

1. Administration

1.1 City of Prince George Zoning Bylaw No. 7850

A bylaw of the City of Prince George to establish and provide for zoning and other development regulation in order to implement the Official Community Plan, thereby fostering the economic, social and environmental well-being of the community.

WHEREAS Council may, pursuant to Part 26 of the *Local Government Act* divide the whole or part of the municipality into zones, name each zone, establish the boundaries of the zones, and regulate the use and development of land, buildings, and structures within each zone;

AND WHEREAS Council has given notice of its intention to adopt this Bylaw and has provided an opportunity for persons who consider they are affected by this Bylaw to make representations to Council at a Public Hearing pursuant to Part 26 of the *Local Government Act*.

NOW THEREFORE, Council of the City of Prince George, in an open meeting assembled, **ENACTS AS FOLLOWS:**

1.2 Title

1.2.1 This Bylaw should be cited as the *City of Prince George Zoning Bylaw No. 7850, 2007*.

1.3 Purpose

1.3.1 This Bylaw is to provide a clear and efficient system of land use regulation to implement the *Official Community Plan* by achieving a high quality of life, creating downtown as the community centre, providing employment and economic diversity, managing growth for the long term, engaging and communicating with the community, building strong neighbourhoods, fulfilling social responsibilities, considering diverse community needs, promoting environmental stewardship, and building a beautiful city.

1.4 Zones

1.4.1 The City is divided into zones that are named in Sections 9 through 15 of this Bylaw.

1.5 Zoning Map

1.5.1 The boundaries of the zones are shown on the attached zoning maps Schedule "A", the Home Business Overlay (HBO) in Schedule "B", Schedule "C", Schedule "G", Schedule "H", and Schedule "I", they form part of this Bylaw.

1.6 Uses and Regulations

1.6.1 Except for legal non-conforming uses or development approved by a development variance permit, temporary use permit, or a Board of Variance order, uses, buildings, and structures in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements in this Bylaw, and any applicable housing agreement, or heritage revitalization agreement.

1.6.2 No land, building, or structure shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered,

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placed, or maintained except in conformity with the provisions of this Bylaw for:

- a) the vertical extent of a zone;
- b) the use of land, buildings, and structures;
- c) the density of the use of land, buildings, and structures;
- d) the siting size and dimensions of buildings and structures, and the uses that are permitted on the land;
- e) the location of the uses on the land and within buildings and structures; and
- f) the shape, dimension, and area, including the minimum and maximum sizes, of all parcels of land that may be created by subdivision.

1.6.3 No off-street parking and loading spaces for any use, building or structure shall be developed except in conformity with the provisions of this Bylaw.

1.6.4 No paved area or roof area shall be developed, altered or maintained for the ongoing disposal of surface runoff and storm water, except in conformity with the provisions of this Bylaw.

1.6.5 No screening or landscaping shall be developed, altered, or maintained except in conformity with the provisions of this Bylaw.

1.6.6 The regulations in this Bylaw shall apply uniformly to all lands, buildings, structures, and uses, except as provided for in this Bylaw.

1.6.7 Uses not permitted in the Bylaw are prohibited.

1.7 Repeal

1.7.1 Prince George Zoning Bylaw No. 3482, 1980 and all its amendments are repealed.

1.8 Compliance with Other Legislation

1.8.1 Compliance with this Bylaw shall not be deemed to be a representation by the City that any use, building, structure, or development complies with all applicable bylaws or other enactments. Every person is responsible to ensure compliance with all bylaws and other enactments.

1.9 Non-conformity

1.9.1 Non-conforming uses and siting are provided for by *the Local Government Act*.

1.10 Severability

1.10.1 If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found invalid by decision of any court of competent jurisdiction, such decision shall not affect the validity of the other portions of this Bylaw.

1.11 Transitional Provisions

1.11.1 Lots created prior to the date of adoption of this Bylaw, regardless of area or dimensions, may be used for any of the uses permitted by its zone.

1.11.2 A complete building permit application received prior to the adoption of this Bylaw shall be processed in accordance with *Prince George Zoning Bylaw No. 3482, 1980*. Such applications shall be approved or rejected within 30 days of the adoption of this Bylaw, and if rejected, any further development shall be in accordance with this Bylaw.

1.11.3 *Prince George Zoning Bylaw No. 3482, 1980* amendment bylaws that have received first two readings prior to the adoption of this Bylaw, but have not received final reading, shall be construed to have the zone from this Bylaw which corresponds to the zone from *Prince George Zoning Bylaw No. 3482, 1980*, as shown in Table 1.1.

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Table 1.1 Table of Concordance

<i>City of Prince George Zoning Bylaw No. 7850, 2007</i>	<i>Prince George Zoning Bylaw No. 3482, 1980</i>
AG	GB
AF	AFO-1, AFO-2
AR1	RRS-1
AR2	RRS-2
AR3	SRS-1A
AR3m	SRS-1B
RS1	SRS-2A, URS-1A
RS1m	SRS-2B, URS-1B
RS2	URS-2A, URS-3A
RS2m	URS-2B, URS-3B
RS3	URS-4
RS4	URS-5
RM9	MHP-1
RM9r	MHP-2
RT1	URT-2, URT-3
RT2	URT-4
RT3	URC-1
RM1	URM-1A, URM-3C, P-5D
RM2	URM-3B
RM3	URM-1B, URM-2
RM4	URM-3A
RM5	URM-6
RM6	URM-4
RM7	URM-5
C1	C-1
C2	C-2A
C3	C-2B
C4	C-2C, C-3, C-6A, C-8
C4I	C-9
C5	C-4, C-4V
C6	C-5A, C-5D
C6I	C-9L
C7	C-5B
C8	C-7
C9	C-6B
M1	M-1
M2	M-1B
M3	M-1A, M-1C, M-1E
M4	M-1D
M5	M-2
M6	M-3
M7	M-4
P1	P-1
P2	P-5A, P-5B
P3	P-2
P4	P-1A

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<i>City of Prince George Zoning Bylaw No. 7850, 2007</i>	<i>Prince George Zoning Bylaw No. 3482, 1980</i>
P5	P-1B
P6	P-5C
U1	P-4A
U2	P-4B, P-4C
W	W
Z1	P-3A
Z2	P-3B
Z3	C-5C
Z4	C-5E
Z5	C-5F
Z6	C-4G
Z7	CD-1
Z8	C-12, C-12A
Z9	URC-2
Z10	C-11
HBO	SHO

2. Interpretation

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2.1 Rules of Interpretation

- 2.1.1 All measurements are metric.
- 2.1.2 The provisions of this Bylaw are cumulative.
- 2.1.3 Whenever references to a zone start with and include only the letters AG, AF, AR, RS, RT, RM, C, M, P, U, W or Z, they shall be deemed to include all zones starting with those letters in combination with other numbers or letters.
- 2.1.4 Any enactments, codes or regulations referred to in this Bylaw are references to Federal or British Columbia enactments, codes or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this Bylaw is a bylaw of the City of Prince George as amended, revised, consolidated or replaced from time to time.

2.2 Zone Boundaries

- 2.2.1 Where a zone boundary is shown on the Zoning Map as approximately following, immediately parallel to, or as an extension of a property line, the City boundary, the high water mark of a watercourse, or a topographic contour line, it follows that line. Where a zone boundary follows a high water mark it shall be construed to move with the high water mark in the case of slow and imperceptible change.
- 2.2.2 In circumstances not covered by Section 2.2.1, the zone boundary shall be determined by scaling the boundary from some known location on Schedule "A", "B", or "C" as applicable.
- 2.2.3 Where a highway forms a zone boundary, the zone shall extend to the midpoint of the highway. In cases where the highway is consolidated with abutting land, it shall be construed to have the same zoning as that abutting land.
- 2.2.4 In circumstances where a single lot is located in more than one zone, the provisions of this Bylaw that regulate the use of land, buildings and structures; the density of the use of land, buildings, and structures; the siting, size, and dimension of buildings and structures, and uses permitted on the land; the location of uses on the land and within the building and structures; and the shape, dimension, and area of all parcels of land that may be created by subdivision; shall apply as if the zone boundary were a property line, and in the case of subdivision, be in compliance with the largest minimum area, or smallest maximum area that applies to that lot or portion of the lot being created.

2.3 Definitions

- 2.3.1 Individual uses are grouped into definitions with common functional or physical effects or characteristics. These uses define the range of uses that are principal secondary, or accessory, with or without conditions, within various zones of this Bylaw.
- 2.3.2 Examples listed in a use definition are to illustrate typical uses and are not intended to be exclusive, exhaustive, or restrictive.
- 2.3.3 Where a specific use generally conforms to the wording of two or more uses, the use shall be construed to conform to, and is included in the use that is most similar in character, performance, and purpose.
- 2.3.4 Where zones are listed in the column to the left of uses, they are for convenience only. The list of uses within each zone determines which uses are allowed in

each zone. Uses may only be allowed under certain circumstances outlined in the particular zone and other applicable sections.

2.3.5 All uses listed in a sentence after the phrase “may include accessory” are deemed accessory uses.

2.3.6 Definitions for key words and phrases not contained in legislation or other bylaws are listed below. In addition to definitions in a site-specific zone, the following words, terms, and phrases, wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

A

Abattoir: penning and slaughtering of animals, and the processing of animal carcasses including cutting, preserving, packing, storing and may include accessory wholesale of the product.

Abut: contiguous to, or physically touching, and when used with respect to sites means two or more that share a common property line of at least one point.

Access: a means, way or area that provides for the physical ingress and/or egress of vehicles and pedestrians from a highway.

Access to Cannabis for Medical Purposes Regulations: the federal regulation, and any subsequent regulations or acts which may be acted in substitution, that facilitates possession, production, selling (i.e. shipping, delivering, transporting), and the destroying of dried marihuana and cannabis plants harvested within the facility.

Adjacent: when used with respect to sites means abutting, or would abut, if not for a common highway, walkway, watercourse, right of way, or easement.

Agricultural Land Reserve: as defined in the *Agricultural Land Commission Act*.

Agricultural Waste: includes manure, used mushroom medium and agricultural vegetation waste.

Agriculture, General: means:

- a) growing, producing, raising or keeping animals or plants, or the primary products of those plants or animals;
- b) land cultivation;
- c) storage, packing, product preparation or processing agricultural products, if at least 50% of the agricultural product being stored, packed, prepared or processed is produced on the same site, or is feed required for agriculture production purposes on that site;
- d) agricultural retail sales if all of the agricultural product offered for sale is produced on the site on which the retail sales are taking place, or at least 50% of the retail sales area is limited to the sale of agricultural products produced on the same site, on which the retail sales are taking place and the total area, both indoors and outdoors, used for retail sales of all products does not exceed 300 m²;
- e) may include accessory:
 - i. land development works including clearing, berming, leveling, draining, irrigating and construction of reservoirs and other works;
 - ii. use of agricultural machinery, equipment, devices, materials and structures;
 - iii. storage and application of fertilizers, pesticides, soil conditioners, and biological control agents, including by ground and aerial

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- spraying;
 - iv. production, storage, and application of compost and biosolids from agricultural wastes produced on that site for agricultural purposes; and
 - v. temporary seasonal agri-tourism, other than accommodation, limited to promoting or marketing agricultural products grown, raised or processed on that site.
- f) This use excludes any cannabis production facility uses.

Agriculture, Intensive Impact: intensive growing, producing, raising or keeping of livestock or poultry or the primary products of those animals, that because of area, extent, density, length of confinement, product type, and/or production methods, may have significant impact on adjacent lands or uses, or create an environmental hazard. Typical uses include cannabis production facilities, feedlot, mushroom production, and significant composting.

Agri-Tourist Accommodation: the accessory use of land, buildings and structures for short-term overnight accommodation limited to 4 sleeping units, and seasonal campsites combined, where the total area for buildings, landscaping, and access for accommodation is less than 5% of the lot.

Aircraft Sale & Rental: sale, charter, or rental of aircraft and may include accessory maintenance services and the sale of parts and accessories.

Airport: any area for the arrival, departure, movement or servicing of aircraft, and includes any associated buildings, installations, open space, and equipment in connection therewith. This also includes aircraft and airport related manufacturing, services, and flying instruction.

Alter or Alteration: soil relocation due to building or parking lot construction or removal, alteration, disruption or destruction of vegetation; soil removal or filling; construction or alteration or retaining walls, patios, agricultural activity or any structural change to a building or structure that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this Bylaw; and to discontinue or change where the new use is differently defined as the original use, in the principal use of the lot, building or structure.

