimum setbacks shall be:

Front Lot Line	15.0 metres (~49.5 feet)
Rear Lot Line	15.0 metres (~49.5 feet)
Interior Side Lot Line	15.0 metres (~49.5 feet)
Exterior Side Lot Line	15.0 metres (~49.5 feet)

### 8.11.2 OTHER REGULATIONS

- a) *Cannabis Production Facilities* and associated structures shall be located a minimum of 100 metres (328 feet) from all residential zoned properties and Country Residential (CR-1) properties and those Comprehensive Development zoned properties that are residential.
- b) *Cannabis Production Facilities* shall be located a minimum of 500 metres (~1640 feet) from all schools, churches, hospitals and senior housing.
- c) Servicing for the facilities shall be designed by a qualified professional. A plan acceptable to the District shall be submitted to describe their method to protect emissions to the air (odors and noise), sanitary sewer, storm sewer, potable water and ground water.
- d) Outdoor lighting shall be designed such that it will not have a negative impact on neighbouring properties.
- e) Must provide proof of a valid application to Heath Canada under the Cannabis Act.

## 8.12 RETAIL SALE OF CANNABIS (AM# 1443)

### 8.12.1 CONDITIONS OF USE

The *retail sale of cannabis* must meet the following property to property proximity setbacks:

- 100 metres from both the Parks and Recreation (P-1) zone and Institutional (P-2) zone;
- 100 metres from a Day Care holding a valid District of Hope Business Licence; and
- 400 metres from an existing cannabis retailer.

Further shall adhere to:

- Cannabis Act of Canada as amended from time to time;
- Retail Cannabis Licence and Cannabis Distribution Act of British Columbia as amended from time to time;
- District of Hope Business Licence Bylaw as amended from time to time; and the
- Cannabis & Liquor Licencing Policy as amended from time to time.

## SECTION 9.0 RURAL ZONES

### 9.1 LIMITED USE (L-1) ZONE

#### 9.1.1 PURPOSE

- .1 The purpose of this *zone* is to designate land that, because of its difficult site features, hazards, servicing problems and limited access or its location within a watershed or Crown land within a Provincial Forest, has limited development potential.

#### 9.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
- a) *Agricultural use*;
  - b) Gravel and rock sorting, screening and crushing;
  - c) *Hobby farm*;
  - d) *Kennel*;
  - e) Mineral processing;
  - f) *Nursery*;
  - g) *One family residence or mobile home*;
  - h) *Outdoor recreation*;
  - i) Primary processing of forestry products;
  - j) *Solid waste landfill*;
  - k) Special *structures* to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife;
  - l) Medical Marihuana Production Facility (AM#1343).
- .2 The following shall be permitted as *accessory uses*:
- a) *Accessory buildings or structures*;
  - b) *Accessory produce sales*;
  - c) *Animal shelters*;
  - d) *Bed and breakfast*;
  - e) *Home based business*;
  - f) *Outdoor storage*;
  - g) *Secondary suite, detached accessory dwelling unit*, employee residence or mobile home. (AM# 1580)

#### 9.1.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
- a) 1 *one family residence or mobile home*; and
  - b) 1 Detached Accessory Dwelling, *employee residence or mobile home* as an *accessory use*. (AM#1352)

- .2 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;
- .3 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .4 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .5 *Buildings* or *structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.
- .6 Operation of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .7 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .8 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .11 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .12 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .13 A mobile home, employee residence or Detached Accessory Dwelling as an *accessory use* shall only be permitted where a *one family residence* exists. (AM#1352)
- .14 Any *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .15 A *Detached Accessory Dwelling* shall be subject to the Detached Accessory Dwelling Use Regulations of this Bylaw.
- .16 A *Medical Marihuana* Production Facility shall be subject to the *Medical Marihuana* Production Facility Use Regulations of this bylaw (AM#1343).

**9.1.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 16 hectares (~39 acres).

**9.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following table:

Site Coverage, Building Height and Setbacks for Limited Use (L-1) Zone

	Principal Structure	Building or	Accessory Dwelling (AM#1352) or	Building, Structure
<b>Maximum Site Coverage</b>	No maximum			
<b>Maximum Building Height</b>	No maximum			
<b>Setback Requirement from Any Lot Line:</b>	7.5 metres (~25 feet)		7.5 metres (~25 feet)	

.2 A *kennel* or other *structure* keeping household animals that is not completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, except for runs, shall be *setback* a minimum of 50 metres (~164 feet) from all *interior side lot lines* and the *rear lot lines* of the *parcel*.

.3 Where a *kennel* or other *structure* keeping household animals is completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 metres (~97.5 feet) from all *interior side lot lines* and the *rear lot line* of the *parcel*.

**9.1.6 OTHER REQUIREMENTS**

.1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.

.2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**9.1.7 SPECIAL REGULATIONS**

.1 N/A

## 9.2 AGRICULTURAL (AG-1) ZONE

### 9.2.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands within the Agricultural Land Reserve, to protect and enhance agricultural operations and to allow other compatible land uses.

### 9.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Agricultural use*;
  - b) *Golf course*;
  - c) Gravel and rock sorting, screening and crushing;
  - d) *Nursery*;
  - e) *One family residence or mobile home*;
  - f) *Outdoor recreation*;
  - g) Primary processing of forestry products;
  - h) *Medical Marihuana Production Facility (AM#1343)*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Accessory produce sales*;
  - c) *Animal shelters*;
  - d) *Bed and breakfast*;
  - e) *Home based business*;
  - f) *Kennel*;
  - g) *Outdoor storage*;
  - h) *Secondary suite, detached accessory dwelling unit, employee residence or mobile home. (AM# 1580)*

### 9.2.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
  - a) 1 *one family residence or mobile home*; and
  - b) 1 *Detached Accessory Dwelling*, employee residence or mobile home as an accessory use. (AM#1352)
- .2 A *golf course* shall be subject to the Golf Course Use Regulations of this Bylaw.
- .3 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;
- .4 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .5 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .6 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.

- .7 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .8 A mobile home, employee residence or Detached Accessory Dwelling as an *accessory use* shall only be permitted where a *one family residence* exists. (AM#1352)
- .9 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .10 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .11 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .12 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .13 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .14 Operation of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .15 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .16 A *Detached Accessory Dwelling* shall be subject to the Detached Accessory Dwelling Use Regulations of this Bylaw.
- .17 A *Medical Marihuana* Production Facility shall be subject to the *Medical Marihuana* Production Facility Use Regulations of this bylaw. (AM#1343)

**9.2.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 8 hectares (~20 acres).

**9.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following table:

Site Coverage, Building Height and Setbacks for Agricultural (AG-1) Zone

	Principal Building or Structure	Accessory Building, Dwelling or Structure (AM#1352)
Maximum Site Coverage	No maximum	
Maximum Building Height	No maximum	
Setback Requirement from Any Lot Line:	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 A *kennel* or other *structure* keeping household animals that is not completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, except for runs, shall be *setback* a minimum of 50 metres (~164 feet) from all *interior side lot lines* and the *rear lot line* of the *parcel*.
- .3 Where a *kennel* or other *structure* keeping household animals is completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 metres (~97.5 feet) from all *interior side lot lines* and the *rear lot line* of the *parcel*.



**9.2.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**9.2.7 SPECIAL REGULATIONS**

- .1 N/A

## 9.3

## RURAL (RU-1) ZONE

### 9.3.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands which, by reason of their resource potential, predominant large *parcels*, general arability, isolation from urban development or freedom from hazardous conditions, are suited for agricultural, resource, recreational or low *density* rural uses.

### 9.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Agricultural use*;
  - b) *Golf course*;
  - c) Gravel and rock sorting, screening and crushing;
  - d) *Hobby farm*;
  - e) *Kennel*;
  - f) *Nursery*;
  - g) *One family residence or mobile home*;
  - h) *Outdoor recreation*;
  - i) Primary processing of forestry products;
  - j) *Medical Marihuana Production Facility (AM#1343)*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Accessory produce sales*;
  - c) *Animal shelters*;
  - d) *Bed and breakfast*;
  - e) *Home based business*;
  - f) *Kennel*;
  - g) *Outdoor storage*;
  - h) *Secondary suite, detached accessory dwelling unit, employee residence or mobile home. (AM# 1580)*

### 9.3.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
  - a) 1 *one family residence or mobile home*; and
  - b) 1 *Detached Accessory Dwelling, employee residence or mobile home as an accessory use. (AM#1352)*
- .2 A *golf course* shall be subject to the Golf Course Use Regulations of this Bylaw.
- .3 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;

- .4 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .5 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .6 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this zone.
- .7 Operation of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .8 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .9 A *mobile home*, employee residence or Detached Accessory Dwelling as an *accessory use* shall only permitted where a *one family residence* exists. (AM#1352)
- .10 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .11 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .12 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .13 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .14 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .15 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .16 A *Detached Accessory Dwelling* shall be subject to the Detached Accessory Dwelling Use Regulations of this Bylaw.
- .17 A *Medical Marihuana* Production Facility shall be subject to the *Medical Marihuana* Production Facility Use Regulations of this bylaw. (AM#1343)

**9.3.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 4 hectares (~10 acres).

**9.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following table:

Site Coverage, Building Height and Setbacks for Rural (RU-1) Zone

	Principal Building or Structure	Accessory Building, Dwelling or Structure (AM#1343)
Maximum Site Coverage	No maximum	
Maximum Building Height	No maximum	
Setback Requirement From Any Lot Line:	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 A kennel or other structure keeping household animals that is not completely enclosed by a solid fence at least 2 metres (~7 feet) in height, except for runs, shall be setback a minimum of 50 metres(~164 feet) from all interior side lot lines and the rear lot lines of the parcel. (AM #1352)
- .3 Where a kennel or other structure keeping household animals is completely enclosed by a solid fence at least 2 metres (~7 feet) in height, including runs, shall be setback a minimum of 30 metres(~97.5 feet) from all interior side lot lines and the rear lot lines of the parcel. (AM #1352)

**9.3.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**9.3.7 SPECIAL REGULATIONS**

- .1 N/A

## 9.4 COUNTRY RESIDENTIAL (CR-1) ZONE

### 9.4.1 PURPOSE

- .1 The purpose of this zone is to identify lands which, by reason of adequate drainage, sufficient supply of potable water, availability of adequate sewage disposal, proximity to urban services and freedom from hazardous conditions, are suited for rural *residential use* and *hobby farms*.

### 9.4.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Hobby farm*;
  - b) *Nursery*;
  - c) *One family residence or mobile home*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Accessory produce sales*;
  - c) *Bed and breakfast*;
  - d) *Home based business*;
  - e) *Secondary suite, detached accessory dwelling unit*, employee residence or mobile home. (AM# 1580)

### 9.4.3 CONDITIONS OF USE

- .1 On a *parcel* there shall be no more than:
  - a) 1 *one family residence or mobile home*; and
  - b) 1 *Detached Accessory Dwelling*, employee residence or mobile home as an accessory use. (AM#1352)
- .2 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger;
- .3 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres;
- .4 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres);
- .5 *Buildings or structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this zone.
- .6 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .7 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .8 The retail area of *accessory produce sales* including *buildings* and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .11 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.

- .12 A *Detached Accessory Dwelling* shall be subject to the Detached Accessory Dwelling Use Regulations of this Bylaw.
- .13 A *mobile home*, employee residence or Detached Accessory Dwelling as an *accessory use* shall only be permitted where a *one family residence* exists. (AM#1352)

**9.4.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* or BOTH available to service the *parcel*;
  - b) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.

**9.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following table:

Site Coverage, Building Height and Setbacks for Country Residential (CR-1) Zone

	Principal Building or Structure	Accessory Building, Dwelling or Structure (AM#1352)
Maximum Site Coverage	No Maximum (AM#1352)	
Maximum Building Height	10 metres (~33 feet)	10 metres (~33 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	5 metres (~16.5 feet)	5 metres (~16.5 feet)
Exterior Side Lot Line	5 metres (~16.5 feet)	5 metres (~16.5 feet)

**9.4.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping*, *screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**9.4.7 SPECIAL REGULATIONS**

- .1 N/A

**10.1 SMALL-SCALE MULTI-UNIT HOUSING (RS-1) ZONE****10.1.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate low density *residential use* on land serviced by a *community water* and *community sanitary sewer system*, up to a maximum of four (4) *dwelling units* on a parcel.

**10.1.2 PERMITTED USES**

- .1 The following *principal uses* and no others shall be permitted:
- a) *One family residence*;
  - b) *Two family residence*;
  - c) *Townhouse*.
- .2 The following shall be permitted as *accessory uses* to a *one family residence*:
- a) *Secondary suite*;
  - b) *Detached accessory dwelling unit*, subject to Section 8.9;
  - c) *Accessory buildings or structures*, subject to Section 5.5;
  - d) *Bed and breakfast*;
  - e) *Boarding*;
  - f) *Day care*;
  - g) *Home based business*, subject to Section 8.6.2;
  - h) *Preschool*.
- .3 The following shall be permitted as *accessory uses* to a *two family residence*:
- a) *Secondary suite*;
  - b) *Detached accessory dwelling unit*, subject to Section 8.9;
  - c) *Accessory buildings or structures*, subject to Section 5.5;
  - d) *Home based business*, subject to Section 8.6.2.
- .4 The following shall be permitted as *accessory uses* to a *townhouse*:
- a) *Accessory buildings or structures*, subject to Section 5.5;
  - b) *Home based business*, subject to Section 8.6.2.

### 10.1.3 CONDITIONS OF USE

- .1 A maximum of one *principal building* is permitted on a *parcel*.
- .2 The use of a parcel serviced by a *community sanitary sewer system*, but not a *community water system*, is restricted to a maximum of *two dwelling units*, including a *one family residence* and one *secondary suite* or one *detached accessory dwelling unit*.
- .3 The use of a parcel serviced by a *community water system*, but not a *community sanitary sewer system*, is restricted to a maximum of *two dwelling units*, including a *one family residence* and one *secondary suite*.
- .4 A bed and breakfast is restricted to 3 sleeping units.
- .5 *Boarding* is restricted to not more than 2 persons.
- .6 *Day care* and *Preschool accessory uses* are only permitted on *parcels* comprising an area of 460 square metres (~4,950 square feet) or greater.
- .7 *Day care* as an *accessory use* shall be limited to no more than 8 children in care.
- .8 A maximum of one *secondary suite* is permitted per *one family residence* and one *secondary suite* in each of the *two family residence* units.
- .9 A *secondary suite* shall comply with the British Columbia Building Code, as amended from time to time.
- .10 The floor area of a *secondary suite* shall be lesser than or equal to the floor area of the principal *dwelling unit* in which it is located.
- .11 The creation of a strata lot pursuant to the Strata Property Act for a *secondary suite* shall not be permitted.

### 10.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 460 square metres (~4,950 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
  - b) 925 square metres (~9,951 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not both available to service the *parcel*;
  - c) 0.8 hectare (2 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 12 metres (~39.5 feet), whichever is greater:
  - a) In the case of where a *parcel* or the majority of a *parcel* fronts the bulb of a cul-de-sac road, the minimum *frontage* shall be 9 metres (~29.5 feet); or
  - b) In the case of *panhandle lots*, where the *panhandle access strip* shall be at least 6 metres (~20 feet) wide at all points and the *panhandle front lot line* shall approximate the required width of a regular *parcel* in this *zone*, at the discretion of the Approving Officer.
- .3 The minimum *depth* of a *parcel* shall be 30 metres (~97.5 feet).



### 10.1.5 DENSITY, SITE COVERAGE, BUILDING HEIGHT, AND SETBACKS

.1 Density, *Site coverage*, *building height* and *setbacks* shall be provided in accordance with the following table:

Density, Site Coverage, Building Heights, and Setbacks for Small-Scale Multi-Unit Housing (RS-1) Zone		
Maximum Permitted Dwelling Units Per Lot*	Three dwelling units for parcels equal to or less than 280 square metres (~3,000 square feet) in size	Four dwelling units for parcels greater than 280 square metres (~3,000 square feet) in size
<b>Maximum Site Coverage</b>		
All Buildings **	50%	
Impervious Surfaces	70%	
<b>Maximum Height</b>		
Principal Building	10 metres (~33 feet)	
Detached Accessory Dwelling Unit	6 metres (~20 feet)	
Accessory Building or Structure	5 metres (~16.5 feet)	

Minimum Lot Line Setbacks for All Buildings			
Setback	Principal Use	Detached Accessory Dwelling Unit	Accessory Building or Structure
Front Lot Line ***	4 metres (~13 feet)	4 metres (~13 feet)	4 metres (~13 feet)
Rear Lot Line	4 metres (~13 feet)	1.5 metres (~5 feet)	1 metre (~3.5 feet)
Interior Side Lot Line ****	1.2 metres (~4 feet)	1.2 metres (~4 feet)	1 metre (~3.5 feet)
Exterior Side Lot Line	2.5 metres (~8 feet)	2.5 metres (~8 feet)	2.5 metres (~8 feet)
Minimum Separation of Buildings on the Same Lot			
Between a Principal Building and any Detached Accessory Dwelling Unit		3 metres (~10 feet)	

\* More than one dwelling unit applies in accordance with sections 10.1.3.2 and 10.1.3.3 only to parcels serviced by both a *community water system* and a *community sanitary sewer system*.

\*\* Properties serviced by septic tank only shall have a maximum site coverage of 35%.

\*\*\* In the case of *panhandle lots*, at the discretion of the Approving Officer, 4 metres (~13 feet) from the *front lot line* or the outer most *lot line* of the access strip.

\*\*\*\* See Section 5.8.7.

## **10.1.6 GENERAL REGULATIONS**

### **10.1.6.1 Access**

- .1 All dwelling units shall have access to a minimum 1.2 metres (~4 feet) paved or gravel path that:
  - a) provides direct pedestrian access from the *dwelling unit* entrance to either an abutting street, or a rear *lane*.
  - b) is clear of all projections or obstructions to a minimum height of 2.5 metres (~8 feet).
- .2 All *detached accessory dwelling units* when accessed from the abutting street, shall have a minimum 1.2 metres (~4 feet) paved or gravel path that is illuminated by low-level lighting from the abutting street to its entrance.