Animal Breeding & Boarding: keeping, breeding or boarding four or more pets over the age of four months, and may include accessory pet grooming and training services.

Animal Shelter: the temporary accommodation of lost, abandoned, stray or neglected animals, and may include accessory care of such animals.

Antenna: any system of wires, poles, rods, discs or similar device, and attendant processing equipment used for the transmission or reception of electromagnetic waves external to, or attached to the exterior of any building or structure.

Apartment Hotel: apartment housing having a principal common entrance, cooking facilities and furnishings within each dwelling that may be available for rent or occupation for periods of no less than 30 days. This does not include any additional commercial uses except when specifically permitted in the zone.

Aquaculture: growing, cultivating, harvesting, and the accessory storage of fish, mollusks, crustaceans, aquatic plants, and other aquatic organisms for commercial purposes, but excludes the processing of such products.

Attic: the unfinished space between the roof and the ceiling of the upper most storey, or between a dwarf wall and a sloping roof.

Auction, Major: sale of livestock, vehicles, trailers or industrial, agricultural or construction equipment, parts and materials to the highest bidder, and may include accessory repair and temporary storage of such items.

Auction, Minor: sale of household goods, and smaller commercial equipment and materials (less than 200 kg) to the highest bidder, and may include accessory repair and temporary storage of such items.

Authorized Person: the person appointed by Council as head of the Department responsible for the land use planning function, or a person designated in writing by the head of the Department responsible for the land use planning function, to carry out any act or function under this Bylaw.

Awning: retractable or non-retractable covering of non-rigid materials such as canvas or similar fabric projecting from the exterior wall of a building.

B

Balcony: a platform, attached to, supported by, and projecting horizontally from the face of a building, normally surrounded by a balustrade, parapet or railing with access only from within the building.

Basement: that portion of a building between two floor levels that is partially or totally underground.

Bay Window: a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and does not result in any projection of the adjacent floor area.

Bed & Breakfast: the accessory use of single or two-unit housing in which short-term overnight accommodation and limited meals are provided to overnight guests for consideration.

Bedroom: a room containing a window, located in a dwelling, which due to its design or location in the dwelling, is or may be used primarily for sleeping. It includes dens and lofts.

Boarder: a person other than a family member who is a lodger, roomer, or person who for consideration takes regular lodging in the dwelling, with or without meals or other services.

Boarding or Lodging House: a dwelling in which the owner lives and supplies sleeping unit accommodation for at least three and not more than ten residents, exclusive of the proprietor and members of the proprietor's family. It may or may not include meal service.

Boat Launch: a ramp that extends from an upland property or right-of-way across the foreshore and into a body of water or watercourse, the purpose of which is to facilitate placement and removal of boats and other water vessels.

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Boat Lift: an uncovered structure, attached to a dock, which facilitates the placement and removal of boats from the water; and allows for boat storage above the high water level of a body of water or watercourse.

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Brewery & Distillery, Major: the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. This use may include the accessory retail of:

- a) liquor products manufactured on-site; and
- b) merchandise specific to the brewery & distillery function and company branding.

Bylaw 8656

Brewery & Distillery, Minor: the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. All processes, functions and mechanical equipment associated with this use must be contained indoors. The total area for manufacturing shall be limited to a maximum of 250 m². This use may include the accessory retail of:

- a) liquor products manufactured on-site; and
- b) merchandise specific to the brewery & distillery function and company branding.

Building: a temporary or permanent structure designed, erected, or intended for the shelter, enclosure or occupancy of persons or property including animals, materials, chattels and/or equipment. Any tent, awning, bin, bunk, container, vessel, vehicle or trailer used for the purposes above shall be deemed a building.

Building, Accessory: a building or structure detached from a principal building, which is naturally, normally and customarily incidental, subordinate, exclusively devoted to, and on the same site as the principal building or use. Typical accessory structures include flagpoles, swimming pools, propane tanks, antenna, satellite dishes, garages, and garden sheds. Where a building is attached to the principal building by each, and every one of the following: a common wall having heated functional living space on each side; common roof; and common foundation, it shall be deemed part of the principal building. Despite this requirement, a carport may be deemed part of the principal building.

Building & Garden Supply: the retail sale or wholesale of building materials, fixtures or hardware, garden furniture, construction and home improvement equipment or supplies, animal feed, farm supplies, and includes a lumber yard, building supply outlet, home improvement centre, and may include accessory rental of home construction, maintenance or repair equipment.

Bylaw 8256

Building Permit: written authorization from the Authorized Person to perform work regulated by the *City of Prince George Building Bylaw*.

Building, Principal: a building that accommodates the principal use of the site on which it is located.

Business or Office Supplies: machines, equipment and supplies customary to an office environment including stationary, safety equipment, hand tools, uniforms, cleaning supplies, and copying, audio-visual, printing, testing and telecommunications equipment.

Bylaw 9110

Bylaw Enforcement Officer: an officer or employee of the City who has responsibility for inspection and enforcement relating to bylaw compliance including a member of the Royal Canadian Mounted Police or other Peace Officer.

C

Caliper: the diameter of a tree trunk measured at a point 300 mm above the top of the root ball.

Campground: land which has been planned, improved, or occupied for the seasonal short term use of tents, and camper vehicles, and is not used as year round storage or accommodation for residential use for a period exceeding 240 days in a calendar year. Typical uses include tourist trailer parks, campsites, and tenting grounds. This use may include accessory facilities for eating and assembly purposes, washrooms and bathing facilities, entrance kiosk, minor indoor and outdoor recreation, spectator and patron participation entertainment, and convenience retail with a maximum gross floor area of 100 m².

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Cannabis Production Facility: a facility licensed under the *Cannabis Act* (Canada), or subsequent regulations or acts, which may be acted, in substitution by the Federal Government, to cultivate, harvest, process, store, pack, non-retail distribution, analytical testing, and research. Cannabis production excludes cannabis retail sales and the cultivation of cannabis by an individual for personal use and consumption.

Canopy: a roof free of enclosed walls over an entrance to a building, structure, or a gasoline pump island.

Carpport: a roofed structure free standing or attached to the principal building which is not enclosed on the front and at least one side, used by the building occupants to shelter parked vehicles.

Cemetery: the use of land, buildings or structures for the internment of human or animal remains and includes burial grounds, columbarium, mausoleum, ash garden, and memorial park.

City: the City of Prince George.

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Claims Centre: a facility that provides auto insurance, vehicle licensing and registration, and applicable claims services. This may include accessory minor vehicle rental. The total combined area devoted to accessory minor vehicle rental shall not exceed 25% of the site devoted to the claims centre use.

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Club: a facility maintained by and for members of a social, athletic, recreational, fraternal, benevolent, patriotic, or veterans organization, whether incorporated under the laws of British Columbia or not, whose members pay an annual membership fee, but is not operated primarily for monetary gain, spectator entertainment, patron participation entertainment, and food and beverage service. May include an accessory building or structure (i.e. club house) that provides recreation and may include accessory food and beverage services, lockers, change rooms, meeting area, recreational equipment rental and sales facilities, and ticket sales, but shall not include overnight accommodation.

Bylaw 8449

Community Care Facility, Major: means:

- a) the residential care of seven or more persons who are not related by blood or marriage, in a facility licensed under the *Community Care and Assisted Living Act*, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty, and are dependent on caregivers for continuing assistance or direction in the form of three or more prescribed services as defined in the *Community Care and Assisted Living Regulation*, or
- b) a day care licensed under the *Community Care and Assisted Living Act*, for 13 or more persons such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care, occasional, casual, or short term supervised child care. This use includes limited overnight accommodation for minors who are supervised under a prescribed program.

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Community Care Facility, Minor: the use of a principal dwelling for:

- a) the residential care of up to six persons who are not related by blood or marriage, in a facility licensed under the *Community Care and Assisted Living Act*, including supervision provided to minors through a prescribed residential program, or adults who are vulnerable because of family circumstances, age, disability, illness or frailty, and are dependent on caregivers for continuing assistance or direction in the form of three or more prescribed services as defined in the *Community Care and Assisted Living Regulation*, or
- b) a day care licensed under the *Community Care and Assisted Living Act*, for up to 12 persons such as nursery school, emergency care, out of school care, family day care, special needs day care, group day care, occasional, casual, or short term supervised child care. This use includes limited overnight accommodation for minors who are supervised under a prescribed program.

A minor community care facility shall comply with the development regulations for the housing type in which it resides.

Community Care Facility, Specialized: a facility where specialized care is provided to persons with addiction, and physical, mental or other developmental disability, or chronic or progressive condition, that is not primarily due to the aging process. Typical uses include mental care asylums, sanatoria, detoxification centre, drug addiction counseling and treatment, needle exchanges, and safe injection sites.

Concrete & Asphalt Plant: processing, manufacturing, recycling, and sale of concrete and asphalt and may include accessory facilities for the administration or management of the business, the stockpiling of bulk materials and finished products, the storage and maintenance of vehicles and equipment, and the manufacture and sale of products made from concrete and asphalt which are typically used for building or construction.

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Consulting, Scientific and Technical: the provision of technical consulting services that require a combination of office work and field work with accessory equipment storage. For clarity, this use must include accessory vehicle,

equipment of materials storage on the same site. Typical uses include surveying, forestry, biology and soil remediation consultants.

Contractor Service, Major: providing heavy building, utility, and highway construction services including road, bridge, pipeline, communication, site preparation, landscaping, concrete, logging, excavation, drilling, carpentry or similar services of a construction nature which require outdoor storage. This use may include accessory retail and wholesale; display; office; technical support; manufacturing, fabricating, and assembly activities; and fleet storage for any number of vehicles. This use also includes minor contractor services that require accessory outdoor storage and/or fleet storage for more than 4 fleet vehicles. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the major contractor service use on the same site.

Contractor Service, Minor: providing specialty or finish construction services including electrical, plumbing, elevator/escalator, heating, air-conditioning, foundation, structural, masonry, glass, roofing, siding, finish carpentry, painting, drywall, insulation and similar services of a construction nature which may require accessory indoor storage and warehouse space. This use may include accessory retail and wholesale; display; office; technical support; indoor manufacturing, fabricating, and assembly activities; and outdoor fleet storage of no more than four vehicles. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the minor contractor service use on the same site.

Correction Service: holding or confining, and treating and/or rehabilitating persons. Typical uses include prisons, jails, halfway houses, remand centres, and correction centres.

Council: the Municipal Council of the City of Prince George.

Crematorium: a building or structure used for the cremation of human or animal remains.

CSA: Canadian Standards Association.

D

Deck: a platform with the top of the floor more than 0.6 m above landscape grade without a roof or walls, except for balustrade or railings.

Density: a measure of the intensity of development to the area of a site, land or parcel. Calculated as dwelling units per lot area .

Development: an excavation or stockpile and the creation of either of them; a building or structure, or an addition to or replacement or repair of a building or structure, and the construction or placing of any of them in, on, over, or under land; a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Dock: a structure, attached to or forming part of the mainland that provides for the mooring of boats or other floating vessel.

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Dwelling: accommodation providing sleeping, washrooms, and a kitchen intended for domestic use, and used or intended to be used permanently or semi-permanently for a household. A dwelling does not include more than one room that, due to its design, plumbing, equipment, and furnishings, may be used as a kitchen (this does not preclude a kitchen in a secondary suite). This use does not include a camper vehicle (except in accordance with Section 5 of this Bylaw) or a room in a hotel or motel.

Dwelling, Principal: either a dwelling that occupies the entirety of a building or a larger gross floor area than another dwelling in the same building.

E

Eave: the projecting lower edges of a roof overhanging a wall of a building, free of enclosed walls, without supporting columns.

Education: education, training, or instruction such as public, private, religious, philanthropic, recreational, cultural, special, alternative, continuing, or distance education and may include accessory administration, food and beverage service, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Bylaw 9110

Education, Commercial: Solely for education, training, or instruction in a skilled trade or vocation for professional licensing, registration, or certification purposes such as secretarial, safety and first aid, business, beauty, modeling, art, dance, drama, music or pet training.

Education, Higher: community colleges and universities and may include accessory administration, food and beverage service, research, development, high technology, and student, recreational, religious and cultural services, spectator entertainment, patron participation entertainment, and a dormitory for students, faculty, and staff.

Emergency Service: a facility used by fire protection, police, ambulance, or other such services as a base of operations.

Entertainment, Adult-Oriented: live performances, or the showing of motion pictures, videos, or other electronic or photographic reproductions other than magazines, the central feature of which is the visual representation of a person's genitals, anus or pubic area, or physical contact with a person's genitals, anus or pubic area, including strip shows, exotic dancing and other adult-oriented performances.

Entertainment, Patron Participation: an accessory use where the patrons are predominantly participants such as sing-alongs or karaoke, dancing and amateur nights.

Entertainment, Spectator: live music, stage performances, or the showing of motion pictures within an enclosed building, where the patrons are predominantly spectators, such as an auditoria, cinema, theatre, performing arts, or concert hall.

Equestrian Centre, Major: horse riding, training, breeding, and boarding if the stables do not have more than 40 permanent stalls. This use does not include a racetrack for horse racing licensed under the *Gaming Control Act*.

Bylaw 8025

Equestrian Centre, Minor: horse riding, training, breeding, and boarding if the stables do not have more than eight permanent stalls. This use does not include a racetrack for horse racing licensed under the *Gaming Control Act*.

Equipment, Major: sale, rental, service, or repair of machinery or mechanical equipment typically used in building, utility, highway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production. This does not include major or minor vehicle repair.

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Equipment, Minor: sale, rental, service or repair of tools, machines and light construction equipment, (under 500 kg) or similar items. This does not include major or minor vehicle repair.

Exhibition & Convention Facility: a building or site intended to provide permanent facilities for meetings, banquets, seminars, conventions, workshops, product and trade fairs and similar exhibitions. This use may include accessory food and beverage service, and spectator and patron participation entertainment.

F

Bylaw 9110

Façade: The portion of any exterior elevation of a building or structure exposed to public view extending from the grade to the eaves or the top of a parapet wall and the entire length of the building elevation, including all areas divided by firewalls.

Feedlot: means a fenced area where livestock or poultry is confined solely for the purpose of growing or finishing, and is sustained by means other than grazing.

Fence: an artificially constructed barrier of any material used to enclose or screen areas of land. For the purpose of calculating fence height, any arch, arbor, trellis or pergola affixed to or supported by a fence shall be deemed part of the fence.

Fish Hatchery: growing, cultivating, and rearing fish for recreational or commercial purposes, or for preserving genetic integrity, or rebuilding native populations, but excludes the processing of such products.

Fleet Service: development using a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. Typical uses include taxi services, bus lines, mobile catering, towing, and messenger and courier services. This use includes a place where vehicles are impounded for breach of the law, and may be taken, towed and stored temporarily until reclaimed. This does not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 10,885 kg or a wrecking yard.

Floor Area, Gross Leasable (GLFA): means the total floor area designed for tenant occupancy on which rent is paid or income produced, and includes basements, mezzanines and upper floors, if any, but excludes parking areas.

Floor Area, Gross Leasable Constructed: the total floor area designed for tenant occupation on which rent is paid or income produced, and includes basements, mezzanines and upper floors, if any, but excludes parking areas; for which a Building Permit has been issued pursuant to the *Building Bylaw*.

Floor Area, Gross (GFA): the total area of all the floors, measured to the extreme outer limits of the building, including all dwellings and all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases and stairwells,

and includes enclosed balconies and mezzanines, enclosed porches, decks, or verandas, elevator shafts and accessory buildings. For the purpose of calculating required off-street parking, gross floor area does not include parking areas.

Floor Area, Ground: gross floor area of the first storey.

Floor Area, Net: the total area of all the floors, measured to the extreme outer limits of the building, including all dwellings and all areas giving access thereto, excluding basement areas used exclusively for storage or service to the building, attics, parking areas, elevator shafts, breezeways, porches, decks, balconies, exit stairways, landings, corridors, patios and terraces. In the case of multiple dwellings, corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

Floor Area Ratio: the numerical value of the net floor area on all levels of all buildings and structures on a site, divided by the area of the site.

Foreshore: Crown land between the high and low water levels of a lake.

Forestry: growing, or the cultivating, protecting, harvesting, sorting or storage of forest products grown on the same site, and may include accessory auction, retail or wholesale of forest products grown on the same site, and the storage of harvesting equipment or supplies and temporary repair of such equipment used on the same site, but excludes the manufacturing or processing of any forestry products.

G

Gaming Facility: casino gaming with not more than 575 electronic gaming machines (slot machines or community gaming units), 15 gaming tables, bingo with not more than 650 gaming seats, licensed under the *Gaming Control Act*, horse racing teletheatre, and may include the accessory retail sale of British Columbia Lottery Corporation products, spectator entertainment and patron participation entertainment.

Garage: an accessory structure, or part of a principal building, designed and used primarily for the storage of vehicles. It includes a carport.

Garage Sale: the occasional sale of secondhand household goods belonging to the owner or tenant of residential premises as an accessory use only to a single detached or two-unit dwelling, but does not include the sale of vehicles, new goods, or goods on consignment.

Grade, Building: the finished grade of the ground abutting the front of a building or structure facing the front lot line, exclusive of grades altered by materials such as earth and rock, and any localized embankment or entrenchment such as for vehicle or pedestrian entrances.

Grade, Landscaped: with reference to the height of balconies, decks, patios, terraces, arbours, trellises, fences, pergola and other architectural or landscape features, the average elevation of the finished surface of the ground under the four principal corners of the balconies, decks, patios, terraces, arbours, trellises, pergola, fences and other architectural or landscape features.

Grade, Natural: the elevation of the ground surface in its natural state, before artificial alteration; or on sloping or irregular sites, the plane, before alteration.

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Bylaw 8104
Bylaw 8256

Bylaw 8896

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Bylaw 8734
Bylaw 8974

Greenhouse & Plant Nursery: cultivating, harvesting, storing and selling vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products, and may include the accessory retail or wholesale of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, gardening tools, provided this accessory use occupies not more than 400 m² on any site. This use excludes any cannabis production facility uses.

H

Habitable Room: a room in a dwelling designed for living, sleeping, eating or food preparation.

Hard surfacing: a durable ground surface, constructed of cast-in-place concrete, brick, or concrete unit pavers, turfstone, stone, asphalt, or similar materials (but excluding gravel and clay).

Bylaw 8077

Health Service, Community Outreach: the provision of integrated and responsive community health care services and programs of a clinical, educational, preventive, diagnostic, treatment, therapeutic, rehabilitative, palliative or counselling nature delivered on an outreach basis directly to patients in their homes or in a clinical setting by appointment on an individual patient or a pre-selected group basis.

Typical outreach services that are primarily delivered in the patient's home include home support personal care, home care nursing/education, rehabilitation (physiotherapy and occupational therapy), palliative care consulting, long term care assessment, integrated health team multidisciplinary, health services/community living and lifeline emergency programs.

Typical health care services that may be provided on a limited onsite basis within a clinical setting to individual patients by appointment or to small groups meeting selected criteria include intravenous therapy and wound care, education and group medical sessions of a preventive and disease management nature for frail, elderly and those living with a chronic disease such as diabetes, heart or similar conditions.

The floor area devoted to accessory office shall not exceed 40% of the gross floor area of the building(s) devoted to the community outreach health service use on the same site.

Health Service, Major: a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and may include accessory staff residences, food and beverage service, religious assembly, medical and diagnostic laboratories, and pharmaceutical dispensary. Typical uses includes hospitals, morgues, and nursing homes with health care for dependent residents.

Health Service, Minor: the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counseling nature, Typical uses include medical and dental offices, health clinics, acupuncture clinics, vocational rehabilitation, blood-bank, and counseling services, and may include accessory medical and diagnostic laboratories, the retail sale or rental of medical supplies, and pharmaceutical dispensary. This does not include massage services.

Height: with reference to a building or structure, the greatest vertical distance from building grade of such building or structure to the highest point of such building or structure. With reference to a fence, the height shall be determined by measurement from the average landscape grade 1.0 m from both sides of the fence. In the case of the retaining wall, the height at the high side will be used.

High Water Mark: the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

Highway: any public street, road, sidewalk, lane, bridge, boulevard, or any other public way intended for the general public for the passage of vehicles within the City or land as shown as road on a plan of survey that has been filed or registered in the Land Titles Office or used as a public road.

Home Business Overlay (HBO): lands identified in Schedule “B” of this *Bylaw*.

Home Business 1: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 1 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; taxidermy; education; on-site manufacturing, processing, fabricating or assembling goods heavier than 5 kg; repair, washing or painting of vehicles or equipment; on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service; or the sale of products manufactured off-site, other than products accessory to the business, mail order sales, telephone sales, or where the customer does not enter the premises to inspect or pick up the goods.

Home Business 2: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 2 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services; animal shelter or animal breeding & boarding; taxidermy; on-site manufacturing, processing, fabricating or assembling of goods heavier than 200 kg; on-site repair, washing or painting of vehicles or equipment; on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service.

Home Business 3: the accessory use of a principal dwelling by at least 1 resident (who resides for more than 240 days of a year at that dwelling) of the dwelling to conduct a business activity or occupation. A home business 3 does not include: any use permitted under the M6 and M7 zones; spectator, patron participation, or adult-oriented entertainment; dating or escort services; massage services; community care facilities; correction services; restaurants; veterinary services;

animal shelter or animal breeding & boarding; on-site repair, washing or painting of vehicles or equipment (unless accessory to the business); on-site waste management or recycling; utility; soil crushing, screening or washing; warehousing; non-accessory parking; bed & breakfast, agri-tourism accommodation, campground, hotel, motel or any other on-site accommodation service.

Home Furnishings: portable items used to increase the comfort and utility of a dwelling and includes appliances, electronic entertainment equipment, furniture, window and floor coverings, electrical fixtures, lamps, kitchen and bathroom accessories, fabrics and bedding.

Hotel: providing rooms or suites for temporary sleeping accommodation where the rooms have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. This use may include accessory food and beverage services, spectator entertainment, patron participation entertainment, minor indoor and outdoor recreation, and personal services for the convenience of guests.

Household: means:

- a) a person;
- b) two or more persons related by blood, marriage, common law relationship, or adoption, together with not more than two persons unrelated to such persons; or
- c) a group of not more than 6 persons who are not related by blood, marriage, common law relationship or adoption;

all living together in a dwelling, comprising a single housekeeping group and using cooking facilities shared in common. Unrelated persons may include owners, renters, tenants, boarders, paid domestic servants, or foster children.

Bylaw 8304

Housing, Apartment: any physical arrangement of attached dwellings, intended to be occupied by separate households, which does not conform to the definition of any other residential use class

Bylaw 8896

Housing, Carriage: a secondary dwelling constructed above a detached garage with direct vehicle access.

Housing, Congregate: housing in multiple unit form for semi-independent persons within which is provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services such as transportation for routine medical appointments and counseling. This may include housing for seniors.

Bylaw 8896

Housing, Cottage: a one storey secondary dwelling that is constructed at building grade. This use does not include a basement or a half storey.

Housing, Four-Plex: any physical arrangement of three or four attached dwellings intended for separate households with separate exterior access to grade.

Bylaw 8947

Housing, Manufactured: building or structure containing only 1 dwelling exclusively used for occupancy by 1 household, being either factory built housing certified in accordance with can/csa-A277 or factory built housing that is designed, constructed, or manufactured CAN/CSA Z240 MH standards.

Housing, Row: a development containing three or more dwellings with a separate individual, direct access at grade that shares no more than two party walls with

adjacent dwellings. No part of any dwelling is placed over another in part or whole. It may contain semi-detached housing.

Housing, Single Detached: a building containing only 1 dwelling exclusively used for occupancy by 1 household, except where permitted by this Bylaw a secondary suite may be within a single detached home. This use includes manufactured homes that conform to the CSA A277 standards.

Housing, Stacked Row: row housing, except that dwellings may be arranged two deep, either horizontally so that dwellings may be attached at the rear as well as the side, or vertically so that dwellings may be placed over others. Each dwelling will have an individual access to outside, not necessarily at grade, provided that no more than two units share a corridor or steps.

Bylaw 8932

Housing, Supportive: residential housing provided and managed by a non-profit organization registered under the *Society Act*, for persons reintegrating into the community. This housing type aims to transition individuals to long-term permanent housing. This housing type typically contains common amenity space, laundry facilities, dining and kitchen facilities. Accessory minor health service or educational uses may also be provided. This use does not include Boarding or Lodging.

Bylaw 8884

Housing, Transitional: means independent, temporary residential housing provided in multiple unit form which is provided and managed by a non-profit organization registered under the *Society Act*. This housing type aims to transition individuals to long-term permanent housing. Transitional housing typically contains common amenity space, laundry facilities, dining and kitchen facilities. Accessory minor health service or educational uses may also be provided.