### **10.1.6.2 Outdoor Amenity Area**

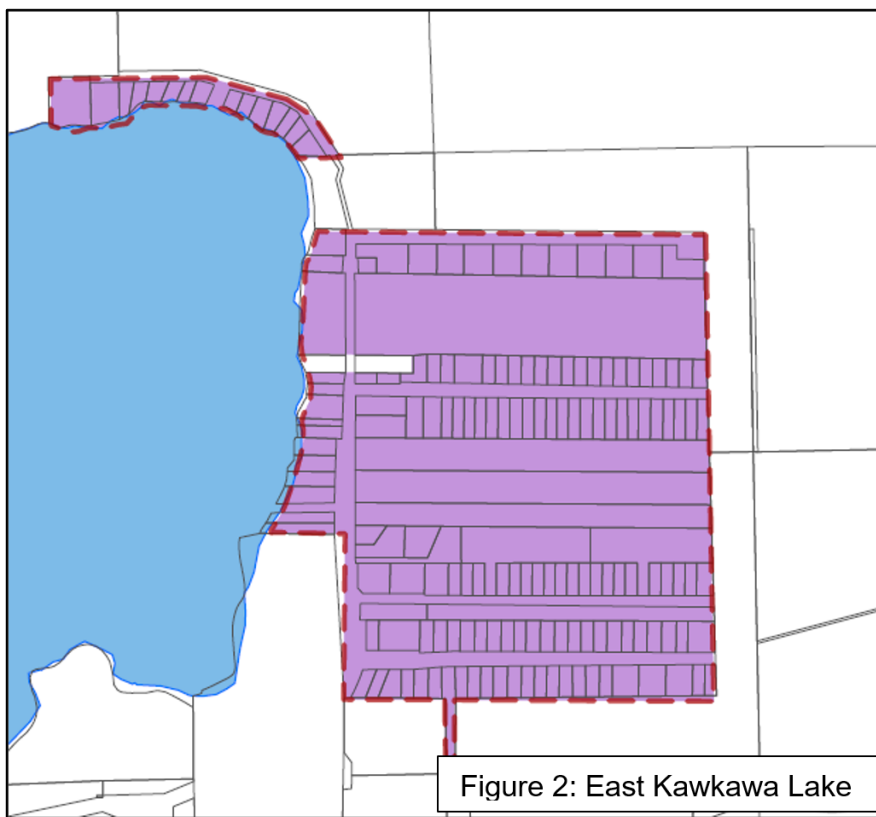
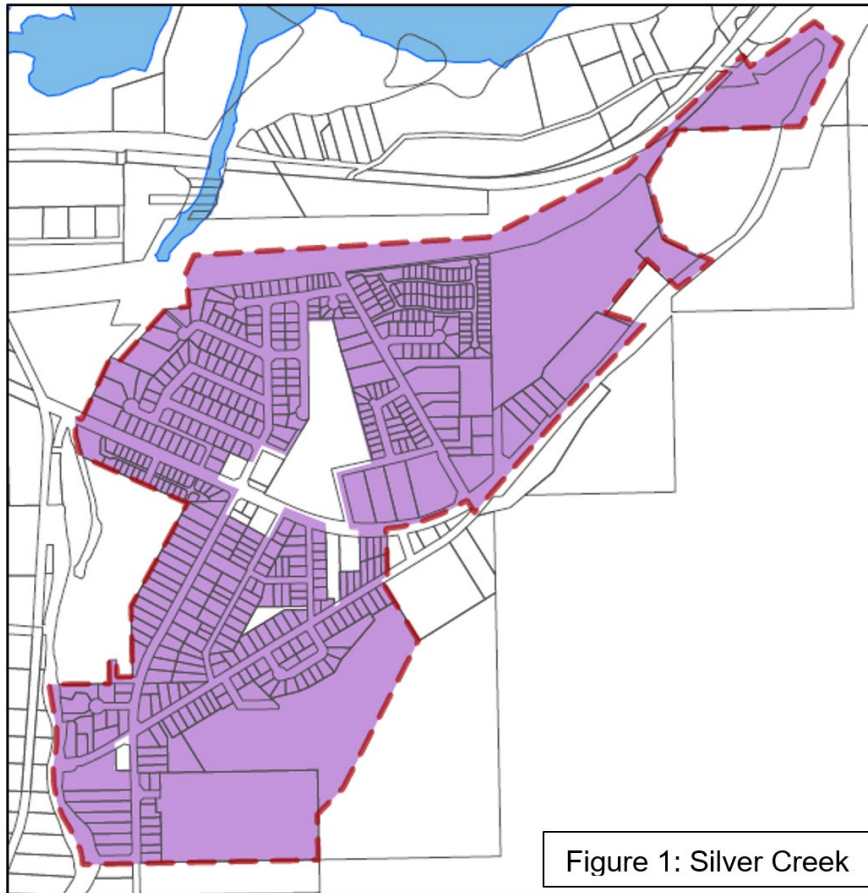
- .1 Each *dwelling unit* (excluding a *secondary suite*) shall be provided with an *outdoor amenity area* for its exclusive use, that has a minimum width of 2.5 metres (~8 feet) and area of 10 square metres (~108 square feet). These areas must be accessible directly from the *dwelling unit* it is to serve.

## **10.1.7 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

## **10.1.8 SPECIAL REGULATIONS**

- .1 Despite 10.1.3.2 and 10.1.3.3, and except where the owner of a parcel applied for and received a building permit for more than one *dwelling unit* on the parcel prior to the completion of the District of Hope's Water Master Plan in March 2019, every *parcel* shaded purple on Figure 1 and Figure 2 shall be restricted to a maximum of a *one family residence*, until such time as the *community water system* is deemed by a qualified professional and approved by the District of Hope, to have sufficient capacity to safely service these parcels for the use otherwise permitted under section 10.1.2.



## 10.2 MULTIPLE FAMILY RESIDENTIAL (RM-1) ZONE

### 10.2.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate multiple family *residential use* in areas located near downtown Hope on *parcels* which are fully serviced by community water and sanitary sewer systems.

### 10.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:

- a) *Apartment*;
- b) *Multiple family dwelling*;
- c) *Senior citizen housing*; and
- d) *Townhouse*.

- .2 The following shall be permitted as *accessory uses*:

- a) *Accessory buildings or structures*;
- b) Common or private amenity areas;
- c) *Day care*;
- d) *Home based business*;
- e) *Off-street parking area*;
- f) *Preschool*.

### 10.2.3 CONDITIONS OF USE

- .1 A common amenity area of not less than 100 square metres (~1,076 square feet) and minimum dimension of not less than 6 metres (~20 feet) shall be provided for all *buildings* containing 10 or more *dwelling units* on a *parcel*. Such a common amenity area may include, without limiting the generality of the foregoing, a swimming pool, sauna, exercise room, tennis courts, *playground*, courtyard, craft and games room, meeting room and similar recreational/social oriented facilities.
- .2 An outdoor amenity area of not less than 15 square metres (~161 square feet) and having minimum dimension of not less than 3 metres (~10 feet) shall be provided for and contiguous to each *townhouse*.
- .3 An amenity area of not less than 5 square metres (~54 square feet) and minimum dimension of not less than 1.5 metres (~5 feet) shall be provided for and contiguous to each *dwelling unit* in an *apartment*.
- .4 Amenity areas within a *multiple family dwelling* may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .5 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .6 A *day care* shall not be located in any *dwelling unit* of an *apartment* or *multiple family dwelling*.
- .7 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .8 The *use of off-street parking areas* for the storage of contractor's equipment or commercial *vehicles* exceeding 3,000 kg GVW is prohibited in this *zone*.

**10.2.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of 4 or less *dwelling units* shall be 900 square metres (~9,682 square feet).
- .2 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of 5 or more *dwelling units* shall be 1,000 square metres (~10,760 square feet).
- .3 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 metres (~97.5 feet) whichever is greater.
- .4 The minimum *depth* of a *parcel* shall be 30 metres (~97.5 feet).

**10.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Multiple Family Residential (RM-1) Zone (AM #1435)

	Apartment or Senior Citizen Housing	Other Multiple Family Building or Structure	Multiple Principal Uses*	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 60%	Total 45%	Total 45%	Included in Total
<b>Maximum Density</b>	92 units/hectare (AM #1487)	70 units/hectare (AM #1487)	80 units/hectare	Included in Total
<b>Maximum Building Height</b>	12 metres (~39.5 feet)	10 metres (~32 feet)	Same as principal use**	5 metres (~16.5 feet)
<b>Setback Required From:</b>				
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)	6 metres (~20 feet)	1.5 metres (~5 feet)
<b>Interior Side Lot Line</b>	3.5 metres (~11.5 feet)	3.5 metres (~11.5 feet)	3.5 metres (~11.5 feet)	1 metre (~3.5 feet)
<b>Exterior Side Lot Line</b>	4.5 metres (~15 feet)	4.5 metres (~15 feet)	4.5 metres (~15 feet)	4.5 metres (~15 feet)

\* The site coverage and maximum density under the *multiple principal uses* column shall apply where a parcel has more than one permitted principal permitted use. (AM #1435)

\*\* The Maximum height for an apartment or senior citizen housing is 12 metres (~39 feet) and the maximum height for other multiple family buildings or structures is 10 metres (~32 feet). (AM #1435)

- .2 Where a *parcel* has both a *front lot line* and a *rear lot line* abutting a *street*, the required *setback* for all *buildings* and *structures* from the *front lot line* shall be applied to the *rear lot line*.

**10.2.6 Other Requirements**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**10.2.7 Special Regulations**

- .1 *Senior citizen housings* shall be designed for and used exclusively for elderly persons under the provisions of the National Housing Act or any similar provincial or federal housing legislation.

## **10.3 GROUND ORIENTED MULTIPLE FAMILY RESIDENTIAL (RM-2) ZONE**

### **10.3.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate *residential use* in the form of ground oriented *multiple family dwellings*, excluding *apartments* in areas located near downtown Hope on *parcels* fully serviced by community water and sanitary sewer systems.

### **10.3.2 PERMITTED USES**

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Multiple family dwelling*, excluding an *apartment*;
  - b) *Two family residence*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) Common or private amenity areas;
  - c) *Day care*;
  - d) *Home based business*;
  - e) *Off-street parking area*;
  - f) *Preschool*.

### **10.3.3 CONDITIONS OF USE**

- .1 An outdoor amenity area of not less than 15 square metres (~161 square feet) and minimum dimension of not less than 3 metres (~10 feet) shall be provided for and contiguous to each *dwelling unit*.
- .2 An outdoor amenity area within a *multiple family dwelling* may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 A *day care* shall be in a separate facility and not in any *dwelling unit* of a *multiple family dwelling*.
- .5 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .6 The *use of off-street parking areas* for the storage of contractor's equipment or commercial vehicles exceeding 3,000 kg GVW is prohibited in this *zone*.

### **10.3.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of less than 5 *dwelling units* shall be 650 square metres (~6,993 square feet).
- .2 The minimum *lot area* for a *parcel* created by *subdivision* for a *building* or *buildings* consisting of 5 or more *dwelling units* shall be 1,000 square metres (~10,760 square feet).
- .3 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 18 metres (~59 feet) whichever is greater.
- .4 The minimum *depth* of a *parcel* shall be 30 metres (~97.5 feet).

**10.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

.1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Ground Oriented Multiple Family Residential (RM-2) Zone

	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	Total 45%	
<b>Maximum Density</b>	40 units/hectare	
<b>Maximum Building Height</b>	10 metres (~33 feet)	5 metres (~16.5 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	4 metres (~13.5 feet)	1 metre (~3.5 feet)
<b>Interior Side Lot Line</b>	1.5 metres (~5 feet)	1 metre (~3.5 feet)
<b>Exterior Side Lot Line</b>	3.5 metres (~11.5 feet)	3.5 metres (~11.5 feet)

.2 Where a *parcel* has both a *front lot line* and a *rear lot line* abutting a *street*, the required *setback* for all *buildings* and *structures* from the *front lot line* shall be applied to the *rear lot line*.

**10.3.6 OTHER REQUIREMENTS**

.1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.

.2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**10.3.7 SPECIAL REGULATIONS**

.1 N/A

## **10.4 MOBILE HOME PARK (MHP-1) ZONE**

### **10.4.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate *mobile home parks* in appropriate locations.

### **10.4.2 PERMITTED USES**

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Mobile home park*;
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Home based business*;
  - c) *One family residence*;
  - d) Amenity areas for the *use* of the *mobile home park* residents and visitors.

### **10.4.3 CONDITIONS OF USE**

- .1 See District of Hope Residential Mobile Home Parks Bylaw #63/93 as amended from time to time.
- .2 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures conditions of this Bylaw.
- .3 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .4 There shall be no more than 1 *one family residence* as an *accessory use* within a *mobile home park*.

### **10.4.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).

### **10.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 See District of Hope Residential Mobile Home Parks Bylaw #63/93 as amended from time to time.

### **10.4.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

### **10.4.7 SPECIAL REGULATIONS**

- .1 See District of Hope Residential Mobile Home Parks Bylaw #63/93 as amended from time to time.



## SECTION 11.0 COMMERCIAL ZONES

### 11.1 DOWNTOWN COMMERCIAL (CBD) ZONE

#### 11.1.1 PURPOSE

- .1 The purpose of this *zone* is to serve as the Central Business District of Hope and the surrounding area by providing a full range of commercial activities, offices, and multiple family *residential use* that is visually attractive and oriented to pedestrian traffic.

#### 11.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted (AM#1352):
  - a) *Assembly use*;
  - b) *Bus depot and taxi office*;
  - c) *Business or professional office*;
  - d) *Civic use*;
  - e) *Commercial service use*;
  - f) *Day care*;
  - g) *Entertainment facility*;
  - h) *Financial institution*;
  - i) *Hotel*;
  - j) *Liquor primary use* including, but not limited to and without limiting the generality of the foregoing, a cabaret, lounge or night club;
  - k) *Medical or dental office*;
  - l) *Motel or motor inn*;
  - m) *Off-street parking area*;
  - n) *Place of worship*;
  - o) *Public market*;
  - p) *Radio and television broadcasting station*;
  - q) *Recreation facility* including, without limiting the generality of the foregoing, a bowling alley, billiard and pool room, racquet sports and fitness centre;
  - r) *Restaurant*;
  - s) *Retail store*;
  - t) *Specialty retail*;
  - u) *Tourist information booth*;
  - v) *Veterinary clinic*;
  - w) *Video games arcade*.
  - x) *Retail sale of cannabis*. (AM#1443)
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Home based business*;
  - c) One or more *dwelling unit* accessory to any of the *principal uses* permitted in this *zone*. (AM#1352)

**11.1.3 CONDITIONS OF USE**

- .1 All *multiple family dwellings* and accessory *dwelling units* shall be only located above the ground floor, shall have separate entrances leading directly to the *street* and shall be divided from the other *uses* by walls.
- .2 Any *home based business* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .3 A *dwelling unit* accessory to a *motel or motor inn* may be located on the ground floor but shall be located within the same *building* as the *motel or motor inn*. (AM#1352)
- .4 The *retail sale of cannabis* shall be subject to the Retail Sale of Cannabis Use Regulations of this Bylaw. (AM#1443)
- .5 Despite Section 11.1.2 Permitted Uses, vehicle service or repair is permitted as a principal use on Lot A Section 9 Township 5 Range 26 W6M YDYD Plan 40443; PID 012-519-481; also known as 535 Wallace Street with a parcel size of 0.1133 hectares. (AM#1525)

**11.1.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for a *hotel, motel or motor inn* shall be 550 square metres (~5920 square feet). (AM#1573)
- .2 The minimum *frontage* of a *parcel* used for a *hotel, motel or motor inn* shall be 10% of the perimeter of that *parcel* or 20 metres (~66 feet), whichever is greater.
- .3 Except as provided for above in this section, the minimum *lot area* for a *parcel* created by *subdivision* for each other *principal use* permitted in this *zone* shall be 200 square metres (~2,152 square feet).
- .4 Except as provided for above in this section, the minimum *frontage* of a *parcel* used for each other *principal use* permitted in this *zone* shall be 10% of the perimeter of that *parcel* or 7.5 metres (~25 feet), whichever is greater.

**11.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following table:  
Site Coverage, Building Height and Setbacks for Downtown Commercial (CBD) Zone

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 100%	
<b>Maximum Density*</b>	92 units/hectare* (AM #1487)	
<b>Maximum Building Height</b>	15 metres (~49.5 feet)	15 metres (~49.5 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	0 metres	0 metres
<b>Rear Lot Line</b>	0 metres	0 metres
<b>Interior Side Lot Line</b>	0 metres	0 metres
<b>Exterior Side Lot Line</b>	0 metres	0 metres
*Applies to <i>multiple family dwellings</i> only		

**11.1.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**11.1.7 SPECIAL REGULATIONS**

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)

## 11.2 LOCAL COMMERCIAL (C-1) ZONE

### 11.2.1 PURPOSE

- .1 The purpose of this zone is to provide locations for commercial establishments which cater to the needs of a particular neighborhood or on a community level and which are not located on an arterial highway.

### 11.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted (AM#1352):
  - a) *Commercial service use*;
  - b) *Commercial vehicle storage*;
  - c) *Convenience store*;
  - d) *Entertainment facility*;
  - e) *Restaurant*;
  - f) *Retail store*;
  - g) *Service station*;
  - h) *Vehicle sales or rental operation*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Home based business*;
  - c) One or more *dwelling unit* accessory to any of the *principal uses* permitted in this zone; (AM#1352)
  - d) *Restaurant*;
  - e) *Service station*;
  - f) *Video games arcade*.

### 11.2.3 CONDITIONS OF USE

- .1 The *floor area* of a *commercial service use* shall not exceed 100 square metres (~1,076 square feet).
- .2 *Commercial vehicle storage* outside a *building* as a permitted *principal use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed a total *site coverage* of 50%.
- .3 The *floor area* of a *convenience store* shall not exceed 240 square metres (~2,582 square feet).
- .4 All accessory *dwelling units* shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls. (AM#1352)
- .5 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .6 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .7 The *floor area* of a *restaurant* as an *accessory use* shall not exceed 70 square metres (~753 square feet).
- .8 Each *video games arcade* shall be limited to a maximum of 10 games.

**11.2.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 1,000 square metres (~10,760 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
  - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
  - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 metres (~97.5 feet) whichever is greater.

**11.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following:  
Site Coverage, Building Height and Setbacks for Local Commercial (C-1) Zone

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 35%	
<b>Maximum Building Height</b>	10 metres (~33 feet)	5 metres (~16.5 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)
<b>Interior Side Lot Line</b>	3 metres (~10 feet)	3 metres (~10 feet)
<b>Exterior Side Lot Line</b>	3 metres (~10 feet)	3 metres (~10 feet)

- .2 Fuel islands within a *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) from all *lot lines*.

**11.2.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**11.2.7 SPECIAL REGULATIONS**

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)

## 11.3 HIGHWAY COMMERCIAL (C-2) ZONE

### 11.3.1 PURPOSE

- .1 The purpose of this *zone* is to identify areas adjacent to major routes of travel or scenic and recreational features for the location of commercial *uses* catering to tourists and the travelling public.

### 11.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted (AM#1352):
  - a) Building supply and lumber yard;
  - b) Bus depot and taxi office;
  - c) Car wash;
  - d) *Convenience store*;
  - e) *Entertainment facility*;
  - f) *Financial institution*;
  - g) *Liquor primary use*;
  - h) *Mini-storage facility*;
  - i) *Motel or motor inn*;
  - j) *Nursery*;
  - k) *Outdoor recreation*;
  - l) *Public market*;
  - m) *Restaurant*;
  - n) *Service station*;
  - o) *Specialty retail*;
  - p) *Tourist information booth*;
  - q) Towing operation and associated *vehicle* storage;
  - r) *Truck stop*.
  - s) *Vehicle* sales or rental operation;
  - t) *Vehicle* service or repair.
- .2 The following shall be permitted as *accessory uses* (AM#1352):
  - a) *Accessory buildings or structures*;
  - b) *Commercial vehicle* storage;
  - c) One or more *dwelling units* accessory to any of the principal uses permitted in this zone; AM#1352)
  - d) One *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* only;
  - e) *Outdoor storage*.

### 11.3.3 CONDITIONS OF USE

- .1 A *mini-storage facility* shall:
  - a) be completely enclosed within a *building*;
  - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.

- .2 All individual storage units within a *mini-storage facility* shall have:
  - a) direct access at the ground level and a maximum interior height of 3.5 metres (~11 feet); and
  - b) a *floor area* of not less than 2.8 square metres (~30 square feet) and not more than 28 square metres (~301 square feet).
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 *Commercial vehicle storage* as an *accessory use* shall:
  - a) be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface;
  - b) not exceed a maximum *site coverage* of 25% of the *parcel*; and
  - c) not be permitted in the *front yard* of a *parcel*.
- .5 The *floor area* of a *convenience store* as an *accessory use* shall not exceed 140 square metres (~1,506 square feet).
- .6 A *dwelling unit* accessory to a *mini-storage facility, motel or motor inn* may be located on the ground floor but shall be located within the same *building* as the *mini-storage facility, motel or motor inn*. (AM#1352)
- .7 All accessory *dwelling units*, except those associated with a *mini-storage facility, motel or motor inn*, shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls. (AM#1352)

#### 11.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 1,000 square metres (~10,760 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
  - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
  - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 metres (~97.5 feet) whichever is greater.

#### 11.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table (AM#1352):

Site Coverage, Building Height and Setbacks for Highway Commercial (C-2) Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 35%	
Maximum Building Height	15 metres (~49.5 feet) (AM#1352)	10 metres (~33 feet)
<b>Setback Required from:</b>		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)
Exterior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)

- .2 Fuel islands within a *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) from all *lot lines*.

**11.3.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**11.3.7 SPECIAL REGULATIONS**

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)



## 11.4 REGIONAL COMMERCIAL (C-3) ZONE

### 11.4.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate large scale commercial *uses*, which cater to the needs of the region and the travelling public, in locations where full municipal services are available.

### 11.4.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Business or professional office*;
  - b) *Financial institution*;
  - c) *Liquor primary use*;
  - d) *Medical or dental office*;
  - e) *Restaurant*;
  - f) *Retail store*;
  - g) *Retail sale of cannabis. (AM#1443)*
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Restaurant*;
  - c) *Service station*;
  - d) One or more dwelling units accessory to any of the principal uses permitted in this zone. (AM#1352)

### 11.4.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall also be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 All accessory dwelling units shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other uses by walls. (AM#1352)
- .3 The retail sale of cannabis shall be subject to the Retail Sale of Cannabis Use Regulations of this Bylaw. (AM#1443)

### 11.4.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 1,300 square metres (~13,986 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
  - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
  - c) 0.8 hectare (~2 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 45 metres (~148 feet) whichever is greater.

### 11.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table (AM#1352):

Site Coverage, Building Height and Setbacks for Regional Commercial (C-3) Zone

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 45%	
<b>Maximum Building Height</b>	10 metres (~33 feet)	10 metres (~32 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	4.5 metres (~15 feet)	4.5 metres (~15 feet)
<b>Rear Lot Line on Lane</b>	0 metres	0 metres
<b>Interior Side Lot Line</b>	0 metres	0 metres
<b>Exterior Side Lot Line</b>	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Fuel islands within an accessory *service station* shall be *setback* a minimum of 6 metres (~20 feet) from all *lot lines* and the exterior edge of the canopy for all fuel islands shall be *setback* a minimum of 4.5 metres (~15 feet) all *lot lines*.

**11.4.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**11.4.7 SPECIAL REGULATIONS**

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)

## 11.5 NEIGHBOURHOOD PUBLIC HOUSE (C-4) ZONE

### 11.5.1 PURPOSE

- .1 The purpose of this *zone* is to permit and regulate the establishment of neighbourhood pubs where the sale and consumption of liquor is a permitted *principal use*, outside the Downtown Commercial (CBD) Zone of Hope.

### 11.5.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Liquor primary use*;
  - b) *Restaurant*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) One *dwelling unit* accessory to any of the *principal uses* permitted in this *zone*.
  - c) *Restaurant*.

### 11.5.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 A *dwelling unit* accessory to a *liquor primary use* or a *restaurant* shall be located within the same *building* as the *liquor primary use* or a *restaurant*.

### 11.5.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 1,000 square metres (~10,760 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
  - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
  - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 30 metres (~97.5 feet) is greater.

### 11.5.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with the following table (AM#1352):

Site Coverage, Building Height and Setbacks for Neighbourhood Public House (C-4) Zone

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 30%	
<b>Maximum Building Height</b>	10 metres (~33 feet)	10 metres (~33 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)
<b>Interior Side Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)
<b>Exterior Side Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)

**11.5.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**11.5.7 SPECIAL REGULATIONS**

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)

## 11.6 COMMERCIAL TRANSITION (C-5) ZONE

### 11.6.1 PURPOSE

- .1 The purpose of this *zone* is to provide a transition area where residential and commercial *uses* are permitted near the Central Business District of Hope and which are serviced with community water and sanitary sewer systems.

### 11.6.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted (AM#1352):
  - a) *Apartment;*
  - b) *Business or professional office;*
  - c) *Day care;*
  - d) *Medical or dental office;*
  - e) *Motel or motor inn;*
  - f) *One family residence;*
  - g) *Restaurant;*
  - h) *Retail store;*
  - i) *Retail sale of cannabis. (AM# 1443)*
- .2 The following shall be permitted as *accessory uses* to a *one family residence* only:
  - a) *Accessory buildings or structures;*
  - b) *Bed and breakfast;*
  - c) *Boarding;*
  - d) *Day care;*
  - e) *Home based business;*
  - f) *Preschool.*
- .3 The following shall be permitted as *accessory uses* to an *apartment* or *multiple family dwelling* only:
  - a) *Accessory buildings or structures;*
  - b) *Common or private amenity area;*
  - c) *Day care;*
  - d) *Home based business;*
  - e) *Preschool;*
- .4 The following shall be permitted as *accessory uses* to any of the other *principal uses* permitted in this *zone*:
  - a) *Accessory buildings or structures;*
  - b) *One or more dwelling units* accessory to any other of the *principal uses* permitted in this *zone* except a *one family residence, apartment* or *multiple family dwelling. (AM#1352)*

### 11.6.3 CONDITIONS OF USE

- .1 There shall be no more than 1 *one family residence* on a *parcel*.
- .2 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .5 *Boarding* of not more than 2 persons shall be permitted in a *one family residence* only.
- .6 A *day care* shall not be located in any *dwelling unit* of an *apartment* or *multiple family dwelling*.

- .7 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .8 A common amenity area of not less than 100 square metres (~1,076 square feet) and minimum dimension of not less than 6 metres (~20 feet) shall be provided for all *buildings* containing 10 or more *dwelling units* on a *parcel*. Such a common amenity area may include, without limiting the generality of the foregoing, a swimming pool, sauna, exercise room, tennis courts, *playground*, courtyard, craft and games room, meeting room and similar recreational/social oriented facilities.
- .9 An outdoor amenity area of not less than 15 square metres (~161 square feet) and having minimum dimension of not less than 3 metres (~10 feet) shall be provided for and contiguous to each ground oriented *dwelling unit* in a *multiple family dwelling*.
- .10 An amenity area of not less than 5 square metres (~54 square feet) and minimum dimension of not less than 1.5 metres (~5 feet) shall be provided for and contiguous to each *dwelling unit* in an *apartment* and may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .11 All accessory *dwelling units* shall only be located above the ground floor and shall have separate entrances leading directly to grade and be divided from the other *uses* by walls.
- .12 The *retail sale of cannabis* shall be subject to the Retail Sale of Cannabis Use Regulations of this Bylaw. (AM# 1443)

**11.6.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* for an *apartment, motel or motor inn* shall be 1,000 square metres (~10,760 square feet).
- .2 The minimum *frontage* of a *parcel* used for an *apartment, motel or motor inn* shall be 10% of the perimeter of that *parcel* or 30 metres (~97.5 feet) whichever is greater.
- .3 Except as noted above in this section, the minimum *lot area* for *subdivision* for each other *principal use* permitted in this zone shall be 465 square metres (~5,002 square feet).
- .4 The minimum *frontage* of a *parcel* used for each other *principal use* permitted in this zone shall be 10% of the perimeter of that *parcel* or 15 metres (~49.5 feet) whichever is greater.
- .5 The minimum *depth* of a *parcel* shall be 30 metres (~97.5 feet).

**11.6.5 SITE COVERAGE, HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:  
Site Coverage, Height and Setbacks for Commercial Transition (C-5) Zone

	<b>Apartment or Multiple Family Dwelling</b>	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage (Density)</b>	Total 60%; and 92 units/hectare (AM #1487)	Total 35%	
<b>Maximum Height</b>	15 metres (~49.5 feet) (AM#1352)	15 metres (~49.5 feet) (AM#1352)	5 metres (~16.5 feet)
<b>Setback Required from:</b>			
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	6 metres (~20 feet)	4.5 metres (15 feet)	1.5 metres (~5 feet)
<b>Interior Side Lot Line</b>	3.5 metres (~11.5 feet)	1.5 metres (~5 feet)	1 metre (~3.5 feet)
<b>Exterior Side Lot Line</b>	4.5 metres (~15 feet)	3.5 metres (~11.5 feet)	3.5 metres (~11.5 feet)

- .2 Properties that contain a one family residence only may have a maximum Site Coverage (Density) total of 45%. (AM #1436)

**11.6.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**11.6.7 SPECIAL REGULATIONS**

- .1 Licensed liquor establishments and the retail sale of liquor shall be subject to and comply with the provisions of the Liquor Control and Licensing Act as amended from time to time. (AM# 1443)

**12.1 HEAVY INDUSTRIAL (I-1) ZONE****12.1.1 PURPOSE**

- .1 The purpose of this *zone* is to accommodate industrial *uses* associated with the primary processing, transport and manufacture of products from natural resource, materials handling, and those *uses* which require ample space for storage outside of a *building* and suitable *setbacks* or buffers to minimize conflicts with other uses.

**12.1.2 PERMITTED USES**

- .1 The following *principal uses* and no others shall be permitted:
  - a) Bulk oil, natural gas and fuel storage;
  - b) Gravel and rock sorting, screening and crushing;
  - c) Log booming, storage, sorting and debarking;
  - d) Manufacture and storage of asphalt pavement and concrete products;
  - e) Mineral processing;
  - f) Municipal sewage treatment and disposal facility;
  - g) Primary processing of forest products.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*, including, and without the limiting the generality of the foregoing, materials handling equipment, scales and storage *buildings*;
  - b) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
  - c) *One family residence*;
  - d) *Outdoor storage*.

**12.1.3 CONDITIONS OF USE**

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 There shall be no more than 1 *one family residence* on a *parcel*.
- .3 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .4 The *one family residence* shall be located behind the *principal use*.
- .5 An *accessory office* shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .6 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.



**12.1.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 0.8 hectares (~2 acres) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
  - b) 2 hectares (~4.9 acres) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
  - c) 4 hectares (~10 acres) where there is neither a *community water system* nor *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 40 metres (~131 feet) whichever is greater.

**12.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for Heavy Industrial (I-1) Zone**

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	15 metres (~49.5 feet)	15 metres (~49.5 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Interior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Exterior Side Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 Where a Heavy Industrial (I-1) Zone adjoins or abuts a Residential Zone or Commercial Zone, all *buildings* and *structures* in the I-1 Zone shall be *setback* a minimum of 15 metres (~49.5 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone or Commercial Zone.

**12.1.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**12.1.7 SPECIAL REGULATIONS**

- .1 Bulk oil, natural gas and fuel storage shall be approved by the Fire Commissioner pursuant to the Fire Services Act and regulations thereto.

## 12.2 LIGHT/SERVICE INDUSTRIAL (I-2) ZONE

### 12.2.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate lands suited for light or service industrial *use* located south of Downtown Hope or in site specific locations along transportation routes, either within an enclosed *structure* or in an open area under conditions designed to minimize conflicts with surrounding areas.

### 12.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) Auction sales and storage;
  - b) Beverage bottling and distribution;
  - c) Building supply and lumber yard;
  - d) Bulk fuel, heating oil and propane storage and distribution;
  - e) Car wash;
  - f) Cartage, delivery and moving service;
  - g) Cold storage plant and frozen food locker;
  - h) *Commercial vehicle storage*;
  - i) Equipment sales, service and rental;
  - j) Household and other small appliance sales and service;
  - k) Industrial operation involved in the processing, fabricating, assembling, storing, transporting, distributing, testing, servicing, repairing, wholesaling or warehousing of goods, materials and things;
  - l) Light manufacturing, including, without limiting the generality of the foregoing woodworking, metalworking and machine shops;
  - m) Log house construction;
  - n) Manufacturing and storage of pavement and concrete products (AM BL# 1419 & 1429)
  - o) *Mini-storage facility*;
  - p) Printing, publishing and allied trades;
  - q) Public works yard and related storage;
  - r) Recycling depot accepting, storing and processing solid waste products;
  - s) Towing operation and associated *vehicle storage*;
  - t) Truck terminal, bulk loading and storage facility;
  - u) *Truckstop*;
  - v) *Vehicle* sales or rental operation
  - w) *Vehicle* service or repair including, without limiting the generality of the foregoing, body repair and painting;
  - x) *Veterinary clinic*;
  - y) Warehousing;
  - z) Wholesaling providing for the selling of goods in relatively large quantities within a *building* to retailers for resale to consumers;
  - aa) Workshop and yard for construction companies and trade contractors.

- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*, including, without limiting the generality of the foregoing, materials handling equipment, scales and storage *buildings*.
  - b) *Commercial vehicle storage*;
  - c) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
  - d) *A dwelling unit*; (AM#1596)
  - e) *Outdoor storage*;
  - f) *Restaurant*.

### 12.2.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 *Commercial vehicle storage* outside a *building* as a permitted *principal use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed a total *site coverage* of 50%.
- .3 A *mini-storage facility* shall:
  - a) be completely enclosed within a *building*; and
  - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.
- .4 All individual storage units within a *mini-storage facility* shall have:
  - a) direct access at the ground level and a maximum interior height of 3.3 metres (~11 feet); and
  - b) a *floor area* of not less than 2.8 square metres (~30 square feet) and not more than 28 square metres (~301 square feet).
- .5 A maximum of 1 *dwelling unit* is permitted on a *parcel*. The following are permitted as a *dwelling unit* in this *zone* (AM#1596):
  - a) a *One family residence*,
  - b) a *dwelling unit* contained within the principal building.
- .6 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .7 Excluding a mini storage facility, the *one family residence* shall be located behind the *principal use*. (AM#1407).
- .8 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .9 An *accessory building or structure* for security personnel (watch person) shall not exceed a *floor area* of 20 square metres (~215 square feet).
- .10 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .11 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.
- .12 The *floor area* of a *restaurant* as an *accessory use* shall not exceed 70 square metres (~753 square feet).

### 12.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 930 square metres (~10,005 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or

- b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
  - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 20 metres (~66 feet) whichever is greater.

**12.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table: (AM#1352)

**Site Coverage, Building Height and Setbacks for Light/Service Industrial (I-2) Zone**

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	No maximum	
<b>Maximum Building Height</b>	12 metres (~39.5 feet)	12 metres (~39.5 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)
<b>Rear Lot Line</b>	3 metres (~10 feet)	3 metres (~10 feet)
<b>Interior Side Lot Line</b>	3 metres (~10 feet)	3 metres (~10 feet)
<b>Exterior Side Lot Line</b>	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Where a *parcel* zoned Light/Service Industrial (I-2) adjoins or abuts a *parcel* in an Industrial Zone, the *rear lot line* or *interior side lot line setbacks* do not apply.
- .3 Where a Light/Service Industrial (I-2) Zone adjoins or abuts a Residential Zone, all *buildings* and *structures* in the I-2 Zone shall be *setback* a minimum of 7.5 metres (~25 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone.

**12.2.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**12.2.7 SPECIAL REGULATIONS**

- .1 Bulk fuel, heating oil and propane storage and distribution *buildings* or *structures* shall be approved by the Fire Commissioner pursuant to the Fire Services Act and regulations thereto.