Housing, Two-Unit: a building designed exclusively to accommodate two households living independently in separate primary dwellings above, below, or beside each other. This type of development is designed and constructed as two dwellings at initial construction. It does not include a secondary suite.

I

Bylaw 8656

Industry, Heavy: the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment from raw materials; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or business use. This use typically has area, intensity, and land use impacts with greater magnitude and significance than light industry. This use includes a sawmill; planing mill; veneer and plywood plant; wood preserving; the manufacturing of prefabricated, log, or manufactured homes; carpet mill; vehicle, heavy equipment, tank, boiler, or shipping container manufacturing. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; major vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the heavy industrial use on the same site.

Bylaw 8256

Industry, Light: the processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally

associated with industrial, business or household use. This use typically has area, intensity, and land use impacts with lesser magnitude and significance than heavy industry. This use includes manufacturing of packaged food (not including an abattoir) and beverage products; clothing, leather, electronics, and furniture manufacturing; metal or hardware fabrication; and machine shop. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; minor vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the light industrial use on the same site. This use does not include other uses that are defined separately. This use includes only those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building.

Bylaw 8256

Industry, Special Heavy: any offensive trade including processing or manufacturing uses such as an oil refinery; chemical, explosive or fertilizer plant; pulp and paper mill; particle-board plant; cement or structural clay products manufacturing; smelter, basic iron and steel manufacturing; and tannery. This use may include accessory office; technical and administrative support; the retail sale of goods processed, manufactured, fabricated, or assembled on same site; major vehicle repair or washing; warehousing; wholesale; and commercial education. The combined floor area devoted to accessory office, technical, administrative support, or retail sale operations shall not exceed 25% of the gross floor area of the building(s) devoted to the heavy industrial use on the same site.

Intersection: the area within the connection of two or more highways intended for use by vehicles

K

Kitchen: facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which taken together, may be intended or used for the preparation or cooking of food.

L

Landing: a platform, with or without a roof, between flights of stairs or the floor at the foot or head of a flight of stairs.

Landscaping: the preservation or modification of the natural features of a site through the placement or addition of any or a combination of soft landscaping elements (trees, shrubs, plants, lawns, ornamental plantings, etc.), decorative hard surfacing elements (bricks, pavers, shale, crushed rock, etc., but excluding concrete and asphalt in the form of patios, walkways, and paths), and architectural elements (decorative fencing, walls, sculpture, etc.).

Lane: a highway not exceeding 10.0 m in width.

Bylaw 8025

Leave Strip: an area of land where development is regulated to preserve, protect, restore or enhance the natural features, functions, and conditions that support fish life processes.

Library & Exhibit: the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films; or a

development for the collection, preservation and exhibition of works or objects of historical, scientific, natural, archival, or artistic value. Typical uses include libraries, museums, art galleries, botanical gardens, arboreta, and archaeological and cultural exhibits. This use may include accessory retail, spectator entertainment and patron participation entertainment.

Liquor Primary Establishment, Major: a place or premises, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on site, and may include accessory adult-oriented entertainment only in C1I, spectator entertainment, patron participation entertainment, minor arcade and liquor off-sales.

Liquor Primary Establishment, Minor: a place or premises, licensed under the *Liquor Control and Licensing Act*, where liquor is served for consumption on site, with a maximum indoor occupant load of 125 persons, and may include accessory adult-oriented entertainment only in C1I, spectator entertainment, patron participation entertainment, minor arcade and liquor off-sales.

Livestock: cattle, goats, horses, sheep, swine, game, and similar farmed or fur bearing animals.

Loading Space: an off-street parking space reserved for temporary parking for the purpose of loading or unloading goods and materials.

Log Storage: handling, sorting and storage of logs harvested on the same site they are stored on.

Lot: a parcel of land, including Crown Land, which is legally defined either by registered plan or metes and bounds description.

Lot, Corner: a lot or site located at the intersection of two highways, other than lanes.

Lot, Double Fronting: a lot which abuts two highways which are parallel or nearly parallel and do not intersect at the boundaries of the lot, excluding a lane.

Lot, Interior: a lot other than a corner lot.

Lot, Panhandle: a lot that has its primary legal access from a highway through a narrow strip of land that is an integral part of the lot. This narrow strip is referred to as the panhandle.

Lot, Pie: a lot that is generally configured such that its width at the rear lot line is greater than at its front lot line.

Lot, Reverse Pie: a lot that is generally configured such that its width at the rear lot line is less than at its front lot line.

Lot, Strata: a lot shown on a strata plan according to the *Strata Property Act*.

Lot Area: the total area of a lot taken in a horizontal plane excluding land covered by a natural body of water or occupied by a panhandle.

Lot Line: the legally defined boundary of any lot or property line.

Lot Line, Front: in the case of an interior lot, a lot line separating the lot from the highway; or in the case of a corner lot, a line separating the narrowest highway frontage of the lot from the highway not including a corner rounding or corner cut; or in the case of a double fronting lot, the front lot line may be on both frontages in order to be consistent with the location of permitted access and the

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orientation of other development in the block. In the case of a lot abutting a watercourse, the front lot line is the lot line abutting the highway.

Lot Line, Rear: either the lot line opposite to, and most distant from, the front lot line, or, where there is no such property line, the point of intersection of any property lines other than a front lot line which is furthest from and opposite the front lot line.

Lot Line, Side: any lot boundary line that is not a front or rear lot line.

Lot Width: the width of a lot where it abuts the highway except in the case of an irregularly shaped lot such as a pie lot where the width shall be the horizontal distance between the side lot lines at 9.0 m from the front lot line. For a reverse pie lot, the lot width is the horizontal distance between the side lot lines 22.0 m from the front lot line. For other lots where the lot width cannot be reasonably calculated by these methods, the City shall determine the lot width having regard to the access, shape and buildable area of the lot, and the lot width and location of buildings on abutting lots.

M

Bylaw 8947

Manufactured Home Park: 2 or more manufactured home spaces that may be rented or strata titled for residential housing units certified as complying with CAN/CSA Z240 and CSA A277 standards. A lot in the Agricultural Land Reserve on which the principal dwelling unit and an additional dwelling unit are manufactured homes is not, under this bylaw, a manufactured home park.

Bylaw 8947

Manufactured Home Space: an area set aside within a manufactured home park for the installation of one manufactured housing unit.

Manufacturing, Custom Indoor: small scale on-site indoor production of goods by hand; manufacturing primarily involving the use of hand tools. Typical uses include jewelry, toy and musical instrument manufacturing, gunsmiths, and pottery and sculpture studios.

Motel: providing rooms or suites for temporary sleeping accommodation where the rooms do not have access to an enclosed common interior corridor and may be equipped with individual kitchen facilities. This use may include accessory food and beverage services, minor indoor and outdoor recreational facilities, meetings rooms, spectator entertainment, patron participation entertainment, minor indoor and outdoor recreation, and personal services for the convenience of guests and visitors.

N

N/A: not applicable, that there is no particular regulation in that zone for that category, but that the other regulations in this Bylaw still apply.

Natural Features, Functions & Conditions: include, but are not limited to the following:

- a) large organic debris that falls into the watercourse or streamside area, including logs, snags and root wads;
- b) areas for channel migration, including active floodplains;
- c) side channels, intermittent watercourse, seasonally wetted contiguous areas and floodplains;

- d) the multi-canopied forest and ground cover adjacent to watercourses that moderates water temperatures, provides a source of food, nutrients and organic matter to watercourses, establishes root matrices that stabilize soils and stream banks, thereby minimizing erosion, and buffers watercourses from sedimentation and pollution in surface runoff;
- e) a natural source of watercourse bed substrates; and
- f) permeable surfaces that permit infiltration to moderate water volume, timing and velocity and maintain sustained water flows in watercourses, especially during low flow periods.

Non-Resident On-Site Employee: any person employed by the resident operator of a home business who normally works on the site of the home business more than a total of four hours in a consecutive 7-day period as part of their employment. Employees who work off-site or occasionally attend the site for less than this period of time in any consecutive 7-day period shall not be considered a non-resident on-site employee.

Nuisance: anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire, electrical interference, or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours, and the traveling public, to the normal enjoyment of any land or building.

O

Office: the provision of administrative, professional, management, technical, or consulting services with no accessory outdoor storage. This use also includes scientific and technical consulting that requires no accessory outdoor storage. This use excludes the growing, extraction, manufacture, processing, assembly, fabrication, storage, sale, service or repair of goods on the same site.

Official Community Plan: *City of Prince George Official Community Plan Bylaw.*

Open Space: that portion of a lot not occupied by parking or vehicle areas, buildings, accessible to, and suitable for gardens, landscaping, and recreational use by building occupants.

Open Space, Usable: an unobstructed area available for use by all occupants of a building, having no dimension less than 4.5 m and no slope more than 10%, providing for greenery, recreation space and other leisure activities normally carried on outdoors, but excludes off-street parking and loading spaces, service drive-ways, and roof areas unless developed as recreation space.

Outdoor: in relation to uses are those that are not entirely enclosed within a building or structure.

Outdoor Storage: storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include pipe yards, shipping and cargo containers, trailers and rail car storage, or heavy equipment storage compounds.

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Bylaw 8256

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Bylaw 8415

Bylaw 8025

Owner: as defined in the *Community Charter*.

P

Parapet or Parapet Wall: that portion of a perimeter building wall that rises above the roof.

Park: any outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally significant areas, forest reserves, wildlife sanctuaries, greenbelts, conservation areas, allotment gardens, buffers, nature and cultural interpretation areas, and similar land uses. It includes all landscaping, facilities, sports fields, accesses, trails, buildings and structures consistent with the general purpose of parkland. It does not include a campground or manufactured home park.

Parking, Non-Accessory: providing vehicular parking that is not primarily intended for the use of residents, employees, customers, visitors, members, or clients of a principal use on the same site. Typical uses include surface parking lots and parking structures located above or below grade.

Parking Space: an off-site space of the size and dimensions to park one vehicle in conformance with Section 7 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

Party Wall: a wall jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a line separating two parcels of land, each of which is, or is capable of being, a separate real estate entity.

Patio: an area of hard surfacing or platform with the top of the floor not more than 0.6 m above the landscaped grade without a roof or walls, except for balustrade or railings.

Penthouse: a structure projecting above a building roof or parapet, housing an elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.

Person: in addition to its usual connotation, shall include a firm or partnership, association, company, society, and body corporate.

Pet: cat, dog, bird or other domestic animal, excluding livestock and poultry.

Porch: a roofed structure projecting from the exterior wall of a building forming a covered approach or vestibule to a doorway.

Poultry: chickens, turkeys, ducks, geese, and similar farmed fowl.

Premises: means a building or site, or portion of a building or site where a business is operated.

Property Line: a legal boundary of a lot.

Q

Qualified Professional: an applied scientist or technologist, acting alone or together with another qualified professional that is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association; the individual is acting within that individual's area of expertise, the individual is a full member and is not in training, articling, retired, on leave or a student member.

R

Railway: railway right-of-way exclusively used for rail transportation.

Bylaw 8025

Ravine: a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3 (horizontal) to 1 (vertical).

Bylaw 8256

Recreation, Indoor: the provision of recreational services entirely within an enclosed building for sports, active recreation and performing arts, where patrons may or may not be participants. This use may include accessory indoor food and beverage service, and the sale and service of recreational products.

Bylaw 8256

Recreation, Outdoor: the provision of recreational services conducted primarily outdoors, for the public at large for sporting events and active recreational uses, where patrons may or may not be participants. This use may include buildings or structures consistent with a club house or base lodge.

Bylaw 8256

Recycling Centre, Intermediate: buying, selling, collection, sorting, bailing, packing, and temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include waste management or wrecking yard.

Recycling Centre, Major: buying, selling, collection, sorting, bailing, packing, processing and temporary storage of left over paints, solvents, flammable liquids, pesticides, and petroleum products, filters, containers, and similar goods and materials. This use includes intermediate recycling centre where there is outdoor storage. This use does not include waste management or wrecking yard

Recycling Centre, Minor: unattended bins and containers for the collection and temporary storage of recyclable materials including cardboard, plastics, glass, paper, cans and similar household goods. Recyclable material left at the drop-off shall be periodically removed and taken to larger, permanent recycling operations for final recycling. This use does not include waste management or wrecking yard. Minor recycling centres are permitted as an accessory use with any multiple dwelling residential, commercial, industrial, or institutional use subject to the landscaping and screening provisions of Section 6.7 of this Bylaw.