## 12.3 VEHICLE WRECKING (I-4) ZONE

### 12.3.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate *vehicle wrecking* in suitable locations, which will have a minimal impact on surrounding land uses.

### 12.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Vehicle wrecking*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) Office;
  - c) *One family residence* accessory to the *principal use* permitted in this *zone*;
  - d) *Outdoor storage*;
  - e) Retail sale of *vehicle parts*;
  - f) Salvage of manufactured goods, materials and things;
  - g) *Vehicle service or repair* including, without limiting the generality of the foregoing, body repair and painting.

### 12.3.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 Land used for a *vehicle wrecking*, the accessory salvage of manufactured goods, materials or things, shall be maintained so as to be dust free at all times.
- .3 All *accessory buildings or structures* shall also be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .5 There shall be not more than 1 *one family residence* on a *parcel*.
- .6 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .7 The *one family residence* shall be located behind the *principal use*.
- .8 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.

### 12.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 40 metres (~131 feet) whichever is greater.

### 12.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following table (AM#1352):

**Site Coverage, Building Height and Setbacks for I-4 Zone**

	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	No maximum	
<b>Maximum Building Height</b>	12 metres (~39.5 feet)	12 metres (~39.5 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Interior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Exterior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 Where a Vehicle Wrecking I-4 Zone adjoins or abuts a Residential Zone or Commercial Zone, all *buildings* and *structures* in the I-4 Zone shall be *setback* a minimum of 15 metres (~49.5 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone.

**12.3.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping*, *screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**12.3.7 SPECIAL REGULATIONS**

- .1 N/A

## 12.4 HELIPORT (I-5) ZONE

### 12.4.1 PURPOSE

- .1 The purpose of this *zone* is to accommodate *heliport(s)* in suitable locations which will have a minimal impact on surrounding land uses.

### 12.4.2 PERMITTED USES

- .1 The following *principal use* and no others shall be permitted:
  - a) *Heliport.*
- .2 The following shall be permitted *accessory uses*:
  - a) *Accessory buildings or structures;*
  - b) *Office;*
  - c) *One family residence.*
  - d) *Outdoor storage.*

### 12.4.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 All on-site storage shall be entirely enclosed within *buildings* except for the parking of serviceable helicopters.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 An *accessory office* shall not exceed 25% of the *floor area* of the *principal use* on the *parcel*.
- .5 There shall be not more than 1 *one family residence* on a *parcel*.
- .6 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .7 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.

### 12.4.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 40 metres (~131 feet) whichever is greater.

### 12.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following Site Coverage, Building Height and Setbacks for Heliport (I-5) Zone:

### Site Coverage, Building Height and Setbacks for Heliport (I-5) Zone

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	No maximum	
<b>Maximum Building Height</b>	10 metres (~33 feet)	10 metres (~33 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	30 metres (~97.5 feet)	30 metres (~97.5 feet)
<b>Highway</b>	30 metres (~97.5 feet)	30 metres (~97.5 feet)
<b>Rear Lot Line</b>	30 metres (~97.5 feet)	30 metres (~97.5 feet)
<b>Interior Side Lot Line</b>	30 metres (~97.5 feet)	30 metres (~97.5 feet)
<b>Exterior Side Lot Line</b>	30 metres (~97.5 feet)	30 metres (~97.5 feet)

#### 12.4.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

#### 12.4.7 SPECIAL REGULATIONS

- .1 All *uses* are subject to the Aeronautics Act and its regulations.



## **12.5 WATER INDUSTRIAL (I-6) ZONE**

### **12.5.1 PURPOSE**

- .1 The purpose of this *zone* is to designate land for water bottling and distribution plant *use*.

### **12.5.2 PERMITTED USES**

- .1 The following *principal uses* and no others shall be permitted:
  - a) Water bottling, packaging, warehousing and distribution.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
  - c) *One family residence*;
  - d) *Outdoor storage*.

### **12.5.3 CONDITIONS OF USE**

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .2 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .3 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .4 There shall be no more than 1 *one family residence* on a *parcel*.
- .5 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .6 The *one family residence* shall be located behind the *principal use*.
- .7 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this Bylaw.

### **12.5.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 2 hectares (~5 acres).
- .2 The minimum *frontage* of a *parcel* shall be 10% of the perimeter of that *parcel* or 20 metres (~66 feet) whichever is greater.

### **12.5.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage*, *building height* and *setbacks* shall be provided in accordance with following table (AM#1352):

### Site Coverage, Building Height and Setbacks for Water Industrial (I-6) Zone

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	No maximum	
<b>Maximum Building Height</b>	12 metres (~39.5 feet)	12 metres (~39.5 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Interior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Exterior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)

#### 12.5.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

#### 12.5.7 SPECIAL REGULATIONS

- .1 N/A

## SECTION 13.0 PUBLIC ZONES

### 13.1 PARKS AND RECREATION (P-1) ZONE

#### 13.1.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands currently used or have the potential to be used for long-term park, recreational, ecological and similar uses, and to protect these lands from irreversible damage or environmental deterioration.

#### 13.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) Beach and swimming area;
  - b) Botanical gardens;
  - c) *Campground*;
  - d) *Cemetery*;
  - e) *Fair*;
  - f) *Golf course*;
  - g) Historic sites, *buildings* and markers;
  - h) *Outdoor recreation*;
  - i) Park, picnic area, *playground* and *open space*;
  - j) *Public market*;
  - k) Sani-dump facility;
  - l) *Tourist information booth*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures* including associated equipment;
  - b) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
  - c) *One family residence* or *mobile home*.

#### 13.1.3 CONDITIONS OF USE

- .1 A *fair* shall not exceed 30 days in a calendar year.
- .2 A *golf course* shall be subject to the Golf Course Use Regulations of this Bylaw.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .4 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .5 There shall be no more than 1 accessory *one family residence* or *mobile home* on a *parcel*.
- .6 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.

#### 13.1.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 350 square metres (~3,766 square feet).

**13.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following table (AM#1352):

**Site Coverage, Building Height and Setbacks for Parks and Recreation (P-1) Zone**

	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	No maximum	
<b>Maximum Building Height</b>	10 metres (~33 feet)	10 metres (~33 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Interior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Exterior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)

**13.1.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**13.1.7 SPECIAL REGULATIONS**

- .1 N/A

## 13.2 INSTITUTIONAL (P-2) ZONE

### 13.2.1 PURPOSE

- .1 The purpose of this *zone* is to designate land that is used for, or otherwise best suited for institutional *uses* which serve the governmental, educational, religious, cultural and recreational needs of the community.

### 13.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Assembly use*;
  - b) *Cemetery*;
  - c) *Civic use*;
  - d) *Community care facility*;
  - e) *Day care*;
  - f) *Educational institution*;
  - g) Funeral home and crematorium service;
  - h) *Hospital*;
  - i) *Long term residential care*;
  - j) *Outdoor recreation*;
  - k) Park, picnic area, *playground* or *open space*;
  - l) *Place of worship*;
  - m) *Preschool*;
  - n) Public Market; (AM#1352)
  - o) Recreation *buildings* including, without limiting the generality of the foregoing, arena, swimming pool, gymnasium and curling rink;
  - p) *Senior citizen housing*;
  - q) Specialty Retail; (AM#1352)
  - r) *Tourist information booth*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) Conference or meeting facilities;
  - c) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
  - d) *Off-street parking area*;
  - e) *Restaurant*.

### 13.2.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .3 The *floor area* of a *restaurant* as an *accessory use* shall not exceed 70 square metres (~753 square feet).

### 13.2.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 1,000 square metres (~10,760 square feet).

### 13.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table: (AM#1352)

#### Site Coverage, Building Height and Setbacks for Institutional (P-2) Zone

	Principal Building or Structure	Accessory Building or Structure
Maximum Site Coverage	Total 40%	
Maximum Building Height	12 metres (~39.5 feet)	12 metres (~39.5 feet)
Setback Required from:		
Front Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Rear Lot Line	6 metres (~20 feet)	6 metres (~20 feet)
Interior Side Lot Line	4.5 metres (~15 feet)	4.5 metres (~15 feet)
Exterior Side Lot Line	3 metres (~10 feet)	3 metres (~10 feet)

### 13.2.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

### 13.2.7 SPECIAL REGULATIONS

- .1 *Senior citizen housing* shall be designed for and used exclusively for elderly persons under the provisions of the National Housing Act or any similar Provincial or Federal housing legislation.

## 13.3 AIRPARK (AP-1) ZONE

### 13.3.1 PURPOSE

- .1 The purpose of this *zone* is to designate land that, because of its, topography and close proximity to major transportation routes and built-up areas, is best suited for an *airpark* and services customarily associated with airports or aircraft.

### 13.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Agricultural use*;
  - b) Aircraft and helicopter sales, service, storage and rental;
  - c) *Airpark*;
  - d) airport related industrial and commercial uses;
  - e) *Convenience store*;
  - f) *Heliport*;
  - g) *Public market*;
  - h) *Restaurant*;
  - i) *Retail store*;
  - j) Sale of aircraft and helicopter fuel only;
  - k) School for flying instruction or aviation related *technical school*;
  - l) Terminal *building* and runway.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Campground*;
  - c) Office accessory to the operation of any of the *principal uses* permitted in this *zone*;
  - d) *One family residence or mobile home*.

### 13.3.3 CONDITIONS OF USE

- .1 Storage shall be entirely enclosed within *accessory buildings or structures* except for the parking of serviceable aircraft.
- .2 The *floor area* of a *convenience store* shall not exceed 140 square metres (~1,506 square feet).
- .3 The *floor area* of a *restaurant* shall not exceed 95 square metres (1,022 square feet).
- .4 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .5 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.

### 13.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 560 square metres (~6,025 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the *parcel*; or
  - b) 2,000 square metres (~21,517 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or

- c) 4,000 square metres (~43,034 square feet) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*; or
- d) No minimum *lot area* where no sewage will be generated.

**13.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following table (AM#1352):

**Site Coverage, Building Height and Setbacks for Airpark (AP-1) Zone**

	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	As limited by the <u>Aeronautics Act</u>	
<b>Maximum Building Height</b>	As limited by the <u>Aeronautics Act</u>	
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Interior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Exterior Side Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 Any building or structure or any addition to any building or structure must not penetrate the obstacle limitation surfaces established for the Hope Airpark by Transport Canada and NavCanada.

**13.3.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**13.3.7 SPECIAL REGULATIONS**

- .1 All *uses* are subject to the Aeronautics Act and its regulations.



## SECTION 14.0 MISCELLANEOUS ZONES

### 14.1 CAMPGROUND AND HOLIDAY PARK (CHP-1) ZONE

#### 14.1.1 PURPOSE

- .1 The purpose of this *zone* is to identify lands which, because of their location and physical environment, are best suited for *use* as *campgrounds*, *holiday parks* and for *outdoor recreation*.

#### 14.1.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Campground*;
  - b) *Holiday park*;
  - c) *Outdoor recreation*;
  - d) *Tourist accommodation*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures* for a *campground* or *holiday park*;
  - b) *Convenience store*;
  - c) *Employee residence*;
  - d) Office for a *campground* or *holiday park*;
  - e) *One family residence* or *mobile home*;
  - f) Park, picnic area, *playground* or *open space*;
  - g) Recreation *buildings* and *uses* including, without limiting the generality of the foregoing, a meeting room, swimming pool, water slide, fishing pond, mini golf course, *playground*, trampoline, tennis courts and outdoor play fields;
  - h) *Restaurant*;
  - i) *Specialty retail*;
  - j) *Tourist accommodation*.

#### 14.1.3 CONDITIONS OF USE

- .1 See District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.
- .2 All *campgrounds* shall be subject to the Campground Use Regulations of this Bylaw.
- .3 *Tourist accommodation* within this *zone* excludes a *hotel*, *motel* or *motor inn*.
- .4 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .5 The *floor area* of a *convenience store* shall not exceed 100 square metres (~1,076 square feet)
- .6 Where a *campground* or *holiday park* consists of less than 80 sites, one *employee residence* as an *accessory use* shall be permitted.
- .7 Where a *campground* or *holiday park* consists of 80 or more sites, two *employee residences* as *accessory uses* shall be permitted.
- .8 The *floor area* of an accessory office shall not exceed 100 square metres (~1,076 square feet).
- .9 The *floor area* of a *restaurant* shall not exceed 95 square metres (1,022 square feet).

- .10 There shall be not more than 1 accessory *one family residence* or *mobile home* on a *parcel*.
- .11 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .12 On any individual strata lot in a *holiday park* only one (1) of the following shall be permitted:
  - a) Camper trailer; or
  - b) *Mobile home*; or
  - c) *Recreational vehicle*.

**14.1.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* of the parent *parcel* for *subdivision* shall be 0.5 hectare (~1.2 acres).
- .2 The minimum *site area* of each strata lot created in a *holiday park* shall be:
  - a) 370 square metres(~3,981 square feet) where there is a *community water system* and *community sanitary sewer system* available to service the strata lot; and
  - b) 700 square metres (~7,478 square feet) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the strata lot.

**14.1.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for Campground and Holiday Park (CHP-1) Zone**

	Principal Building or Structure*	Accessory Building or Structure
<b>Maximum Site Coverage</b>	No maximum	
<b>Maximum Building Height</b>	9 metres (~29.5 feet)	9 metres (~29.5 feet)
<b>Setback Required from:</b>		
<b>any Individual Strata Lot Line</b>	2 metres (~7 feet)	2 metres (~7 feet)
<b>any Parent Parcel Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
*Includes permanent <i>recreational vehicles</i>		

- .2 The maximum number of campsites in a *campground* shall not exceed 50 per hectare.
- .3 The maximum number of campsites in a *holiday park* shall not exceed 40 per hectare.
- .4 The maximum number of strata lots in a *holiday park* shall not exceed:
  - a) 14 per hectare where there is a *community water system* and *community sanitary sewer system* available to service the strata lots; or
  - b) 8 per hectare where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the strata lots.
  - c) 0.8 per hectare when there is neither a *community water system* nor a *community sanitary sewer system* available to service the strata lot.

- .5 The total *site area* of strata lots or campsites in a *holiday park* or *campground* shall not exceed:
- a) 45% of the *lot area* of a *holiday park* or *campground* where there is a *community water system* and a *community sanitary sewer system* available to service each strata lot and campsite; or
  - b) 20% of the *lot area* of a *holiday park* or *campground* where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service each strata lot and campsite.

**14.1.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**14.1.7 SPECIAL REGULATIONS**

- .1 See District of Hope Campgrounds and Holiday Parks Bylaw No. 64/93 as amended from time to time.

## 14.2 RESIDENTIAL AND RECREATIONAL ASSEMBLY (RRA-1) ZONE

### 14.2.1 PURPOSE

- .1 The purpose of this *zone* is to designate land in areas of attractive natural assets with difficult site features or limited access which, by reason of their location away from main centres of permanent settlement, are best suited to low *density* group recreation.

### 14.2.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Assembly use*;
  - b) Beach and swimming area;
  - c) *Educational institution*;
  - d) *Outdoor recreation*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Animal shelter*;
  - c) *Campground*;
  - d) *Convenience store*;
  - e) *Employee residence*;
  - f) *Marina*;
  - g) Office accessory to the operation of any the *principal uses* permitted in this *zone*;
  - h) *One family residence or mobile home*;
  - i) Recreation *buildings* and *uses* including, without limiting the generality of the foregoing, a swimming pool, fishing pond, mini golf course, *playground*, trampoline, tennis courts and outdoor play fields;
  - j) *Restaurant*.

### 14.2.3 CONDITIONS OF USE

- .1 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .3 See District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.
- .4 All *campgrounds* shall be subject to the Campground Use Regulations of this Bylaw.
- .5 The *floor area* of a *convenience store* shall not exceed 325 square metres (~3,497 square feet).
- .6 A *convenience store* shall be restricted to one location, *building* or site within a residential and recreational *assembly use*.
- .7 Where a residential and recreational *assembly use* consists of 80 or more *dwelling units*, *sleeping units* and campsites, one accessory *employee residence* shall be permitted provided that it is a *mobile home* and does not have a permanent, walled foundation.
- .8 Where a residential and recreational *assembly use* consists of 200 or more *dwelling units*, *sleeping units* and campsites, a second accessory *employee residence* shall be permitted provided it is located in the same *building* as the *convenience store*. Such a second accessory *employee residence* shall be fully separated by walls or a floor and have a separate entrance from the *convenience store*.

- .9 The *floor area* of a second accessory *employee residence* shall not exceed 75 square metres (~807 square feet).
- .10 There shall be no more than 1 *one family residence* on a *parcel*.
- .11 The minimum *site area* for an accessory *one family residence* or *mobile home* and one accessory *employee residence* shall be 700 square metres (~7,478 square feet).
- .12 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this Bylaw.
- .13 An accessory office shall not exceed 5% of the *floor area* of all *buildings* and *structures* housing the *principal uses* permitted in this *zone*.
- .14 The *floor area* of an accessory *restaurant* shall not exceed 95 square metres (1,022 square feet).

**14.2.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 1 hectare (~2.5 acres).

**14.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with following Site Coverage, Building Height and Setbacks for Residential and Recreational Assembly (RRA-1) Zone:

**Site Coverage, Building Height and Setbacks for Residential and Recreational Assembly (RRA-1) Zone**

	All Buildings and Structures	Accessory Employee Residence
<b>Maximum Site Coverage</b>	Total 20%	
<b>Maximum Building Height</b>	10 metres (~33 feet)	10 metres (~33 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>any Side Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)
<b>Rear Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>any Campsite</b>	Not Applicable	9 metres (~29.5 feet)

**14.2.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**14.2.7 SPECIAL REGULATIONS**

- .1 See District of Hope Campground and Holiday Park Bylaw No. 64/93 as amended from time to time.

## 14.3 RESORT REHABILITATION (RR-1) ZONE

### 14.3.1 PURPOSE

- .1 The purpose of this *zone* is to permit maintenance or limited upgrading of existing *holiday park, outdoor recreation* or *tourist accommodation* facilities in Kawkawa Lake and other residential areas, or to authorize limited new construction or expansion to existing facilities, provided certain requirements are met, in order to support *outdoor recreation* and eco-tourism facilities while maintaining the essential residential character of surrounding areas. Such facilities shall be located adjacent to a lake, river, *stream* or landscape feature of recreational significance and shall provide access to one or more recreational resources.

### 14.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Holiday park*;
  - b) *One family residence* or *mobile home*;
  - c) *Outdoor recreation*;
  - d) *Tourist accommodation*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures* for a *holiday park*, including washrooms, changing rooms, and shower facilities;
  - b) Convenience store;
  - c) *Employee residence*;
  - d) Office for a *holiday park*;
  - e) Park, picnic area, *playground* or *open space*;
  - f) Recreation *buildings* and *uses* including, without limiting the generality of the foregoing, a meeting room, swimming pool, water slide, fishing pond, mini golf course, *playground*, trampoline, tennis courts and outdoor play fields;
  - g) *Restaurant*.

### 14.3.3 CONDITIONS OF USE

- .1 No new facility, or renovation or addition to an existing facility, is permitted to increase the exposure of residents or guests to geotechnical, flooding or other safety hazards.
- .2 There shall be no more than 1 *one family residence* or *mobile home* and 1 accessory *employee residence* per *holiday park, outdoor recreation* or *tourist accommodation* site.
- .3 A *convenience store* shall be restricted to only one location, *building* or site within a *holiday park, outdoor recreation* or *tourist accommodation* site.

### 14.3.4 REQUIREMENTS FOR SUBDIVISION

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be 0.4 hectare (~1 acre).

### 14.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with following table:

### Site Coverage, Building Height and Setbacks for Resort Rehabilitation (RR-1) Zone

	All New Buildings and Structures	Recreational Vehicles or Pads
Maximum Number of Sites	Not Applicable	40/Hectare
Maximum Site Coverage*	Total 45%	
Maximum Building Height	9 metres (~29.5 feet)	9 metres (~29.5 feet)
<b>Setback Required from:</b>		
Front Lot Line	5 metres (~16.5 feet)	5 metres (~16.5 feet)
any Side Lot Line	1.2 metres (~4 feet) (AM #1352)	1 metre (~3.5 feet)
Rear Lot Line	1 metre (~3.5 feet)	1 metre (~3.5 feet)

\*only applicable where the *recreational vehicle* sites are serviced by community sewer and water. Where the sites are serviced by either community sewer or a *community sanitary sewer system* but not BOTH the maximum *site coverage* shall not exceed 20%

#### 14.3.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

#### 14.3.7 SPECIAL REGULATIONS

- .1 A property owner seeking the application of this *zone* to their property shall provide to the Manager of Planning a Plan of Rehabilitation which shall include:
  - a) a property survey showing all *structures, buildings, recreational vehicles, pads*, and other appurtenances on the property, and all proposed changes to these, and their dimensioned relationship to each other and to *lot lines, roads, and highways*;
  - b) drawings of proposed alterations or new *buildings* and *structures* for review by the *Building Inspector* with regard to the BC Building Code and the Manager of Planning with regard to *setbacks* and zoning matters; and
  - c) a contextual statement with appropriate plans describing immediate and long-term intentions with regard to the rehabilitation of the property, including actions to bring *buildings* or *structures* into conformity with this or other bylaws of the *District*; anticipated impacts on neighbouring properties, traffic, services or other infrastructure; and any other information which would assist the Manager of Planning in determining the appropriateness of the proposed rehabilitation.
- .2 Any new facility, or renovation or addition to an existing facility, must comply with the required *setbacks* established pursuant to the Riparian Areas Regulation.

## SECTION 15.0 COMPREHENSIVE DEVELOPMENT ZONES

### 15.1. COMPREHENSIVE DEVELOPMENT (CD) ZONE

#### 15.1.1 PURPOSE

- .1 The purpose of this *zone* is to provide one or more land *uses* to a designated property area, which will promote mixed use development and will provide maximum land use efficiency based upon a site specific Comprehensive Development Plan.

#### 15.1.2 PERMITTED USES

- .1 The following *uses* and no others shall be permitted within a Comprehensive Development Zone:
  - a) Commercial Zone Uses;
  - b) Industrial Zone Uses;
  - c) Public Zone Uses;
  - d) Residential Zone Uses.

#### 15.1.3 COMPREHENSIVE DEVELOPMENT PLAN

- .1 A Comprehensive Development Plan or plans may include the following:
  - a) site plan or plans, including legal descriptions of the area to be developed, showing location of all existing and proposed *buildings, streets, lanes, highways, driveways, parking and loading areas, sidewalks, utilities and utility easements, streams* and other topographical features of the site;
  - b) existing and proposed grades and their relation to elevations on adjoining properties;
  - c) Architectural plans for any proposed *buildings*;
  - d) the location, size, height, colour, lighting and orientation of all signs;
  - e) the location and treatment of *open spaces, landscaping and fences*;
  - f) a statement of uses.

#### 15.1.4 CONDITIONS OF USE

- .1 If a proposed *Comprehensive Development* is located in a Development Permit Area then the *Comprehensive Development* shall satisfy the Development Permit requirements.

#### 15.1.5 REQUIREMENTS FOR SUBDIVISION

- .1 Shall be specific to the *Comprehensive Development* site.

#### 15.1.6 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:



Site Coverage, Building Height and Setbacks for Comprehensive Development (CD) Zone

	Principal Buildings and Structure	Accessory Buildings and Structures
<b>Maximum Site Coverage (Density)</b>	Shall be specific to the Comprehensive Development site.	
<b>Maximum Building Height</b>	Shall be specific to the Comprehensive Development	
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	Shall be specific to the Comprehensive Development	
<b>any Side Lot Line</b>		
<b>Rear Lot Line</b>		

**15.1.7 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be specific to the *Comprehensive Development* and shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening* and *fencing* shall be specific to the *Comprehensive Development* and shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**15.1.8 SPECIAL REGULATIONS**

- .1 N/A

## 15.2 COMPREHENSIVE DEVELOPMENT (CD-2) ZONE (19583 SILVER SKAGIT ROAD)

### 15.2.1 PURPOSE

- .1 This Comprehensive Development (CD-2) Zone is site specific and applies only to Lot 1, PLAN 37598, District Lot 1602 and 1607, Yale Division of Yale District, PID 005-795-940; 19583 Silver Skagit Road.
- .2 The purpose of this *zone* is to efficiently facilitate industrial *use* of a contractor or tradesman's construction yard in combination with rural *uses* confined to a defined area through a comprehensive area designation plan with supporting green buffering that will enhance, minimally impact surrounding lands that because of its difficult site features, hazards servicing problems and limited access or its location within a watershed or Crown land within a Provincial Forest, has limited development potential.

### 15.2.2 PERMITTED USES

- .1 The following *principal uses* shall be permitted in Areas A and B of Attachment 1 which forms part of this bylaw:
  - a) Gravel and rock screening and crushing;
  - b) *Hobby farm*;
  - c) *Kenel*;
  - d) Mineral processing;
  - e) *One family residence or mobile home*;
  - f) Primary processing of forestry products;
  - g) *Solid waste landfill*;
  - h) Special *structures* to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife.
- .2 The following additional *principal use* shall be permitted in Area B only of Attachment 1 which forms part of this bylaw:
  - a) Workshop and yard for construction companies and trade contractors.
- .3 The following *principal uses* and no others shall be permitted in Area C of Attachment 1 which forms part of this bylaw:
  - a) *Hobby farm*;
  - b) *One family residence or mobile home*;
  - c) *Outdoor recreation*;
  - d) Special *structures* to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife.
- .4 The following *accessory uses* and no other shall be permitted in Areas A and B of Attachment 1 which forms part of this bylaw:
  - a) *Accessory produce sales*;
  - b) *Buildings and structures* accessory to the *principal use* of Area A including *animal shelters*.
  - c) *Employee residence*;
  - d) *Home based business*;
  - e) *Mobile home*;
  - f) *Outdoor storage*.

- .5 The following additional *accessory uses* shall be permitted in Area B only of Attachment 1 which forms part of this bylaw:
  - a) Commercial *vehicle* and heavy equipment storage excluding *vehicle wrecking* and salvaging;
  - b) Office accessory to the operation of any *principal use* of Area B;
  - c) *Buildings* and *structures* accessory to the *principal use* of Area B including without limiting the generality of the foregoing, materials handling equipment, scales and storage *buildings*.
- .6 The following *accessory uses* and no other shall be permitted in Area C of Attachment 1 which forms part of this bylaw:
  - a) *Accessory produce sales*;
  - b) *Buildings* and *structures* accessory to the *principal use* of Area C;
  - c) *Employee residence*;
  - d) *Home based business*;
  - e) Office accessory to the operation of any *principal use* of Area C;
  - f) Employee residence, *Detached Accessory Dwelling Unit* or mobile home. (AM#1352)

### 15.2.3 CONDITIONS OF USE

- .1 All permitted *uses* in all areas of Attachment #1 shall be subject to a green buffer, a *setback* area where no particular *use* may carry on, except for the enhancement of the existing natural environment (see Section 15.2.5). (AM#1352)
- .2 Construction yard materials within Area B shall not be visible or perceptible from Silver Skagit Road and may require adequate buffering and *screening*.
- .3 Exclusive to this site specific Comprehensive Development (CD-2) Zone, the definition of *employee residence* has been amended to include an on-site security person directly involved in the operations on the *parcel*.
- .4 Commercial *vehicle* and heavy equipment storage outside a *building* as a permitted *use* shall be limited to that part of the *parcel* surfaced with asphalt, concrete or similar hard surface and shall not exceed 50% of Area "B".
- .5 No person operating a *kennel* or keeping animals shall allow the animals to create a nuisance by any means to owners of neighbouring *parcels*.
- .6 Nothing shall be done which is or will become annoyance, nuisance or glare, nor shall anything be done which creates or causes a health, fire or explosion hazard or electrical interference nor shall any *use* produce noise or vibrations perceptible at any point on any *lot line* in accordance with the Good Neighbour Bylaw No. 1240, 2008.
- .7 On a parcel, there shall be no more than:
  - a) 1 *one family residence* or mobile home; and,
  - b) 1 *Detached Accessory Dwelling Unit*, employee residence or mobile home as an accessory use. (AM#1352)
- .8 A Development Permit for Geotechnical and Flood and Erosion Hazard areas may not be required for *accessory buildings* or *structures* not exceeding a maximum area of 50 square metres, not used for human habitation, and not located within a fishery *setback* associated with *stream* , or water body.
- .9 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this Bylaw.
- .10 The *floor area* of an accessory produce or firewood sales shall not exceed 300 square metres (~3227 square feet). (AM#1352)

**15.2.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The *lot area* required for a *parcel* created by *subdivision* shall be 3.79 hectares.

**15.2.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-2) Zone –  
19583 Silver Skagit Road

	Area A all Buildings and Structures	Area B all Buildings and Structures	Area C all Buildings and Structures
Maximum Site Coverage (Density)	N/A		
Maximum Building Height	12 metres (~39.5 feet)		
<b>Setback Required from:</b>			
Front Lot Line	No minimum	No minimum	No minimum
any Side Lot Line	15 metres (~49.5 feet)	15 metres (~49.5 feet)	5 metres (~16 feet)
any Highway	No minimum	No minimum	7.5 metres (~25 feet)
Rear Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)
Minimum Green Buffer from any Side Lot Line	15 metres (~49.5 feet)	15 metres (~49.5 feet)	4 metres (~13.5 feet)

- .2 A *kennel* or other *structures* keeping household animals that is not completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, except for runs, shall be set back a minimum of 50 metres (~164 feet) from all *interior side lot lines*.
- .3 Where a *kennel* or other *structures* keeping household animals is completely enclosed by a solid *fence* at least 2 metres (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 metres (~97.5 feet) from all *interior side lot lines*.

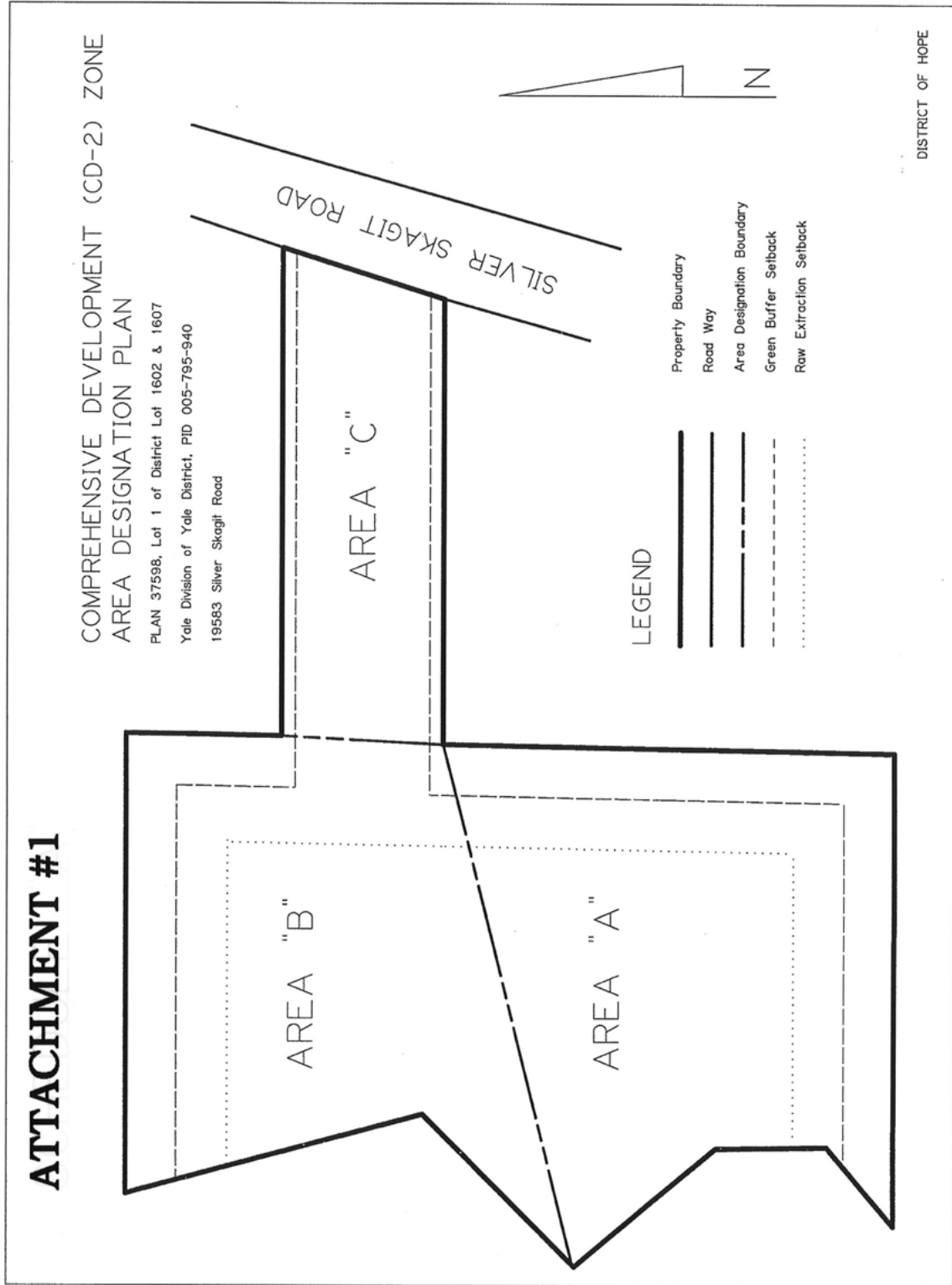
**15.2.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fencing* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**15.2.7 SPECIAL REGULATIONS**

- .1 A green buffer shall retain the existing flora and may be further enhanced, maintained through watering, weeding, pruning, pest control, replacement of dead or diseased plant materials, and clearing only for fire prevention, or utility hazards.

- .2 When the use of blasting is required, the owner or operator shall comply with the provisions of the Workers Compensation Act's: Occupational Health and Safety Regulations, Part 21: Blasting Regulations and any other provincial, federal or local government legislation and may be required to contact the Fire Department and Royal Canadian Mounted Police. The resulting blast shockwave action shall not contravene the District of Hope Good Neighbour Bylaw No. 1240, 2008.



## 15.3 COMPREHENSIVE DEVELOPMENT (CD-3) ZONE (690 THIRD AVENUE)

### 15.3.1 PURPOSE

- .1 This Comprehensive Development (CD-3) Zone is site specific and applies only to Lots 7 & 8 Block 9 Section 9 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Townsite of Hope, PID(s) 012-799-173 & 012-799-190, 690 Third Avenue.
- .2 The purpose of this zone is to accommodate single detached *residential use* and a *Detached Accessory Dwelling Unit* for *residential use* on three downtown compact *parcels* serviced by community water and sanitary sewer systems (AM 1407).

### 15.3.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *One family residence*.
  - b) *Two family residence*. (AM 1580).
- .2 The following shall be permitted as *accessory uses* to a *one family residence* (AM 1580):
  - a) *Accessory buildings or structures*, subject to Section 5.5;
  - b) *Bed and breakfast*;
  - c) *Home based business*, subject to Section 8.6.2;
  - d) *Detached accessory dwelling unit*, subject to Section 8.9;
  - e) *Secondary suite*.
- .3 The following shall be permitted as *accessory uses* to a *two-family residence* (AM 1580):
  - a) *Accessory buildings or structures*, subject to Section 5.5;
  - b) *Home based business*, subject to Section 8.6.2;
  - c) *Detached accessory dwelling unit*, subject to Section 8.9;
  - d) *Secondary suite*.

### 15.3.3 CONDITIONS OF USE

- .1 A maximum of one principal building is permitted on a parcel (AM 1580).
- .2 No side of a *one family residence* shall have an overall dimension of less than 6 meters (~20 feet) excluding additions and projections.
- .3 All *accessory buildings or structures* shall be subject to the Accessory Buildings or Structures General Regulations of this Bylaw.
- .4 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .5 A *Detached Accessory Dwelling Unit* shall be subject to the *Detached Accessory Dwelling Unit Use Regulations* of this Bylaw.
- .6 A *Detached Accessory Dwelling Unit* must be above the ground floor.
- .7 Where there is a *lane* up to or along the *rear lot line* or *side lot line*, a driveway access is permitted only from the lane.
- .8 A maximum of one *secondary suite* is permitted per *one family residence* and one *secondary suite* in each of the *two family residence* units (AM 1580).
- .9 A *secondary suite* shall comply with the British Columbia Building Code, as amended from time to time (AM 1580).