Registered Plan: subdivision plan registered in the Land Titles Office.

Religious Assembly: the assembly of persons for religious worship, services, or rites, and may include accessory food and beverage service, administration, educational, social, recreational, charitable or philanthropic activities, spectator entertainment, patron participation entertainment, and a residence for a caretaker or head of congregation. Typical uses include chapel, church, convent, monastery, mosque, parish hall, rectory, seminary, synagogue, and temple.

Residential Sales Centre: building used for a limited period of time for the purpose of marketing residential land or buildings.

Bylaw 8947

Residential Security/Operator Unit: a secondary dwelling within a building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker, operator of a commercial establishment, manufactured home park or on-duty security personnel at a storage facility. No more than one residential security/operator unit is permitted on a site.

Bylaw 8256

Restaurant: the primary purpose is the retail sale of prepared foods and beverages for consumption on or off the site. Typical uses are restaurants, coffee, donut, bagel or sandwich shops, ice cream parlors, and dessert shops. This use may include a food primary license issued under the Liquor Control and Licensing Act and accessory spectator or patron participation entertainment.

Retail, Adult-Oriented: providing, offering or furnishing the rental, use, viewing, or sale of an object, other than a magazine, contraceptive device or prescription

Bylaw 8974

medicine, the central feature of which is the visual representation of a person's genitals, anus or pubic area, or physical contact with a person's genitals, anus or pubic area.

Retail, Cannabis: a store licensed by the Liquor and Cannabis Regulation Branch to sell non-medical cannabis products and cannabis accessories for consumption off-site.

Retail, Convenience: retail sale of those goods required by area residents or employees on a day to day basis. Typical uses include stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, and may include accessory video rental.

Retail, Farmers Market: retail sale of farm produce, homegrown food products, meat, fish, seafood and retailing of handicrafts as an accessory product to retailing of farm produce.

Retail, Flea Market: sale of new or used goods by more than 3 vendors renting tables and/or space outdoors or in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally handicrafts, household items, tools, electronic equipment, food products or concessions, plants, clothing, and furniture. This use only occurs on weekends and statutory holidays, and the goods may not be stored or displayed outdoors between sale days.

Retail, General: the retail sale of goods, wares, merchandise, substances, articles or things. Typical uses include grocery, hardware, appliance, electronics, furniture, antiques, second-hand, consigned, and pawned items, catalogue sales, health and personal care, clothing and accessories, hobby, book, music, video or game (including rental), flower, office supply, stationary, gift, pet supply (may include accessory pet grooming & day care), art and sporting goods stores. This use may include accessory storage and servicing of the retail goods.

Retail, Liquor: the retail sale of packaged liquor for consumption off-site.

Retaining Wall: structure constructed to hold back, stabilize or support an earthen bank.

S

Screen, Solid: continuous solid fence or wall used as an enclosure and a total visual barrier around all of a use and includes gates on all access points made of materials comparable to the fence or wall, all of which shall be self-supporting or attached to a durable and sturdy structural frame.

Screen: continuous fence or wall used as an enclosure and a visual barrier around all or part of a lot, interrupted only for driveways and walkways, all of which shall be self-supporting or attached to a durable and sturdy structural frame.

Screening: continuous wall, fence, compact evergreen hedge or combination thereof, supplemented with landscape planting, that would effectively screen from view at street levels the property which it encloses, and is broken only by access drives and walks.

Bylaw 8896

Secondary Dwelling: a self-contained dwelling that is detached, and subordinate to the principal dwelling in terms of size, scale and massing. This use is exclusively used for occupancy by one household that complies with the requirements of this Bylaw, and serviced with an approved and permanent water and sewer system.

Typical detached dwelling uses include carriage housing and cottage housing. This use does not include manufactured housing.

Secondary Suite: an accessory, self contained dwelling within a single detached house, exclusively used for occupancy by one household that complies with the requirements of this *Bylaw*.

Bylaw 8532

Second Hand Goods: previously owned home furnishings, clothing, household items, and similar goods, but specifically excluding vehicles and any goods for pawn or sale by consignment.

Service, Business Support: services to businesses including security guard, patrol, and security systems services, packaging, labeling, document preparation, publishing and printing, testing laboratories, film developing and processing, and the servicing of office equipment and machines.

Service, Dating or Escort: providing or furnishing an escort or partner for a social occasion or function, but does not include a person providing assistance to another person because of that other person's age, medical condition or disability.

Service, Financial: financial, insurance, accounting, bookkeeping, and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, pay-day loan operation, or agency where money is deposited, kept, lent or exchanged, excluding pawn.

Bylaw 8532

Service, Food Bank: the storage and distribution of food products, home furnishings, clothing, supplies, and household items to patrons for non-profit or charitable purposes.

Service, Funeral: the preparation of the dead for internment or cremation, and the holding of memorial services, and may include accessory retail sale and storage of caskets, urns and other related funeral supplies. This includes funeral homes and undertaking establishments.

Service, Household Repair: the provision of maintenance and repair services for goods and equipment normally found in a home. Typical uses include engraving, the repair or maintenance of telecommunication devices, radios, televisions, appliances, recreation equipment, and furniture refurbishing and upholstery shops.

Service, Industrial Support: services to businesses and buildings including locksmiths, armoured car services, laundering uniforms, table cloths or other items for a business, extermination and pest control services, janitorial services, window cleaning service, waste collection, carpet and upholstery cleaning service, duct and chimney cleaning service, septic tank installation, sign shop, pumping and repair services, water-well and other drilling services.

Service, Massage: providing or furnishing a massage service involving the application of physical external manipulation of the soft tissues of the human body by another person. It does not include massages administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of product application and is a minor or incidental part of the treatment) or massage therapy service.

Service, Massage Therapy: massage therapy service as defined by the Massage Therapist Regulation, as practiced by a massage therapist designated under the *Health Professions Act*.

Service, Personal: services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include barber shops, hairdressers, manicurists, tailors, dressmakers, shoe repair shops, tanning, photography studios, dry-cleaning establishments, tattoo parlors, and laundries but does not include health services.

Service, Pet Grooming & Day Care: pet grooming and the supervised care of pets during the day, but does not include overnight accommodation.

Service Station, Major: the retail sale of vehicle fuel, lubricant, and other fluids and may include accessory minor vehicle repair, and minor vehicle washing, with more than 2 service and washing bays combined, and the retail sale of sundry items and packaged food.

Service Station, Minor: the retail sale of vehicle fuel, lubricant, and other fluids and may include accessory minor vehicle repair, and minor vehicle washing within a building containing not more than 2 service and washing bays combined, and the retail sale of sundry items and packaged food.

Setback: the distance that a development must be set back from a property line or any other features specified by this Bylaw.

Site Coverage: the percentage of the total horizontal area of a site that may be built upon including principal and accessory buildings and structures permitted by this Bylaw, except for projections permitted under section 4.2 of this Bylaw.

Site: area of land consisting of a lot or two or more abutting lots of sufficient size and dimension to meet the minimum lot area and lot width requirements of this Bylaw in respect of the particular zone, use, site coverage, and area to which the lot or lots relate.

Sleeping Unit: a habitable room, or a group of two or more habitable rooms, not equipped with self contained cooking facilities, providing accommodation for guests.

Snow Storage: storage of snow, whether permanent or temporary, and may include associated snow dumping, berming, grading, equipment storage and access control facilities. Snow dumping sites include only those lands on which snow is placed after being brought from a separate site, and not areas in which snow is moved from one portion of a site after being cleared from the rest of the site.

Soil Crushing: mechanically operated device or structure used to crush or break soil.

Soil Screening: fixed or a mechanically operated device or structure to sift, sort or separate rock, sand, gravel or other material of which land is composed.

Soil Washing: use of water to wash or separate silts, and other fine or small materials from larger rock, sand, gravel or other material of which land is composed.

Storey: that portion of a building, other than an attic or half storey, which is situated between the top of any floor and the top of the floor next above it, and if

there is no floor above it, that portion between the top of such floor and the ceiling above it.

Storey, First: the uppermost storey having its floor level not more than 2.0 m above building grade.

Storey, Half: that portion of a building located wholly or partly within a slopping roof having a floor area not more than two-thirds of the floor area of the storey next below, side walls not less than 1.2 m in height, and a ceiling with a minimum height of 2 m over an area equal to at least fifty percent of its floor area; or that portion of a building between two floor levels which is partially underground having walls between 0.6 m and 2.0 m in height measured between the building grade and finished floor next above.

Structural Alteration: any change or addition to the supporting members of a structure, including the foundations, bearing walls, rafters, columns, beams and girders.

Structure: a permanent or temporary construction of any kind or any material whether attached to or supported by or sunk into land or water including a building or edifice of any kind, such as a tent, awning, bin, bunk, container, vessel, tower, arbor, trellis, gazebo, pergola, swimming pool, dock, tank, but excludes fences, retaining walls, moving vehicles and open air surface areas at landscape grade such as pavements, walks, and curbs.

Studio Dwelling: dwelling in which the sleeping and living areas are combined and which is not reasonably capable of being developed as a unit containing a separate bedroom or bedrooms.

Subdivision: as defined in Section 872 of the *Local Government Act*.

T

Tandem Parking: two parking spaces, one behind the other, with a common or shared point of access to a maneuvering aisle or highway.

Temporary Sawmill: an accessory use to the construction of a building or structure involving the cutting, sawing, or planning of timber, either to finished lumber, or to an intermediary step, and temporarily stored raw or finished lumber, but may not include kiln drying or the wholesale or retail of such products.

Temporary Shelter Services: the provision of temporary accommodation for one or more individuals who are otherwise temporarily or permanently homeless, or lack fixed, regular or adequate accommodation, or may be in a crisis or emergency situation.

Temporary Building or Structure: a building or structure without any foundation or footings which is removed when the designated time period, activity, or use for which the temporary structure has ceased.

Tenancy: a separate or self-contained premise that contains one commercial use.

Top of Bank: the points closest to the boundary of the active floodplain of a watercourse or water body where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point* for a minimum distance of 15.0 m measured perpendicularly from the break. Where banks are not well defined (as determined by a qualified professional) the top of bank is equivalent to the high water mark. * Minor

variations in elevation may be discounted where slope change greater than 3 (horizontal) to 1 (vertical) results in less than 1.0 m elevation gain between the points where the slope is less than 3 (horizontal) to 1 (vertical).

Bylaw 8025

Top of Ravine Bank: the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3 (horizontal) to 1 (vertical) at any point* for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed. * Minor variations in elevation within the 15.0 m may be discounted where slope change greater than 3 (horizontal) to 1 (vertical) results in less than 1.0 metre elevation gain between the points where the slope is less than 3 (horizontal) to 1 (vertical).

Trailer: is as defined in the *Motor Vehicle Act*.

Bylaw 8025

Training Works: any wall, dyke or protective structure used to prevent a watercourse from leaving its channel at a given location. This includes any debris flow training structures including basins, trash racks, or other works.

Bylaw 8025

Transportation Depot: a transportation facility providing for the receiving and discharge of passengers traveling by, rail, water, bus, taxi or other vehicle, and may include accessory ticket offices, luggage checking, and trans-shipment of goods.

Truck or Rail Terminal, Major: a transportation facility providing a break-of- bulk or assembly point for commodities that require specialized storage and handling methods such as petroleum bulk plants, cement storage facilities and similar uses, which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes related warehousing & storage and may include accessory administration, and repair of related vehicles, trailers, materials-handling equipment, and rolling stock.

Truck or Rail Terminal, Minor: a transportation facility providing a break-of- bulk or assembly point for commodities which enter or leave a site by rail, common carrier trucking lines or freight forwarders, and includes warehousing & storage and may include accessory administration, and repair of related vehicles, trailers, materials-handling equipment, and rolling stock. This use may include the accessory storage of shipping and cargo containers, trailers and rail cars, whether or not they are also used for warehousing & storage.

U

Use: the purposes for which land or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

Use, Accessory: a use that is naturally, normally, and customarily incidental, subordinate, and exclusively devoted to a principal use located on the same site.

Use, Principal: the main or primary use for which a site, or its buildings and structures, are used, designed, arranged, developed, maintained, occupied or intended.

Bylaw 8256

Use, Secondary: uses contained within the lists of secondary uses in the zones of this Bylaw, that are only permitted on sites that are maintained, and occupied for one or more of the principal uses permitted by that zone.

Bylaw 8256

Utility, Major: sewage treatment plants, water treatment plants, major pumphouses, water towers or tanks, sewage lagoons, sludge disposal beds, garbage transfer and compacting stations, power terminal and distributing stations, power generating stations, cooling plants, utilities and services, district heating plants, and may include accessory vehicle, equipment and material storage. This use does not include waste management sites.

Utility, Minor: the unattended equipment necessary for the operation of a water, sewer, gas, radio or television receiving or broadcasting antenna, telecommunication relay station, automatic telephone exchange, navigational aid, electrical substation or generation stations, or other utility, excluding outdoor vehicle, equipment or material storage.

V

Vehicle: any motor vehicle as defined in the *Motor Vehicle Act*.

Bylaw 8947

Vehicle, Camper: a vehicle or a trailer designed, constructed, and equipped, either temporarily or permanently, as temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers but not manufactured housing.

Bylaw 8256

Vehicle, Heavy: any vehicle or trailer that exceeds either a length of 7.5 m or a maximum gross vehicle weight of 5,500 kg. Heavy vehicles do not include passenger buses with a gross vehicle weight of 6,400 kg or less, or camper vehicles.

Vehicle, Home Business: any commercial vehicle as defined in Section 664 of the *Local Government Act*, including a trailer, or piece of equipment in excess of 1,000 kg, that is used in the operation of a home business.

Bylaw 8256

Vehicle Rental, Major: rental of new or used vehicles, trailers or boats with a gross vehicle weight greater than 5,500 kg, and may include accessory administration and vehicle storage.

Bylaw 8256

Vehicle Rental, Minor: rental of new or used vehicles, trailers or boats with a gross vehicle weight of 5,500 kg or less, and may include accessory administration and vehicle storage.

Bylaw 8256

Vehicle Repair, Major: general repair, rebuilding, or reconditioning of engines, vehicles, trailers or boats with a gross vehicle weight greater than 10,885 kg, including collision repair, body repair, frame straightening, painting, vehicle steam cleaning, sandblasting and undercoating.

Bylaw 8256

Vehicle Repair, Minor: the servicing and incidental replacement of parts and fluids for vehicles, trailers or boats with a gross vehicle weight of 10,885 kg or less, and camper vehicles. This includes transmission, muffler, tire, upholstering, and automotive glass shops.

Bylaw 8256

Vehicle Sale, Major: sale or lease on a monthly or longer basis of new or used vehicles, trailers or boats with a gross vehicle weight greater than 10,885 kg, and may include accessory retail sale of vehicle parts and accessories.

Bylaw 8256
Bylaw 8947

Vehicle Sale, Minor: sale or lease on a monthly or longer basis of new or used vehicles, trailers or boats with a gross vehicle weight of 10,885 kilograms (kg) or less, manufactured housing and camper vehicles and may include accessory retail sale of vehicle parts and accessories.

Vehicle Wash, Major: a facility designed, maintained or intended for the washing of vehicles or trailers with a gross vehicle weight greater than 5,500 kg, on an automated, semi-automated or manual basis.

Vehicle Wash, Minor: a facility designed, maintained or intended for the washing of vehicles or trailers with a gross vehicle weight of 5,500 kg or less on an automated, semi-automated or manual basis.

Vehicle Weight, Gross: means the combined weight of a vehicle or trailer and its load derived by adding the weights on all the axles of a vehicle or trailer.

Veterinary Service, Major: care, diagnosis and treatment of sick, ailing, infirm, or injured livestock and poultry, including medical intervention, surgery, and may include accessory short-term accommodation of such animals.

Veterinary Service, Minor: care, examination, diagnosis and treatment of sick, ailing, infirm, or injured pets, including medical intervention, surgery, and may include accessory short-term accommodation of pets, pet grooming, and the sale of medicine and pet supplies.

W

Walkway: thoroughfare intended to carry pedestrian and non-motorized traffic only, except that a walkway may be designed for maintenance and emergency vehicle use.

Warehousing & Storage: storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers. This use does not include warehousing & storage for retail sale purposes on the same site, or a wrecking yard, truck or rail terminal, or waste management.

Waste Management: a site used primarily for the storage, bailing, packing, processing, treatment and disposal of solid and/or liquid wastes. Typical uses include sanitary landfills, incinerators, and similar uses.

Watercourse: includes any of the following that provides fish habitat:

- a) a watercourse, whether it usually contains water or not;
- b) a pond, lake, river, creek or brook;
- c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).

Wholesale: sale of goods to retail dealers or to other wholesale dealers or to contractors or manufacturers for resale or for incorporation into other products.

Winery & Cidery: the processing, manufacturing and storage of fermented beverage products containing berries and fruit. These products have an alcoholic content exceeding 1% by volume. The processing, manufacturing and selling of any liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. This use typically includes accessory:

- a) retail of liquor products manufactured on-site; and
- b) retail of merchandise relating to the winery & cidery function and company branding

Wood Waste: includes hog fuel, mill ends, wood chips, bark and sawdust, demolition waste, and construction waste, but does not include tree stumps, branches, logs or log ends.

Wrecking Yard: use of land, buildings and structures for the collection, demolition, dismantling, storage, salvage, bailment, recycling, reclamation, reuse, remanufacture and/or the sale of waste materials including scrap metal, inoperable vehicles, vehicle parts, tires, building materials, machinery, appliances and other used, worn out, or discarded materials. The presence on

any site of two or more vehicles, which, for a period exceeding 30 days, have not been capable of operating under their own power or from which parts have been or are to be removed for reuse or sale shall be deemed to be a wrecking yard.

Y

Yard: a setback measured 0.5 m above landscape grade.

Yard, Exterior Side: a side yard that abuts a highway.

Yard, Front: the area between side lot lines extending from the front lot line to the nearest wall of a building. On a corner lot, it is the yard associated with the front lot line.

Yard, Interior Side: a side yard abutting another lot.

Yard, Rear: the area between the side lot lines extending from the rear lot line to the nearest wall of a building.

Yard, Side: the portion of a site abutting a side lot line extending from the front yard to the rear yard. The side yard shall be situated between the side lot line and a line on the site parallel to it, at a specified distance from it, and measured at a right angle to it along its full length.

Z

Zone: an area of the City as defined in Sections 9 to 15 of this Bylaw.

Zone, Business and Industrial: any M zone included in Section 12 of this Bylaw.

Zone, Commercial: any C zone included in Section 11 of this Bylaw.

Zone, Recreation and Institutional: any P or W zone included in Section 13 of this Bylaw.

Zone, Rural: any AG or AF zone included in Section 9 of this Bylaw.

Zone, Rural Residential: any AR zone included in Section 9 of this Bylaw.

Zone, Site Specific: any Z zone included in Section 15 of this Bylaw.

Zone, Utility: any U zone included in Section 14 of this Bylaw.

Zone, Residential: any R zone included in Section 10 of this Bylaw.

Amending Bylaws Bylaw 8256 Bylaw 8256 Bylaw 9110	3. Enforcement	
	3.1	Right of Entry
Bylaw 8918	3.1.1	No person shall interfere with or obstruct the entry of the Authorized Person, Bylaw Enforcement Officer or any authorized City representative on to any land or into any building to which entry is made or attempted.
	3.2	Offense and Penalty
	3.2.1	This Bylaw may enforced, a) by an Information laid in accordance with the <i>Offence Act</i> ; b) by a Bylaw Notice in accordance with the " <i>Local Government Bylaw Notice Enforcement Act</i> "; or c) by a combination of the above noted methods in a) or b).
	3.2.2	With respect to enforcement further to a Bylaw Notice issued pursuant to the <i>Local Government Bylaw Notice Enforcement Act</i> , the fines outlined in Schedule "B" of the "City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016", as amended or replaced from time to time, shall apply.
	3.2.3	Except as otherwise provided in this Bylaw or the "City of Prince George Bylaw Notice Enforcement Bylaw No. 8813, 2016", and amendments thereto, any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, or omits or neglects to fulfill, observe, carryout or perform any duty or obligation imposed by the Bylaw shall be liable on summary conviction to a fine not less than Two Thousand (\$2000.00) and not exceeding Ten Thousand Dollars (\$10,000.00), the cost of prosecution and any other penalty or order imposed pursuant to the <i>Community Charter, S.B.C., 2003, c.26</i> or the <i>Offence Act, R.S.B.C., 1996, c.338</i> .
3.2.4	Each day that an offence against the Bylaw continues or exists shall be deemed to be a separate and distinct offence.	

<p>Amending Bylaws</p>	<p>4. General Development Regulations</p>	
<p>Bylaw 8256</p>	<p>4.1 4.1.1</p>	<p>General Provisions The General Development Regulations of Section 4 apply to all zones. Where there appears to be a conflict with the regulations in other Sections, these regulations apply unless those Sections specifically exclude or modify these general development regulations.</p>
	<p>4.2 4.2.1</p>	<p>Projections into Yards No building, structure, feature, or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained, or added to within any required yard except:</p>
<p>Bylaw 8256</p>		<p>a) uncovered steps, landings, and fire escapes, chimneys, eaves, cornices, leaders, gutters, ornaments, pilasters, belt courses, sills, bay windows, vents, fans, shutters, antennae, and satellite dish and receivers less than 0.6 m in diameter, provided that such projections do not extend more than 0.6 m into the required yard, and collectively occupy no more than 20% of the building face which is oriented to the required yard;</p>
<p>Bylaw 8256</p>		<p>b) awnings, balconies, sunshades, and canopies (supported only by the face of a building), provided that such projections do not extend into the required yard more than 1.2 m or 50% of the width of a required yard, whichever is less;</p>
<p>Bylaw 8256</p>		<p>c) patios and terraces, provided the top of floor is less than 0.6 m above landscaped grade, and any associated screen, balustrade or railing complies with the fence height limits of Section 6.8;</p>
<p>Bylaw 8256</p>		<p>d) fences and retaining walls which are subject to the provisions of Section 6.8;</p>
<p>Bylaw 8256</p>		<p>e) arbours, trellises, and pergola which are subject to the maximum height of the applicable zone for accessory development, and fish ponds, lawn ornaments, flag poles, or similar landscape features;</p>
<p>Bylaw 8256</p>		<p>f) completely uncovered swimming pools, hot tubs, or ice rinks provided that the pool, hot tub or ice rink is not constructed within any required front yard or nearer than 1.2 m from any side or rear property line; and</p>
<p>Bylaw 8256</p>		<p>g) utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may encroach into required yards provided such underground encroachments do not result in a grade inconsistent with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to foster landscaping.</p>
	<p>4.3 4.3.1</p>	<p>Height Structures such as antennae, wind turbines, chimney stacks, industrial processing towers, spires, belfries, monuments, fire and hose towers, masts, cranes, silos, steeples, cupola, elevator housings, penthouses, roof stairway entrances, ventilating equipment, skylights, or flagpoles are not subject to the maximum height limits of a zone provided that the structure(s):</p>
<p>Bylaw 8256</p>		<p>a) cover(s) less than 20% of the site area; or,</p>
<p>Bylaw 8256</p>		<p>b) if located on a roof, cover(s) less than 10% of the roof area and the combined height of the building and structure do not exceed twice the maximum height of the applicable zone.</p>

4.4 Grade

- 4.4.1 The proposed building grade shall, to the extent practical, retain the natural contour of the land, minimize the use of retaining walls, and ensure positive drainage to appropriate receiving watercourses or municipal storm water system.
- 4.4.2 Landscape grade shall be consistent with the lot-grading plan approved by the Authorized Person.

4.5 Accessory Development

Accessory buildings and structures in non-residential zones

- Bylaw 8256 4.5.1 Accessory buildings and structures are subject to the *Regulations for Accessory Development*, or in cases where the *Regulations for Accessory Development* are not specified, the Development Regulations shall apply.
- Bylaw 8256 4.5.2 Accessory buildings and structures in AG, AF, or AR zones located within 30.0 m of a lot in a residential zone shall be subject to the accessory development regulations of the residential zone.
- 4.5.3 No accessory building or structure shall be erected on any lot unless the principal building to which the accessory building is incidental has been erected or will be erected simultaneously with the accessory building or structure. The City may require security to ensure the accessory building's removal if the principal building is not built and occupied within 2 years of the building permit issuance in accordance with Section 4.7.

Accessory buildings and structures on corner or double fronting Sites

- 4.5.4 An accessory structure on a double fronting lot shall be sited as if a front yard is required on both lot lines abutting highways unless it is a residential lot with its vehicle access from one highway consistent with lots on the same block.