- .10 A *secondary* suite shall be lesser than or equal to the floor area of the principal *dwelling unit* in which it is located (AM 1580).
- .11 The creation of a strata lot pursuant to the Strata Property Act for a *secondary suite* shall not be permitted (AM 1580).

**15.3.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by consolidation of the two lots and the three lot *subdivision* shall be:
  - a) Lot 1: 520 square metres (~5597 square feet);
  - b) Lot 2: 431 square metres (~4639 square feet);
  - c) Lot 3: 431 square metres (~4639 square feet).
- .2 The minimum *frontage* of a *parcel* shall be:
  - a) Lot 1: 14.22 metres (~46 feet);
  - b) Lot 2: 11.18 metres (~36 feet);
  - c) Lot 3: 11.18 metres (~36 feet).
- .3 The minimum *depth* of a *parcel* shall be 36 meters (~120 feet).

**15.3.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-3) Zone – 690 Third Avenue**

Maximum Permitted Dwelling Units Per Lot * (AM 1580).	Three dwelling units for parcels equal to or less than 280 m2 (~3,000 ft2) in size	Four dwelling units for parcels greater than 280 m2 (~3,000 ft2) in size	
	Principal Building or Structure	Detached Accessory Dwelling Unit	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 35%		
<b>Maximum Building Height</b>	10 metres (~32 feet)	5 metres (~16 feet)	4.5 metres (~14 feet)
<b>Setback Required from:</b>			
<b>Front Lot Line</b>	4.6 metres (~15 feet)	22.8 metres (~74 feet)	4.6 metres (~15 feet)
<b>Rear Lot Line</b>	21 metres (~70 feet)	6 metres (~20 feet)	1.5 metres (~5 feet)
<b>Interior Side Lot Line</b>	1.5 metres (~4 feet)	1.5 metres (~4 feet)	1 metre (~3 feet)

<b>Exterior Side Lot Line</b>	4.5 metres (~15 feet)	4.5 metres (~15 feet)	4.5 metres (~15 feet)
Maximum Permitted Dwelling Units Per Lot *	Three dwelling units for parcels equal to or less than 280 m2 (~3,000 ft2) in size	Four dwelling units for parcels greater than 280 m2 (~3,000 ft2) in size	

**15.3.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 Section 6.16 Siting Provision of this Bylaw are not applicable to this CD-3 zone.
- .3 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this Bylaw.

**15.3.7 SPECIAL REGULATIONS**

- .1 N/A



## 15.4 COMPREHENSIVE DEVELOPMENT (CD-4) ZONE (59850 HUNTER CREEK ROAD)

### 15.4.1 PURPOSE

- .1 This Comprehensive Development (CD-4) Zone is site specific and applies only to Lot 4 Section 4 Township 5 and of Legal Subdivision 16 of Section 33 Township 4 Range 27 West of the Sixth Meridian New Westminster District Plan 25710, PID 008-845-123, 59850 Hunter Creek Road.
- .2 The purpose of this *zone* is to designate the property located at 59850 Hunter Creek Road for multiple *uses*, specific to the unique nature of this property. This site contains difficult site features, hazards, servicing problems and limited access or its location within a watershed or Crown land within a Provincial Forest, has limited development potential.

### 15.4.2 PERMITTED USES

- .1 The following uses and no others shall be permitted:
  - a) *Agricultural use*;
  - b) Gravel and rock sorting, screening and crushing;
  - c) *Hobby farm*;
  - d) *Kennel*;
  - e) Mineral processing;
  - f) *Nursery*;
  - g) *One family residence or mobile home*;
  - h) *Outdoor recreation*;
  - i) Primary processing of forestry products;
  - j) Special structures to stabilize the land; enhance water quantity or quality, and to service the need of fish and wildlife;
  - k) *Medical Marijuana Production Facility; (AM#1343)*
  - l) Water bottling, packing, warehousing and distribution;
  - m) *Campground*;
  - n) A Micro-Hydro facility.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures*;
  - b) *Accessory produce sales*;
  - c) *Animal shelters*;
  - d) *Bed and Breakfast*;
  - e) *Home based business*;
  - f) *Outdoor storage*;
  - g) *Detached Accessory Dwelling Unit, employee residence or mobile home*.

### 15.4.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008, as amended from time to time.
- .2 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of the bylaw.
- .3 An accessory office shall not exceed 25% of the floor area of the principal uses on the parcel.
- .4 There shall be no more than 1 *one family residence*, on a *parcel*.
- .5 No side of a *one family residence* shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .6 The *one family residence* shall be located behind the *principal use*.

- .7 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this bylaw.
- .8 On a *parcel* there shall be no more than:
  - a) 1 one family residence or mobile home; and
  - b) 1 *Detached Accessory Dwelling Unit, employee residence or mobile home as an accessory use.*
- .9 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger.
- .10 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres.
- .11 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres).
- .12 *Buildings* or *structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.
- .13 Operations of a *kennel* or the keeping of animals shall be in accordance with the District of Hope Good Neighbour Bylaw No. 1240, 2008 as amended from time to time.
- .14 All *accessory buildings* or *structures* shall be subject to the Accessory Buildings and Structures General Regulations of this bylaw.
- .15 The retail area of *accessory produce* sales including *buildings* and outdoor areas shall not exceed 300 square metres (~3,227 square feet).
- .16 All *animal shelters* shall be subject to the Animal Shelter Use Regulations of this bylaw.
- .17 A *bed and breakfast* shall be limited to 3 *sleeping units*.
- .18 All home based businesses shall be subject to the Home Based Business Use Regulations of this bylaw.
- .19 All *mobile homes* shall be subject to the Mobile Home Use Regulations of this bylaw.
- .20 A mobile home, employee residence or *Detached Accessory Dwelling Unit* as an *accessory use* shall only be permitted where a *one family residence* exists.
- .21 Any *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this bylaw.
- .22 A *Detached Accessory Dwelling Unit* shall be subject to the *Detached Accessory Dwelling Unit* Use Regulations of this bylaw.
- .23 A *Medical Marihuana* Production Facility shall be subject to the *Medical Marihuana* Production Facility Use Regulations of this bylaw.
- .24 See District of Hope Campground and Holiday Park Bylaw as amended from time to time (AM #1407).
- .25 All campgrounds shall be subject to the Campground Use Regulations of this Bylaw (AM #1407).

#### **15.4.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by subdivision shall be 5 hectares (~12 acres).

#### **15.4.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-4) Zone – 59850 Hunter Creek Road**

	<b>Commercial Water Bottling Facility Structure</b>	<b>Camp Ground Structures</b>	<b>Residential Structure</b>	<b>Accessory Building, Dwelling or Structure</b>
<b>Maximum Site Coverage</b>	No Maximum			
<b>Maximum Building Height</b>	12 metres (~39.5 feet)	12 metres (~39.5 feet)	12 metres (~39.5 feet)	12 metres (~39.5 feet)
<b>Setback Requirement for Any Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)	7.5 metres (~25 feet)

- .2 A *kennel* or other *structure* keeping household animals that is not completely enclosed by a solid fence at least 2 metres (~7 feet) in height, except for runs, shall be *setback* a minimum of 50 metres (~164 feet) from all *interior side lot lines* and the *rear lot lines* of the *parcel*.
- .3 Where a *kennel* or other *structure* keeping household animals is completely enclosed by a solid fence at least 2 metres (~7 feet) in height, including runs, it shall be *setback* a minimum of 30 metres (~97.5 feet) from all *interior side lot lines* and the *rear lot lines* of the *parcel*.

**15.4.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this bylaw.
- .2 All *landscaping, screening* and *fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this bylaw.

**15.4.7 SPECIAL REGULATIONS**

- .1 N/A

## **15.5 COMPREHENSIVE DEVELOPMENT (CD-5) ZONE (548 PARK STREET)**

### **15.5.1 PURPOSE**

- .1 This Comprehensive Development (CD-5) Zone is site specific and applies only to Lot 8 Block 38 Sections 9 and 16 TWP 5 RGE 26 W6M YDYD Plan 679; PID 012-128-554; 548 Park Street.
- .2 The purpose of this *zone* is to designate the property located at 548 Park Street to a multiple family residential zone.

### **15.5.2 PERMITTED USES**

- .1 The following uses and no others shall be permitted:
  - a) *Townhouse*.
- .2 The following shall be permitted as *accessory uses*:
  - a) *Accessory buildings or structures* limited to 10 square metres (~100 square feet);
  - b) Private amenity areas;
  - c) *Home based business*;
  - d) *Off-street parking area*.

### **15.5.3 CONDITIONS OF USE**

- .1 An outdoor amenity area of not less than 15 square metres (~161 square feet) and having minimum dimension of not less than 2.438 metres (~8 feet) shall be provided for and contiguous to each *townhouse*.
- .2 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .3 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .4 The *use of off-street parking areas* for the storage of contractor's equipment or commercial *vehicles* exceeding 3,000 kg GVW is prohibited in this *zone*.

### **15.5.4 REQUIREMENTS FOR SUBDIVISION**

- .1 This parcel cannot be subdivided.

### **15.5.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height* and *setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-5) Zone – 548 Park Street

	<b>Townhomes</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	Total 50%	Included in Total
<b>Maximum Density</b>	53 units/hectare	Included in Total
<b>Maximum Building Height</b>	10 metres (~32 feet)	3 metres (~10 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	14.0 metres (~46 feet)	14.0 metres (~46 feet)
<b>Rear Lot Line</b>	3.048 metres (~10 feet)	1.5 metres (~5 feet)
<b>Interior West Side Lot Line</b>	7.62 metres (~25 feet)	7.62 metres (~25 feet)
<b>Interior East Side Lot Line</b>	2.438 metres (~8 feet)	1.0 metres (~3 feet)

**15.5.6 OTHER REQUIREMENTS**

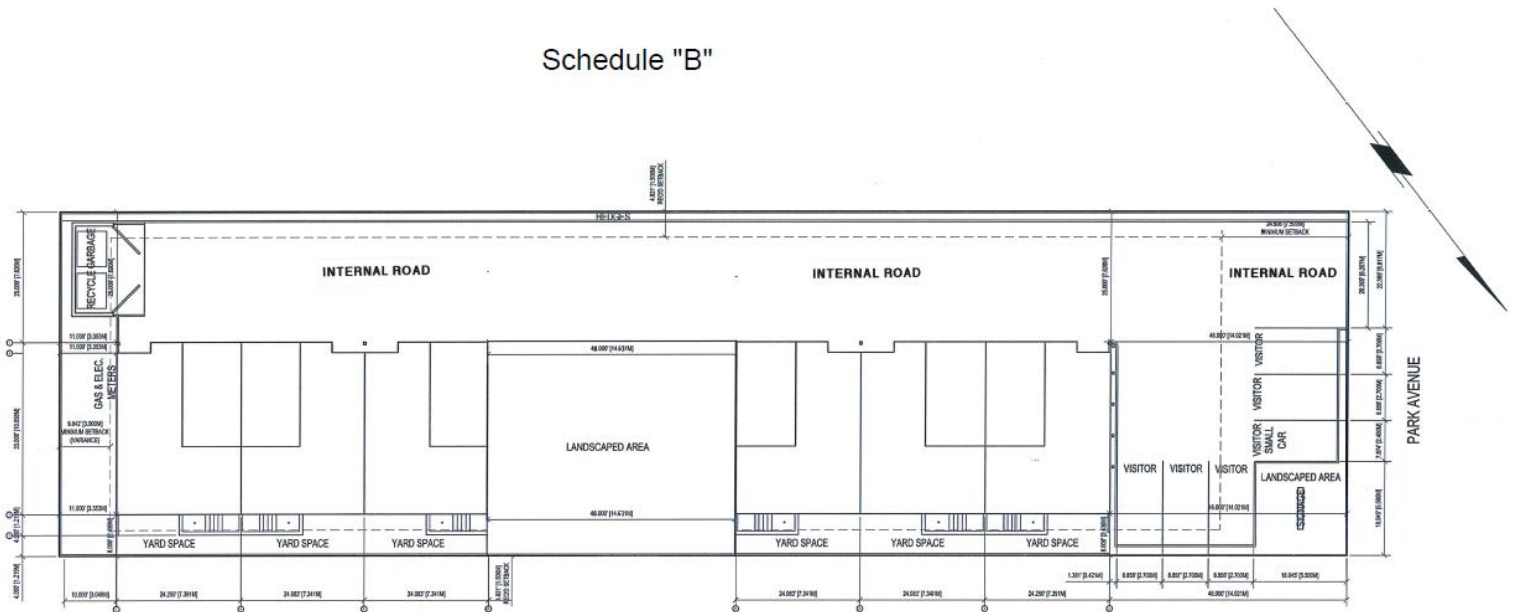
- .1 With the exception of Siting Provisions Section 6.16.1 a) and b), all *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.

**15.5.7 SPECIAL REGULATIONS**

- .1 At the owner's expense, a covenant must be registered on the property title confirming that:
  - a) Each of the six (6) garages on the property will be used for vehicular parking only and will not be converted to habitable or storage space;
  - b) The internal road must be kept free and clear of vehicles, structures or ornamental features;
  - c) The visitor parking area must be kept clear of snow piles and the snow removal operations for the development cannot have a negative impact on District of Hope lands;
  - d) No suites will be permitted in any of the townhomes;
  - e) The District of Hope will issue only one single Building Permit for the six (6) townhouse units. The required Occupancy Permit will be considered for the six (6) units in their entirety (no individual Occupancy Permit for single units will be considered).
  - f) One (1) of the six (6) townhomes will be designated as non-market units (rental units) for a five (5) year period. The start of the five (5) year non-market term will commence upon the issuance of the building Occupancy Permit. The one (1) non-market unit must be identified by a plan and attached to the covenant document.
  - g) On an annual basis, the owner shall provide proof to the District that the unit has been utilized for rental purposes only.

- .2 No off-street parking or loading space shall be sited:
  - a) less than .06 metres (~2 inches) from any lot line; or
  - b) within a horizontal distance of .42 metres (~1 foot) of a window of a habitable room.
  
- .3 Landscape, Screening and Fencing is required for the interior west side lot line in the form of hedging, fencing or a combination of both. Fencing shall be no more than 2 metres (~6 feet). Any fencing on the rear or interior east side lot line shall not exceed a maximum height restriction of 2 metres (~6 feet). In the *front yard*, the maximum height restriction is 1.2 metres (~4 feet). The landscaped areas as shown on Schedule "B" must be retained.

Schedule "B"



## **15.6 COMPREHENSIVE DEVELOPMENT (CD-6) ZONE (1270 RYDER STREET)**

### **15.6.1 PURPOSE**

- .1 This Comprehensive Development (CD-6) Zone is site specific and applies only to Lot 7 District Lot 2 YDYG Amended Plan 33496; PID 003-167-267; 1270 Ryder Street.
- .2 The purpose of this *zone* is to designate the property located at 1270 Ryder Street to an affordable housing multiple family non market residential zone.

### **15.6.2 PERMITTED USES**

- .1 The following uses and no others shall be permitted:
  - a) Thirty-one 334 to 392 ft<sup>2</sup> (31.03 to 36.42 m<sup>2</sup>) studio units; plus
  - b) Six 593 to 639 ft<sup>2</sup> (55.10 to 59.37 m<sup>2</sup>) two bedroom units; plus
  - c) Three 789 to 791 ft<sup>2</sup> (73.30 to 73.49 m<sup>2</sup>) three bedroom units.
- .2 The following shall be permitted as *accessory uses*:
  - a) Amenity areas;
  - b) *Home based business*;
  - c) Accessory building or structures.

### **15.6.3 CONDITIONS OF USE**

- .1 All units must be for the purpose of non-market housing.
- .2 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .3 Strata Title pursuant to the Strata Property Act for the units shall not be permitted.

### **15.6.4 REQUIREMENTS FOR SUBDIVISION**

- .1 This parcel cannot be subdivided.

### **15.6.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-6) Zone –  
1270 Ryder Street

	Housing Unit	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 40%	Included in Total
<b>Maximum Density</b>	40 units total	Included in Total
<b>Maximum Building Height</b>	12 metres (~39 feet)	5.0 metres (~16 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	22.8 metres (~75 feet)	22.8 metres (~75 feet)
<b>Rear Lot Line</b>	5.0 metres (~16 feet)	5.0 metres (~16 feet)
<b>Side Lot Line (North)</b>	4.7 metres (~15 feet)	4.7 metres (~15 feet)
<b>Side Lot Line (South)</b>	15.4 metres (~50 feet)	15.4 metres (~50 feet)

**15.6.6 OTHER REQUIREMENTS**

- .1 With the exception of 6.19 Off Street Parking Requirements Minimum Number of Off Street Parking Spaces, all *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.

**15.6.7 SPECIAL REGULATIONS**

- .1 The site shall comprise of the following Off Street Parking Spaces:

Type of Parking Stall	Number of Parking Stalls
Handicapped	4
Small Car	4
Resident and Visitor Parking	32
<b>TOTAL PARKING STALLS</b>	<b>40</b>
Plus a loading zone	



## 15.7 COMPREHENSIVE DEVELOPMENT (CD-7) ZONE (64295 FLOOD HOPE ROAD)

### 15.7.1 PURPOSE

- .1 This Comprehensive Development (CD-7) zone is site specific and applies only to Parcel A (DD 135521F and Plan B6372) of the North West ¼ of Section 4 TWP 5 RGE 26 W6M YDYD; PID 014-646-986; 64295 Flood Hope Road.
- .2 The purpose of this zone is to designate the property located at 64295 Flood Hope Road to a mixed use zone which would allow Compact Single Family (RS-2), Ground Oriented Multiple Family Residential (RM-2), and Highway Commercial (C-2) uses on the site.

### 15.7.2 PERMITTED USES

- .1 Despite Section 10.1.2, the following uses and no others shall be permitted in Area “A” being approximately 4486 m<sup>2</sup> (7.48% of the parcel) as revealed on Schedule B attached (**AM 1580**):
  - a) The following principal uses and no others shall be permitted:
    - a.1) One family residence (**AM 1580**)
  - b) The following shall be permitted as accessory uses (**AM 1580**):
    - b.1) Accessory buildings or structures;
    - b.2) Bed and breakfast;
    - b.3) Boarding;
    - b.4) Home based business;
    - b.5) One accessory building or structure per parcel or strata lot.
- .2 The following Ground Oriented Multiple Family Residential (RM-2) uses and no others shall be permitted in Area “B” being approximately 38809 m<sup>2</sup> (64.71% of the parcel) as revealed on Schedule B attached:
  - a) All permitted uses and accessory uses of the Ground Oriented Multiple Family Residential (RM-2) listed in Zoning Bylaw 1324 as amended from time to time.
- .3 The following Highway Commercial (C-2) uses and no others shall be permitted in Area “C” being approximately 16679 m<sup>2</sup> (27.81% of the parcel) as revealed on Schedule B attached:
  - a) Hotel, motel or motor inn as a principal use; and
  - b) Restaurant, outdoor storage, or dwelling unit as an accessory use.

### 15.7.3 CONDITIONS OF USE

#### Small-Scale Multi-Unit Housing (RS-1) Area (**AM 1580**)

- .1 Despite Section 10.1.3, the following conditions of use shall be followed (**AM 1580**):
  - a) There shall be no more than 1 one family residence on a parcel.
  - b) No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
  - c) In this zone, only 1 accessory building or structure is permitted and can only be located in the rear yard of a strata lot.
  - d) All accessory buildings or structures on the common property shall be subject to the Accessory Buildings and Structures General Regulations of Zoning Bylaw 1324 as amended from time to time.

- e) A bed and breakfast shall be limited to 3 sleeping units.
- f) Boarding of not more than 2 persons shall be permitted in a one family residence.
- g) All home based businesses shall be subject to the Home Based Business Use Regulations of Zoning Bylaw 1324 as amended from time to time.

Ground Oriented Multiple Family Residential (RM-2) Area

- .1 An outdoor amenity area of not less than 15 square metres (~161 square feet) and minimum dimension of not less than 3.0 metres (~10 feet) shall be provided for and contiguous to each dwelling unit.
- .2 An outdoor amenity area within a multiple family dwelling may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .3 All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of Zoning Bylaw 1324 as amended from time to time.
- .4 A day care shall be in a separate facility and not in any dwelling unit of a multiple family dwelling.
- .5 All home based businesses shall be subject to the Home Based Business Use Regulations of Zoning Bylaw 1324 as amended from time to time.
- .6 The use of off-street parking areas for the storage of contractor's equipment or commercial vehicles exceeding 3,000 kg GVW is prohibited in the RM-2 zoned area.

Highway Commercial (C-2) Area

- .1 A dwelling unit accessory to a hotel, motel or motor Inn may be located on the ground floor but must be located within the same building as the hotel, motel or motor inn.
- .2 The floor area of a convenience store as an accessory use shall not exceed 140 square metres (~1,506 square feet).

**15.7.4 REQUIREMENTS FOR SUBDIVISION**

Small-Scale Multi-Unit Housing (RS-1) Area (AM 1580)

- .1 Despite Section 1.1.4, the following requirements for subdivision shall be followed (AM 1580):
  - a) The minimum lot area for a parcel created by subdivision shall be 375 square metres (~4,030 square feet) where there is a community water system and community sanitary sewer system available to service the parcel.
  - b) The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 12 metres (~39.5 feet) whichever is greater.

Ground Oriented Multiple Family Residential (RM-2) Area

- .1 The minimum lot area for a parcel created by subdivision for a building or buildings consisting of less than 5 dwelling units shall be 650 square metres (~6,993 square feet).
- .2 The minimum lot area for a parcel created by subdivision for a building or buildings consisting of 5 or more dwelling units shall be 1,000 square metres (~10,760 square feet).
- .3 The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 18 metres (~59 feet) whichever is greater.
- .4 The minimum depth of a parcel shall be 30 metres (~97.5 feet) whichever is greater.

Highway Commercial (C-2) Area

- .1 The minimum lot area for a parcel created by subdivision shall be:
  - a) 1000 square metres (~10,760 square feet) where there is a community water system and community sanitary sewer system available to service the parcel; or
  - b) 0.4 hectares (~1 acre) where there is either a community water system or a community sanitary sewer system but not BOTH available to service the parcel; or

- c) 1 hectare (~2.5 acres) where there is neither a community water system nor a community sanitary sewer system available to service the parcel.
- .2 The minimum frontage of a parcel shall be 10% of the perimeter of that parcel or 30 metres (~97.5 feet) whichever is greater.

**15.7.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-7) Zone – 64295 Flood Hope Road

Small-Scale Multi-Unit Housing (RS-1) Zone (AM 1580)

Despite Section 10.1.5, the following site coverage, building height and setbacks shall be followed (AM 1580):

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 45%	
<b>Maximum Building Height</b>	8.0 metres (~26.5 feet)	4.0 metres (~13 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	6.0 metres (~20 feet)	N/A *
<b>Rear Lot Line</b>	4.0 metres (~13.5 feet)	1.0 metre (~3.5 feet)
<b>Interior Side Lot Line</b>	1.2 metres (~4 feet)	1.0 metre (~3.5 feet)
<b>Exterior Side Lot Line</b>	2.5 metres (~8.5 feet)	2.5 metres (~8.5 feet)
*In the RS-2 Zone only one accessory building located in the rear yard is permitted.		

Ground Oriented Multiple Family Residential (RM-2) Zone

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	Total 45%	
<b>Maximum Density for the RM-2 Area</b>	40 units/hectare	
<b>Setback Required from:</b>		
<b>Maximum Building Height</b>	10.0 metres (~33 feet)	5.0 metres (~16.5 feet)
<b>Setback Required From:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	4.0 metres (~13.5 feet)	1.0 metres (~3.5 feet)

<b>Interior Side Lot Line</b>	1.5 metres (~5 feet)	1.0 metres (~3.5 feet)
<b>Exterior Side Lot Line</b>	3.5 metres (~11.5 feet)	3.5 metres (~11.5 feet)

Highway Commercial (C-2) Zone

	<b>Principal Building or Structure</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	Total 35%	
<b>Maximum Building Height</b>	15.0 metres (~49.5 feet)	10.0 metres (~33 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	6.0 metres (~20 feet)	6.0 metres (~20 feet)
<b>Interior Side Lot Line</b>	3.0 metres (~10 feet)	3.0 metres (~10 feet)
<b>Exterior Side Lot Line</b>	3.0 metres (~10 feet)	metres (~10 feet)

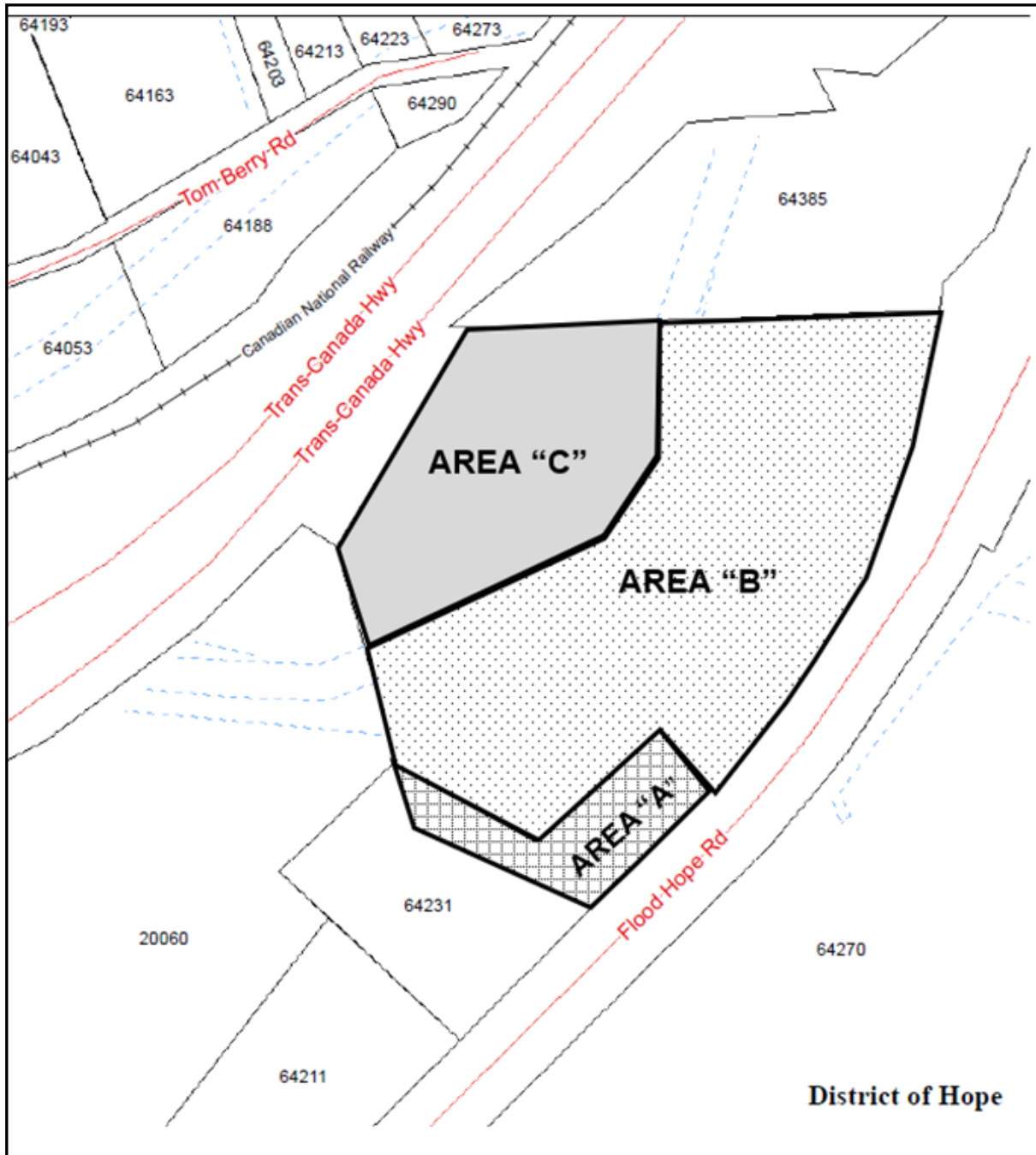
**15.7.6 OTHER REQUIREMENTS**

- .1 The off-street parking areas, off street loading spaces, for the Compact Single Family Residential (RS-2) zoned portion of the property, the Ground Oriented Multiple Family Residential (RM-2) zoned portion of the property, and the Highway Commercial (C-2) zoned portion of the property, shall be provided in accordance with each of the applicable zones as described in the Off-Street Parking and Loading Regulation of Zoning Bylaw 1324.
- .2 All landscaping, screening and fencing for the Compact Single Family Residential (RS-2) zoned portion of the property, the Ground Oriented Multiple Family Residential (RM-2) zoned portion of the property, and the Highway Commercial (C-2) zoned portion of the property shall be provided in accordance with each of the applicable zones as described in the Landscaping Screening and Fencing Regulations of Zoning Bylaw 1324.

**15.7.7 SPECIAL REGULATIONS**

- .1 If the restaurant which is permitted in the Highway Commercial (C-2) zoned portion of the property is a licensed liquor establishment, it shall be subject to and comply with the provisions of the Liquor Control and Licensing Act.

**COMPREHENSIVE DEVELOPMENT (CD-7) ZONE – 64295 FLOOD HOPE ROAD  
SCHEDULE “B”**



## 15.8 COMPREHENSIVE DEVELOPMENT (CD-8) ZONE (19746 & 19743 FOSTER ROAD)

### 15.8.1 PURPOSE

- .1 This Comprehensive Development (CD-8) Zone is site specific and applies only to the consolidation of Lots 2 and 3 Section 5 TWP 5 RGE 26 W6M YDYD Plan KAP19584; PID's 008-000-930 and 008-000-948; 19746 and 19743 Foster Road.
- .2 The purpose of this *zone* is to maintain the existing cabins (one family residences), allow for tiny homes and recreational vehicle use while having minimum impact on the surrounding natural environment and riparian areas, while minimizing the risk of development in the Floodway and Avulsion Hazard of the Silverhope Creek.

### 15.8.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted as per the Areas identified on Attachment 1 which forms part of this bylaw:
  - a) *One family residence(s)* in Area "B" only;
  - b) *One family residence(s)* existing prior to the adoption of this bylaw may be maintained in both Area "A" and Area "B";
  - c) *Tiny Homes* in both Area "A" and Area "B";
  - d) *Recreational Vehicle Use* in both Area "A" and Area "B".
- .2 The following *accessory uses* and no other use shall be permitted:
  - a) *Outdoor recreation use*;
  - b) *Bed and Breakfast* within a *one family residence* only;
  - c) *Home Based Business* within a *one family residence* only;
  - d) *Accessory building or structures* are permitted in Area "B" only.

### 15.8.3 CONDITIONS OF USE

- .1 The maximum number of *one family residences* in this CD-8 zone shall not exceed twenty-two (22), at any given time.
- .2 The maximum number of *tiny homes* or *recreational vehicles* or a combination of the two, shall not exceed ten (10) at any given time in this CD-8 zone.
- .3 Any new *one family residence* constructed after the adoption of this bylaw, must have a maximum footprint of 139.35 square metres (~1500 square feet) or less including any additions such as a porch or garage.
- .4 All *accessory buildings or structures* shall be subject to the *Accessory Buildings and Structures* General Regulations of this bylaw.
- .5 A *bed and breakfast* shall be limited to 3 sleeping units.
- .6 All *home based businesses* shall be subject to 8.6.1 of the *Home Based Business Use Regulations* of this bylaw.

### 15.8.4 REQUIREMENTS FOR SUBDIVISION

- .1 This parcel cannot be subdivided.

### 15.8.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-8) Zone – 19746 and 19743 Foster Road

	Principal Building or Structure	Accessory Building or Structure
Density	Limited to Twenty Two (22) One Family Residences and Ten (10) Tiny Homes or Recreational Vehicles	
Maximum Building Height	10 metres (~33 feet)	5 metres (~16 feet)
Setback Required from Any Lot Line	7.5 metres (~25 feet)	7.5 metres (~25 feet)

### 15.8.6 OTHER REQUIREMENTS

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this bylaw.

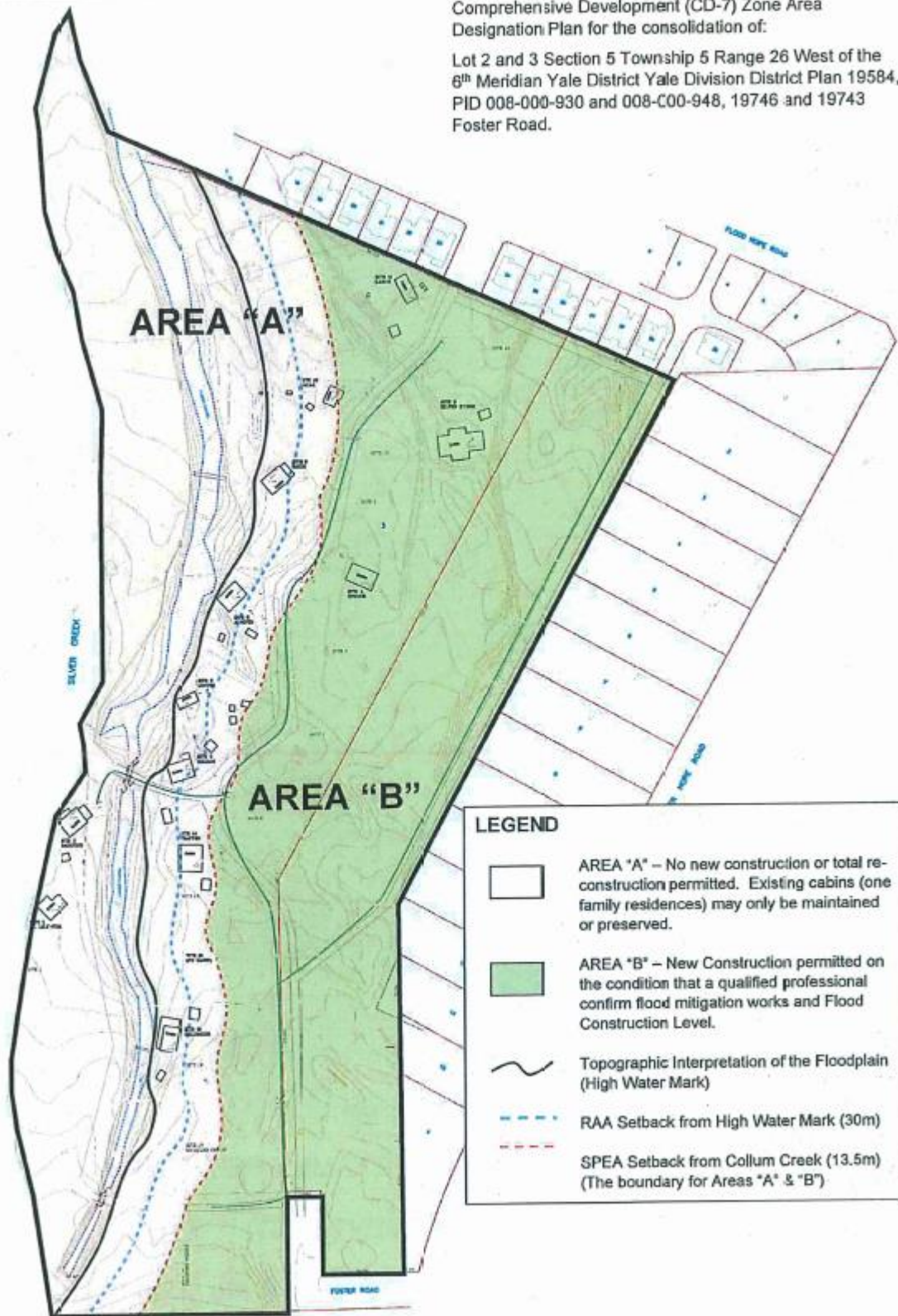
### 15.8.7 SPECIAL REGULATIONS

- .1 For this Comprehensive Development (CD-8) Zone, *Tiny Homes* shall be defined as meaning a portable structure situated on a trailer with wheels which can be moved by a standard vehicle and constructed for use as temporary living, sleeping quarters, or for recreational purposes.
- .2 Any new *one family residence* will be subject to the District of Hope Development Cost Charges Imposition Bylaw No 01/95 as amended from time to time.
- .3 *Tiny Homes* and *recreational vehicles (RV)* may be placed in both Area “A” and Area “B” so long as the *Tiny Homes*:
- Can be moved promptly by a standard vehicle within 24 hours’ notice;
  - Are not placed on foundations or made permanent in any way. The trailer or RV should have full mobility functionality at all time (ie moveable with working tires and lights); and
  - Are removeable from Area “A” in the event that a Flood Warning or Advisory is issued by the British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development River Forecast Centre. It will be the responsibility of the property owner to monitor flood warnings.
  - A flood covenant saving the District of Hope harmless is registered on the property title.