4.6 Subdivision

- 4.6.1 The minimum lot area provisions of this Bylaw shall not apply where one existing lot is being bisected into two lots by a highway that is dedicated at the time of subdivision.
- 4.6.2 The minimum lot area provisions of this Bylaw shall not apply where an existing lot is being reduced in size because of land dedication for a highway or works, and each of the lots being created are at least 95% of the minimum.
- Bylaw 8256 4.6.3 The minimum lot area and lot width provisions of this Bylaw shall not apply where the lot being created is to be used solely for the unattended equipment necessary for the operation of a water, sewer, gas, radio or television receiving or broadcasting antenna, telecommunication relay station, automatic telephone exchange, navigational aid, electrical substation or generation stations, or any other utility or a park. Provided that no sewage is generated from the above-mentioned uses, the following applies:
- a) the owner registers a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time the subdivision is registered;
 - b) this covenant shall restrict or prohibit the construction of buildings or structures, and/or the use of any lot; and,
 - c) such covenant shall be satisfactory to the Approving Officer.
- Bylaw 8256
Bylaw 9110 4.6.4 The minimum lot area and lot width provisions of this Bylaw shall not apply for AG, AF and AR lots where the purpose of a subdivision is to protect environmentally sensitive areas, recreational amenities, or agricultural land from development. The authorized person may require the owner registers a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time the subdivision is registered. This covenant may restrict or prohibit

the construction of buildings or structures, and/or the use of any lot and shall be satisfactory to the Approving Officer.

4.6.5 The minimum lot area and lot width provisions of this Bylaw shall not apply to air space parcels, nor shall they apply to strata lots within the RT3, RM, C, M, P, or Z zones provided the entire strata plan meets the lot area and lot width provisions of this Bylaw.

4.6.6 In circumstances where a single lot is located in more than one zone, see Section 2.2.4 of this Bylaw.

Bylaw 9110

4.6.7 The lot area provisions of this Bylaw shall not apply where existing lots are consolidated.

4.7 Security

Bylaw 8947

4.7.1 The Authorized Person may require that an applicant for a building permit provide security based on a complete construction cost estimate from a qualified professional in an amount equal to 120% of the estimated cost to satisfy a landscaping or screening requirement of this Bylaw, correct an unsafe condition, correct damage to the environment, or guarantee the removal of a temporary manufactured housing, accessory building or structure, or temporary sawmill within the time limits specified in this Bylaw, as a condition that must be met for obtaining, continuing to hold, or renewing a building permit. If a permit holder fails to satisfy the above-mentioned requirements the City may undertake, at the expense of the permit holder, the works, construction, or other activities required to satisfy the landscaping or screening requirement, correct the unsafe condition, correct the damage to the environment, or removal of the temporary manufactured home housing, accessory building or structure, or temporary sawmill, and apply the security in payment of the cost of the works, construction, or other activities, with any excess returned to the holder of the permit.

4.7.2 The Authorized Person may require that the owner provide security, in a form approved by the Authorized Person by whichever of the following the owner chooses: an irrevocable letter of credit, cash deposit, or certified cheque.

4.8 Density

4.8.1 When the calculation of residential density results in a fraction of a dwelling, the nearest positive integer shall be used.

4.9 Runoff Control

Bylaw 8256

4.9.1 An owner who carries out the construction of a permanent or temporary paved area for vehicle service, repair, or wash facility, wrecking yard, or waste management facility must manage and provide for the ongoing disposal of surface runoff and storm water by installing, operating, and maintaining an interceptor in accordance with the *City of Prince George Storm Sewer System Bylaw*.

Amending
Bylaws

5. Specific Use Regulations

5.1 Application

5.1.1 The specific use regulations shall apply to all development unless otherwise exempted in this section.

5.1.2 Where these regulations may be in conflict with any zone development regulations or general regulations, these specific use regulations shall take precedence.

5.2 Home Business

5.2.1 All home businesses shall comply with the following general regulations:

- a) **Location:** a home business shall not be located in conjunction with a community care facility.
- b) **Nuisance:** nuisance detectable beyond the property boundary shall not be produced by the home business. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained.
- c) **Traffic:** except for emergency situations, all home business vehicle trips shall be restricted to:
 - i. Monday to Saturday between the hours of 6:00 AM and 10:00 PM; and
 - ii. Sundays and Statutory Holidays between the hours of 10:00 AM to 6:00 PM.
- d) **Parking and Loading:** a home business shall provide parking in accordance with Section 7 in addition to the required residential parking spaces. There shall also be adequate on-site parking or storage space provided for all home business vehicles. Any related heavy vehicles shall be parked indoors or outdoors in a location that is not generally visible from a highway or adjacent property. Except for on a permitted driveway, no parking shall be permitted in a front yard.
- e) **Outdoor Activities:** There shall be no outdoor manufacture of materials, equipment or vehicles.
- f) **Number:** No more than two home businesses may be located in one principal building.

Bylaw 8256

Bylaw 8256

5.3 Home Business 1

5.3.1 In addition to Section 5.2 above, a home business 1 shall comply with the following regulations:

- a) **Gross Floor Area:** the home business 1 does not occupy more than 25% of the gross floor area of the principal dwelling.
- b) **Storage:** any storage, display, or sale of materials or goods related to the home business 1 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted
- c) **Traffic:** there shall be no more than three home business clients or customers on site during any period of 24 hours for a home business 1.
- d) **Owner/Number of Employees:** the home business 1 shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and shall employ no non-resident, on-site employees.
- e) **Vehicles:** the home business 1 shall have no more than one home business vehicle parked and maintained on the premises. There shall be no heavy vehicles used in conjunction with a home business 1.

Bylaw 8256

5.4 Home Business 2

5.4.1 In addition to Section 5.2 above, a home business 2 shall comply with the following regulations:

- a) **Gross Floor Area:** the home business shall not occupy more than 25% of the gross floor area of the principal dwelling.
- b) **Storage:** any storage, display, or sale of materials or goods related to the home business 2 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than one non-resident on-site employee.
- d) **Traffic:** there shall be no more than one home business client or customer on site during any 60 consecutive minutes, except for one instruction class once a week for up to five students.
- e) **Vehicles:** the home business 2 shall have no more than two home business vehicles parked and maintained on premises. There shall be no heavy vehicles used in conjunction with a home business 2.

Bylaw 8256

5.5 Home Business 3

5.5.1 In addition to Section 5.2 above, a home business 3 shall comply with the following regulations:

- a) **Gross Floor Area:** on lots 2.0 ha or smaller, a home business 3 shall not occupy more than 25% of the gross floor area of the principal dwelling plus the area of accessory structures, but in no case shall the total area of the home business exceed the gross floor area of the principal dwelling. On lots larger than 2.0 ha, the total gross floor area of a home business 3 shall not exceed 2% of the site area to a maximum of 1,000 m².
- b) **Storage:** any storage of materials or goods related to the home business must be located within the principal dwelling and/or accessory structures. However, on a site larger than 1.0 ha, outdoor storage may be allowed provided that the storage area shall be completely screened from adjacent lands, meet the minimum setback requirements for principal buildings in the zone, and does not exceed 2,000 m², inclusive of the vehicles stored under Section 5.5.1 e). There shall be no outdoor display or sale of goods on the site except those produced or processed on the same site.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than two non-resident on-site employees.
- d) **Traffic:** there shall be no more than two home business clients or customers on site during any 60 consecutive minutes.
- e) **Vehicles:** the home business 3 shall have no more than three home business vehicles parked and maintained on sites which are 1.0 ha or less. One of these three home business vehicles may be a heavy vehicle. On sites greater than 1.0 ha, home business vehicles may occupy no more than 2000 m², inclusive of the materials and goods stored under Section 5.5.1.b). All of the home business vehicles on sites larger than 10 ha may be heavy vehicles.

Bylaw 8256

Bylaw 8256

Bylaw 8896

Bylaw 9041

5.6 Secondary Dwellings

5.6.1 A secondary dwelling shall be permitted on a lot width of 12.0 m or more.

- 5.6.2 A secondary dwelling shall be permitted only as a secondary use to a principal dwelling.
- 5.6.3 The principal and secondary dwelling shall be located on the same lot.
- 5.6.4 No more than one secondary dwelling shall be permitted per lot. If the lot is within the Agricultural Land Reserve, Sections 9.1.5 1. and 9.2.5. 1. shall apply.
- 5.6.5 Parking shall be in conformance with the regulation of this Bylaw.
- 5.6.6 The maximum floor area of a secondary dwelling shall not exceed 40% of the total floor area of the principal dwelling.
- 5.6.7 A secondary dwelling is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, secondary suite, boarding or lodging house, or multiple residential uses on the same site.

Bylaw 8896
Bylaw 9041

5.7 Secondary Suites

- 5.7.1 Secondary suites shall only be permitted on a lot width of 12.0 m or more.
- 5.7.2 Secondary suites, when permitted, are to be located only in single detached housing.
- 5.7.3 No more than one secondary suite shall be permitted per principal dwelling.
- 5.7.4 The maximum floor area of a secondary suite shall not exceed 40% of the total floor area of the principal building.
- 5.7.5 Parking shall be in conformance with the regulations of this Bylaw.
- 5.7.6 A secondary suite is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, secondary dwelling, boarding or lodging house.

Bylaw 9041
Bylaw 9109

5.8 Bed & Breakfasts

- 5.8.1 When the calculation of residential density results in a fraction of a dwelling, the nearest positive integer shall be used.
- 5.8.2 A bed & breakfast is not permitted in conjunction with an agri-tourist accommodation, community care facility, boarding or lodging house, or secondary suite.
- 5.8.3 Bed & breakfasts shall be operated only by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and not more than 1 non-resident employee on site.

5.9 Garage Sales

- 5.9.1 A maximum of three garage sales are permitted to be conducted on a site in a calendar year and each separate sale shall be limited to a maximum duration of two consecutive days between the hours of 8:00 AM and 6:00 PM the same day.
- 5.9.2 Only the occupant of the dwelling shall operate the garage sale.
- 5.9.3 There shall not be outdoor storage or display of garage sale items between non- consecutive sale days.

5.10 Soil Processing

- 5.10.1 Any soil washing, soil screening or soil crushing use shall be permitted in any zone provided the soil washing, soil screening or soil crushing occurs in accordance with a current permit under the *Soil Removal and Deposit Bylaw*.

5.11 Utilities

- 5.11.1 Any minor utility used to accommodate local distribution, collection or appurtenant facilities only, with no related vehicle or equipment storage, maintenance or repair, or material storage shall be permitted in any zone.

5.12 Campgrounds

5.12.1 Campgrounds should be designed using the principles outlined in *Park Design Guidelines and Data* published by the BC Ministry of Environment, Lands and Parks.

5.13 Temporary Sawmills

5.13.1 A temporary sawmill may be operated on a site for a period not exceeding one year from the date a building permit has been issued while the owner constructs or supervises construction of a building or structure for which the milled timber is required.

5.13.2 At least 50% of the volume of timber processed by the temporary sawmill must be harvested from the lot on which the temporary sawmill is located.

5.13.3 Security may be required to ensure that the temporary sawmill is removed in accordance with Section 4.7 of this Bylaw.

5.14 Residential Sales Centre

5.14.1 Residential sales centres are permitted in any RS, RT, RM or C zones.

5.14.2 A residential sales centre may operate on a site for a period not exceeding one year from the date a building permit has been issued for the development, while the owner constructs or supervises construction of buildings within the development.

5.14.3 Residential sales centres may only be used to market the existing or proposed development that is part of, or adjacent to the building occupied by the residential sales centre.