DISTRICT OF HOPE BYLAW NO. 1470  
ATTACHMENT 1

Comprehensive Development (CD-7) Zone Area  
Designation Plan for the consolidation of:

Lot 2 and 3 Section 5 Township 5 Range 26 West of the  
6<sup>th</sup> Meridian Yale District Yale Division District Plan 19584,  
PID 008-000-930 and 008-C00-948, 19746 and 19743  
Foster Road.





## 15.9 COMPREHENSIVE DEVELOPMENT (CD-9) ZONE (PORTION OF 23200 TC HWY)

### 15.9.1 PURPOSE

- .1 This Comprehensive Development (CD-9) *zone* is site specific and applies only to Legal Subdivision 9 of Section 28 Township 5 Range 26 West of the 6<sup>th</sup> Meridian Yale Division Yale District Except Plan KAP46983, PID 014-671-697, 23200 Trans Canada Highway.
- .2 The purpose of this *zone* is to specify the area where *Tourist Accommodation* and *Assembly Use* and those limited rural uses may take place on the identified parcel.

### 15.9.2 PERMITTED USES

- .1 The following principal uses and no others shall be permitted as per the area identified on Schedule A which forms part of this bylaw:
  - a) *Agricultural Use*;
  - b) *Hobby farm*;
  - c) *Nursery*;
  - d) *One family residence*;
  - e) *Outdoor recreation*;
  - f) Special structures to stabilize the land; enhance water quantity or quality, and to serve the needs of fish and wildlife;
  - g) *Assembly Use*.
- .2 The following *accessory uses* and no other use shall be permitted:
  - a) *Accessory buildings or structures*;
  - b) *Accessory produce sales*;
  - c) *Home Based Business within a one family residence only*;
  - d) *Outdoor storage*;
  - e) *Tourist Accommodation*.

### 15.9.3 CONDITIONS OF USE

- .1 The maximum number of *one family residences* in this Comprehensive Development (CD-9) *zone* shall not exceed one.
- .2 The purpose of the one family residence is for residential or *Tourist Accommodation* use.
- .3 The maximum number of buildings for *Assembly Use* shall not exceed one. The main purpose of the *Assembly Use* building is for social or festive activities.
- .4 A *hobby farm* shall be limited to *parcels* with a minimum *lot area* of 0.8 hectares (2 acres) or larger.
- .5 On a *hobby farm* the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three (3) animals or less per 2 acres.
- .6 On a *hobby farm* the keeping of poultry is permitted in concentrations of six (6) birds or less per 0.1 hectares (0.25 acres).
- .7 *Buildings* or *structures* for housing animals associated with a *hobby farm* shall be subject to the *accessory building or structure setback* conditions as stated in this *zone*.
- .8 All *accessory buildings or structures* shall be subject to the Accessory Buildings and Structures General Regulations of this bylaw.
- .9 The retail area of *accessory produce sales* including buildings and outdoor areas shall not exceed 300 square metres (~3,227 square feet).

- .10 All *home based businesses* shall be subject to 8.6.3 of the Home Based Business Use Regulations of this Bylaw.
- .11 Any *outdoor storage* shall be subject to the Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this bylaw.

**15.9.4 REQUIREMENTS FOR SUBDIVISION**

- .1 This Comprehensive Development (CD-9) portion of the parcel cannot be subdivided.

**15.9.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-9) Zone – A Portion of 23200 Trans Canada Highway**

	Principal Building or Structure	Accessory Building, Dwelling or Structure
Maximum Site Coverage	No maximum	
Maximum Building Height	No maximum	
Setback Required from Any Lot Line:	7.5 metres (~25 feet)	7.5 metres (~25 feet)

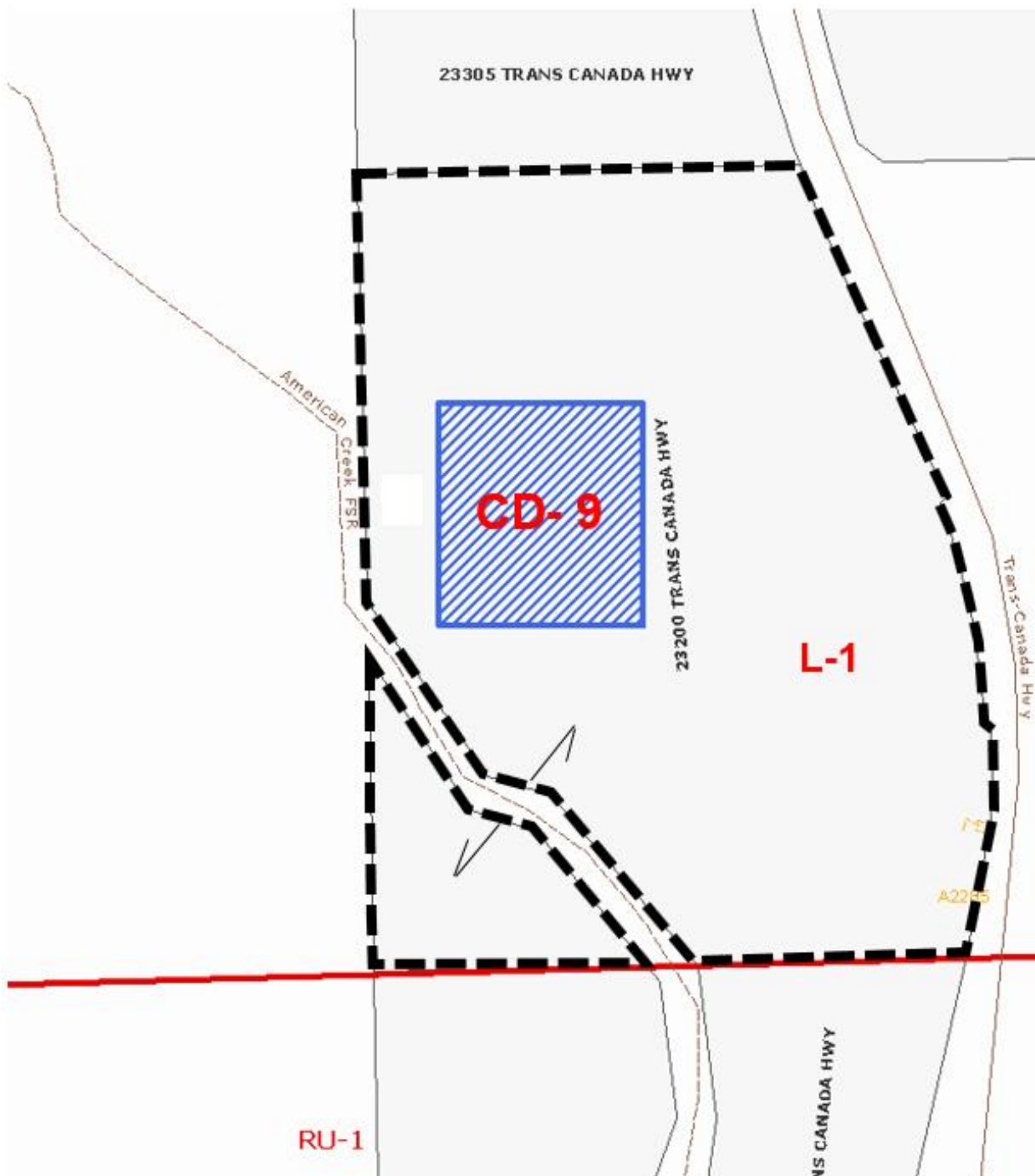
**15.9.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this bylaw or must provide an alternate transportation solution for guests as part of the Business License application.
- .2 All landscaping, screening and fences shall be provided in accordance with the Rural zones of the Landscaping, Screening and Fencing Regulations of this bylaw.

**15.9.7 SPECIAL REGULATIONS**

- .1 For this Comprehensive Development (CD-9) zone, *Tourist Accommodation* shall be defined as meaning the existing dwelling which allows a maximum of 14 guests.

DISTRICT OF HOPE BYLAW NO. 1475  
SCHEDULE "A"



## **15.10 COMPREHENSIVE DEVELOPMENT (CD-10) ZONE (1275 7<sup>TH</sup> AVENUE)**

### **15.10.1 PURPOSE**

- .1 This Comprehensive Development (CD-10) *zone* is site specific and applies only to the 0.79 hectare (1.95 acre) southwestern portion of Lot 5A Block 3 Townsite of Hope Suburban, PID 001-891-740.
- .2 The purpose of this *zone* is to designate the southwestern corner of the property at 1275 Seventh Avenue to a Government Subsidized Supportive Housing and Shelter zone. This will allow for Shelter and Supportive Housing to be operated within a single building.

Shelter includes essential services to meet a client's immediate needs for short stay accommodation, nutritious meals, security and basic hygiene and gateway services to help clients break the cycle of homelessness by connecting them to appropriate housing and community services.

Supportive Housing provides a home with access to on-site supports to ensure people can achieve and maintain housing stability. Support services include a meal program, laundry services, referral to services in the community including access to health care services, counselling, employment and life skills programs as well as educational opportunities.

### **15.10.2 PERMITTED USES**

- .1 The following principal uses and no others shall be permitted:
  - a) Shelter – Immediate, short stay housing for people at risk up to a maximum of 15 beds;
  - b) Supportive Housing – Support and services to individuals who cannot live independently up to a maximum of 56 support units; and
  - c) Medical Offices.
- .2 The following *accessory uses* and no other use shall be permitted:
  - a) *Interior amenity areas;*
  - b) *Exterior amenity spaces;*
  - c) *Accessory building or structures; and*
  - d) *Administration and office space for use by program staff.*

### **15.10.3 CONDITIONS OF USE**

- .1 All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this Bylaw.
- .2 All units must be for the purpose of non-market housing.
- .3 The site can support up to one principal building.
- .4 There is no limit on the number of accessory buildings the site can support.

### **15.10.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The 0.79 hectare southwest section of the parcel cannot be subdivided with the exception of a lease subdivision.

### **15.10.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for Comprehensive Development (CD-10) Zone  
– 1275 Seventh Avenue**

	<b>Housing Unit</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	Total 50% of Leased Area	Included in Total
<b>Maximum Building Height</b>	12.5 metres (~40 feet)	3 metres (~8 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	2 metres (~7 feet)
<b>Rear Lease Boundary</b>	6 metres (~3 feet)	1 metre (~3 feet)
<b>Side Lease Boundary</b>	14 metres (~46 feet)	1.2 metres (~4 feet)

**15.10.6 OTHER REQUIREMENTS**

- .1 With the exception of 6.19 Off-Street Parking Requirements Minimum Number of Off Street Parking Spaces, all *off -street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.

**15.10.7 SPECIAL REGULATIONS**

- .1 The site shall comprise of the following Off Street Parking Spaces:

<b>Type of Parking Stall</b>	<b>Number of Parking Stalls</b>
<b>Standard Parking Stall</b>	25
<b>Parking Stall Reserved for Disabled Persons</b>	3
<b>TOTAL PARKING STALLS</b>	28
<b>Loading Stall</b>	1



## 15.11 COMPREHENSIVE DEVELOPMENT (CD-11) ZONE (960 6<sup>TH</sup> AVENUE)

### 15.11.1 PURPOSE

- .1 This Comprehensive Development (CD-11) *zone* is site specific and applies only to Lot 1 Section 10 Township 5 Range 26 W6M YDYD Plan 22368; PID 006-928-463.
- .2 The purpose of this CD-11 *zone* is to accommodate specified light industrial, retail and service commercial uses on the property legally described above and is designed to minimize conflicts with the surrounding areas.
- .3 The CD-11 *zone* is a modification of the Light/Service Industrial zone (I-2) that includes retail store use and commercial service uses. The new zone eliminates some of the uses in the I-2 zone not needed or inappropriate for the site configuration in the new CD-11 *zone*.

### 15.11.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) Auction sales and storage;
  - b) Beverage Bottling and distribution;
  - c) Building supply and lumber yard;
  - d) Car wash;
  - e) Cartage, delivery and moving service;
  - f) Cold storage plant and frozen food locker;
  - g) Equipment sales, service and rental;
  - h) Household and other small appliance sales and service;
  - i) Industrial operation involved in the processing, fabricating, assembling, storing, transporting, distributing, testing, servicing, repairing, wholesaling or warehousing of goods, materials and things;
  - j) Light manufacturing, including, without limiting the generality of the foregoing woodworking, metalworking and machine shops;
  - k) *Mini-storage facility*;
  - l) Printing, publishing and allied trades;
  - m) Recycling depot accepting, storing and processing solid waste products;
  - n) *Vehicle* sales or rental operation;
  - o) *Vehicle* service or repair including, without limiting the generality of the foregoing, body repair and painting;
  - p) *Veterinary clinic*;
  - q) Warehousing;
  - r) Wholesaling providing for the selling of goods in relatively large quantities within a *building* to retailers for resale to consumers;
  - s) Workshop and yard for construction companies and trade contractors;
  - t) Retail store; and
  - u) Commercial service use.

- .2 The following *accessory uses* and no other use shall be permitted:
  - a) *Accessory buildings or structures*, including, without limiting the generality of the foregoing, material handling equipment, scales and storage buildings;
  - b) Commercial vehicle storage;
  - c) Office accessory to the operation of any of the principal uses permitted in this zone;
  - d) One family residence;
  - e) Outdoor storage;
  - f) Restaurant.

### 15.11.3 CONDITIONS OF USE

- .1 All activities within this *zone* shall be carried out in accordance with the *District of Hope Good Neighbour Bylaw No. 1240, 2008* as amended from time to time.
- .2 A *mini-storage facility* shall:
  - a) be completely enclosed within a building; and
  - b) have adequate on-site drainage works and shall not drain onto or create a drainage hazard for an adjacent *parcel*.
- .3 All individual storage units within a *mini-storage facility* shall have:
  - a) direct access at the ground level and a maximum interior height of 3.3 metres (~11 feet); and
  - b) a *floor area* of not less than 2.8 square metres (~30 square feet) and not more than 28 square metres (~301 square feet).
- .4 There shall be not more than 1 *one family residence* on a *parcel*.
- .5 No side of a one family residence shall have an overall dimension of less than 6 metres (~20 feet) excluding additions and projections.
- .6 Excluding a *mini storage facility*, the *one family residence* shall be located behind the *principal use*.
- .7 All accessory buildings or structures shall be subject to the Accessory Buildings and Structures General Regulations of this bylaw.
- .8 An *accessory building or structure* for security personnel (watch person) shall not exceed a *floor area* of 20 square metres (~215 square feet).
- .9 An accessory office shall not exceed 25% of the *floor area* of the *principal uses* on the *parcel*.
- .10 All *outdoor storage* shall be subject to the Outdoor Storage Landscaping, Screening and Fencing Regulations and the Outdoor Storage Use Regulations of this bylaw.
- .11 The *floor area* of a *restaurant* as an accessory use shall not exceed 70 square metres (~753 square feet).



**15.11.4 REQUIREMENTS FOR SUBDIVISION**

- .1 The minimum *lot area* for a *parcel* created by *subdivision* shall be:
  - a) 930 square metres (~10,005 square feet) where there is a *community water system* and a *community sanitary sewer system* available to service the *parcel*; or
  - b) 0.4 hectares (~1 acre) where there is either a *community water system* or a *community sanitary sewer system* but not BOTH available to service the *parcel*; or
  - c) 1 hectare (~2.5 acres) where there is neither a *community water system* nor a *community sanitary sewer system* available to service the *parcel*.

**15.11.5 SITE COVERAGE, BULDING HEIGHT AND SETBACKS**

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for CD-11 Zone (960 6<sup>th</sup> Avenue)**

	Principal Building or Structure	Accessory Building or Structure
<b>Maximum Site Coverage</b>	No Maximum	
<b>Maximum Building Height</b>	12 metres (~39.5 feet)	12 metres (~39.5 feet)
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	6 metres (~20 feet)	6 metres (~20 feet)
<b>Rear Lot Line</b>	3 metres (~10 feet)	3 metres (~10 feet)
<b>Interior Side Lot Line</b>	3 metres (~10 feet)	3 metres (~10 feet)
<b>Exterior Side Lot Line</b>	4.5 metres (~15 feet)	4.5 metres (~15 feet)

- .2 Where a *parcel* zoned Comprehensive Development (CD-11) adjoins or abuts a *parcel* in an Industrial zone, the *rear lot line* or *interior side lot line setbacks* do not apply.
- .3 Where a Comprehensive Development (CD-11) adjoins or abuts a Residential Zone, all *buildings* and *structures* in the C-11 zone shall be *setback* a minimum of 7.5 metres (~25 feet) from the boundary of each *parcel* that adjoins or abuts in the Residential Zone.

**15.11.6 OTHER REQUIREMENTS**

- .1 All *off-street parking areas* and *off-street loading spaces* shall be provided in accordance with the Off-Street Parking and Loading Regulations of this bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this bylaw.

# MAP OF COMPREHENSIVE DEVELOPMENT (CD-11) ZONE AREA (960 6TH AVENUE)