5.15 Temporary Buildings and Structures

5.15.1 No temporary building or structure may be occupied as a dwelling, except for a tent or camper vehicle, which may be occupied for a maximum period of:

- a) 125 days in any calendar year in a campground or agri-tourist accommodation;
- b) 30 days in any calendar year on a site zoned AG, AF, or AR;
- c) 4 days in any 30 day period on a site zoned RS, RT, or RM;
- d) the duration of the demolition, construction or alteration of a principal building or structure on the same site, provided that:
 - i) the site is zoned C, M, P, U, or Z;
 - ii) no more than one person occupies the camper vehicle at any one time;
 - iii) no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²; and
 - iv) security may be required to ensure that the camper vehicle is removed in accordance with Section 4.7 of this Bylaw.
- e) the duration of a valid soil removal Permit on a designated property, provided that:
 - i) no more than one person occupies the camper vehicle at any one time;
 - ii) no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²;
 - iii) the camper vehicle shall have a minimum front, rear and side yard requirement of 6.0 m from all property lines;
 - iv) there shall be a minimum landscape screen 1.5 m wide, along all highway frontages in the area of the camper vehicle, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least one tree

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		capable of attaining a height of at least 3.0 m shall be planted on average in every 3.0 m, interrupted only for driveways or walkways.
		v) Fencing and/or screening shall be maintained to provide effective screening of the camper vehicle, to a minimum height of 1.5 m above the landscape grade;
		vi) the camper vehicle will be subject to the annual review of the active soil removal permit to assess screening, setbacks and landscaping requirements as indicated above. The Authorized Person may request the removal of the structure prior to completion of a valid permit based on violation of the aforementioned requirements; and
		vii) security may be required to ensure that the camper vehicle is removed in accordance with section 4.7 of this Bylaw.
Bylaw 8693 Bylaw 8798	5.15.2	No shipping containers, cargo containers, or rail cars are permitted on a site zoned RS, RT, RM, C1, C2, C3, C4, C5, C6, C7, C8, C9, P1, P2, P3, P6, Z6, Z7, Z9, Z10, Z11, Z12, Z14, Z15, Z17 Z18 or Z19 unless completely enclosed within a building or structure.
Bylaw 8256	5.15.3	Notwithstanding Section 5.15.2, a cargo container may be located on a site for use for any waste building materials for a period not exceeding two years from the date of the Building Permit has been issued provided that the cargo container shall be removed upon completion or expiry of the Building Permit. The City may require security to ensure its removal in accordance with Section 4.7 of this <i>Bylaw</i> .
Bylaw 8256	5.15.4	Notwithstanding Section 5.15.2, shipping containers, cargo containers or rail cars are permitted on Lot 26, Cariboo District, District Lot 1511, Plan 25047 (Railway and Forestry Museum).
Bylaw 8256	5.16	Outdoor Storage
	5.16.1	Unless included in the HBO, no construction or industrial equipment, or building materials shall be stored on a site zoned RS, RT, RM, or Z9 except for materials and equipment necessary for the demolition, construction, maintenance or alteration of a building or structure on the same site, provided the equipment and materials are removed upon the completion or expiration of the related Demolition Permit or Building Permit.
Bylaw 8693	5.16.2	No shipping containers, cargo containers, or rail cars are permitted on a site zoned RS, RT, RM, C1, C2, C3, C4, C5, C6, C7, C8, C9, P1, P2, P3, P6, Z6, Z7, Z9, Z10, Z11, Z12, Z14, Z15, Z18 or Z19 unless completely enclosed within a building or structure.
	5.16.3	Notwithstanding Section 5.15.2, a cargo container may be located on a site for use for any waste building materials for a period not exceeding two years from the date a Building Permit has been issued provided that the cargo container shall be removed upon completion or expiry of the Building Permit. The City may require security to ensure its removal in accordance with Section 4.7 of this Bylaw.
	5.16.4	Notwithstanding Section 5.15.2, shipping containers, cargo containers or rail cars are permitted on Lot 26, Cariboo District, District Lot 1511, Plan 25047 (Railway and Forestry Museum).

		Cannabis Production Facility and Cannabis Retail
Bylaw 8734	5.17	
Bylaw 8974	5.17.1	The cultivation, growing, producing, packaging, storing, distribution, dispensing, trading or selling of cannabis (cannabis and cannabis products) are not permitted in any zone, unless otherwise indicated.
Bylaw 9006	5.17.2	Cannabis Production Facilities will be permitted in:
Bylaw 8974		i) The Agricultural Land Reserve, subject to the regulations identified in Section 5.17.3 and 5.17.4 of this Bylaw; or
		ii) The areas identified on Schedule “H” as “Boundary Industrial Park”, “BCR Industrial Park”, and “Danson Industrial Park”, in accordance with the regulations identified in Section 12.1, 12.2, 12.3, and 12.5 of this Bylaw.
Bylaw 8974	5.17.3	In addition to meeting all other applicable municipal, provincial and federal regulations, Cannabis uses will not be permitted in a shipping container, cargo container, rail car, modular unit, mobile home, camper vehicle or any other vehicle.
Bylaw 8974	5.17.4	A Cannabis Production Facility use shall have:
		a) 15.0 ha minimum parcel size;
		b) 30.0 m setback from the front, rear, interior and/or exterior side yard(s). If the 30.0 m setback is void of a screened buffer a 60.0 m setback is required; and
		c) 150 m minimum setback from any parks and education uses.

Amending
Bylaws

6. Landscaping and Screening

6.1 Site Triangles

6.1.1 No fence, retaining wall, landscaping or screen shall be grown, placed or caused or allowed to be grown or placed on a lot to a height exceeding 1.0 m above the landscaped grade within the triangular area 5.0 m from the intersection of an exterior side lot line and a front lot line, or an extension of those lines. For intersections of municipal highways with provincial arterial highways the site triangle provisions of the *Provincial Public Undertakings Regulation* shall apply.

6.2 General

6.2.1 Notwithstanding the landscaping and screening provisions of Section 6, no landscaping or screening shall be grown, placed or caused or allowed to be grown or placed so as to impede the visibility of any traffic safety device.

Bylaw 8256

6.2.2 The regulations in Section 6 apply to all zones except the AG, AF, and AR zones.

6.2.3 In RS and RT zones, the owner of the property is responsible for the placement and proper maintenance of landscaping on the site for all yards visible from a highway. All yards visible from a highway shall be seeded with grass or sodded within 18 months of occupancy. Alternative forms of landscaping may be substituted for seeding or sodding, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens.

6.2.4 Where landscaping is required by this *Bylaw*, the Authorized Person may require security in accordance with Section 4.7 of this *Bylaw*.

6.2.5 Unless covered by the provisions of a development agreement, any landscaping area between the property line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the development to the standard of landscaping required by the *Subdivision and Development Servicing Bylaw*.

Bylaw 8256

6.2.6 Existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of Section 6 unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.

6.2.7 In the event that plant material required in an approved development is inappropriate or fails to survive, the City may allow or require alternative materials to be substituted

6.3 Landscape Requirements for Parking and Storage

6.3.1 A parking area having eight or more parking spaces and which is visible from an adjacent site in a residential zone shall be fenced or screened. Such fencing and/or screening shall be maintained to provide effective screening to a height of 1.5 m above the landscaped grade.

6.3.2 Where off-street parking for 30 or more vehicles is provided at grade on a site, there shall be landscaped open space within the parking area. Landscaped open space in the parking areas shall be provided in the minimum amount of 0.4 m² for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.

6.3.3 A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a highway other than a lane, shall

6.3.4 be fenced and/or screened. Such fence and/or screening shall be maintained to provide effective screening from the ground to a height of 2.0 m. Where, because of conditions not conducive to good horticultural practices, a screen planting cannot reasonably be expected to survive, the City may require a masonry wall, wood fence, earth berm, or combination thereof, to be substituted.

6.4 Landscape Requirements for Open Space

6.4.1 In addition to the landscaping of off-street parking and vehicular use areas, all remaining open spaces on any developed lot shall conform to the following minimum requirements:

- a) Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within 6.0 m of any building or paving or other use such as storage.
- b) All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any unsightly appearance.
- c) In all non-residential districts, a minimum of 15% of the total site area shall be devoted to landscaping with not less than 50% of the landscaping being located in the required front yard and exterior side yard.

Bylaw 8256

6.4.2 Trees shall be included on the landscape plan and planted in non-vehicular open space to meet the following requirement:

- a) 1 tree for each 25 m² and one shrub for each 15 m² of required yards in non- industrial districts;
- b) 1 tree for each 46 m² of any required yard in industrial districts; and
- c) 1 tree for each 15 m² and 1 shrub for each 10 m² of required parking area island provided that there will be at least one tree per parking area island.

6.4.3 When existing trees that are retained on a development site are at least 15.0 cm in caliper, they may count double towards meeting the tree requirements of this Section. When existing trees are at least 25 cm in caliper, they may count triple towards meeting the tree requirements of this Section.

6.5 Minimum Landscape Buffers

6.5.1 The C1 zone shall have a landscape screen 1.0 m wide, along all highway frontages, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average in every 5.0 m, interrupted only for driveways or walkways:

6.5.2 All other commercial zones and site-specific zones with a primary commercial nature shall have a landscape screen 2.0 m wide, along all highway frontages, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 1.0 m shall be planted on average in every 5.0 m, interrupted only for driveways or walkways:

Bylaw 8947

6.5.3 The RM9 zone shall have a landscape screen 6.0 m wide, along the property line, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least three shrubs or trees capable of attaining a height of at least 2.0 m shall be planted on average in every 5.0 m, interrupted only for access to the manufactured home park or walkways. The landscape screen area shall not include building and structures, refuse containers, sewage disposal facilities, recreation vehicles, parking of vehicles, removal or depositing of soil, or outdoor storage.

6.5.4 Industrial zones shall have a landscape screen 1.5 m wide, along all highway frontages except lanes, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least one tree capable of attaining a height of at least 3.0 m shall be planted on average in every 3.0 m, interrupted only for driveways or walkways.

6.5.5 An opaque fence with a minimum height of 1.8 m is to be installed where industrial or utility development will have outdoor storage (excluding display areas) or will abut non-industrial development.

6.5.6 A fence or opaque landscape screen with a minimum height of 1.8 m is to be installed where commercial development will abut residential development.

Bylaw 8119

6.5.7 Wrecking Yard uses not contained within a building shall be bounded on all sides by a solid screen not less than 2.5 m in height, and not more than 3.0 m in height.

6.5.8 A landscape buffer is required for all land abutting the Agricultural Land Reserve including non-farm developments on the Agricultural Land Reserve, regardless of zone, according to the requirements of the Agricultural Land Commission.

**Bylaw 8025
Bylaw 8415
Bylaw 8449**

6.5.9 Outdoor storage uses and storage areas associated with Major Equipment uses not contained within a building, and located on any site abutting an Arterial Road or Provincial Highway defined in Schedule B-10: 15 Year Major Road Network in the *Official Community Plan* shall be bounded on all sides by a solid screen of not less than 2.5 m in height. For the purpose of this regulation the outdoor display of Major Equipment for sale, lease or rent will not be considered as storage areas.

Bylaw 8256

6.5.10 Rooftop mechanical and electrical equipment in the R, C, M, P, U and Z zones shall be screened where visible from a highway.

6.6 Specifications for Landscape Construction

6.6.1 All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in a manner consistent with good horticultural practice.

6.6.2 All landscape areas and installations shall meet or exceed the current British Columbia Landscape Standards and be regularly maintained.

6.6.3 All plant materials shall be hardy to Prince George and to the location on the site where they are planted.

6.6.4 Existing landscaping or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the existing grade within the root zone more than 20.0 cm.

6.6.5 All required landscaping shall conform to the following at installation:

- a) tree species at maturity shall have an average spread of crown greater than 5.0 m. (trees having a lesser average mature crown of 5.0 m may be grouped so as to create the equivalent of 5.0 m or greater crown at maturity);
- b) deciduous trees shall be at least 60 mm caliper;
- c) coniferous trees shall have a minimum height of 2.0 m,
- d) coniferous shrubs shall have a minimum spread of 300 mm; and
- e) deciduous shrubs shall have a minimum height of 300 mm.

6.7 Refuse and Recycling Bins

6.7.1 When any development is proposed provisions for garbage storage, recycling and collection shall be provided on the same site as the development.

- 6.7.2 All site refuse and recycling bins in zones other than AG and AF zones, including all other large receptacles used for the temporary storage of materials, require opaque screening from adjacent lots and highways.
- 6.7.3 All screening will be a minimum of 2.0 m in height to a maximum height that is equivalent to the height of the refuse or recycling bin.
- 6.7.4 All sides open to public view shall be screened by the additional planting of shrub and groundcover material at least 1.5 m in height.
- 6.7.5 All refuse or recycling bins shall be located a minimum of 3.0 m from any abutting residential zone so as to not obstruct pedestrian or vehicle traffic.
- 6.7.6 An unobstructed access lane with a minimum width of 3.0 m and a minimum vertical clearance of 4.6 m shall be provided to provide access to required garbage and recycling room or enclosure.

6.8 Fencing and Retaining Walls

- 6.8.1 No fence constructed at the natural grade in rural residential or residential zones shall exceed 2.0 m, except where abutting an agricultural, commercial, or business & industrial zone, the maximum height is 2.5 m. In residential zones, the maximum height is 1.2 m for the portion of a fence that is placed within the required front yard. Fence height shall be measured using the average grade setback 1.0 m from each side of the fence.
- 6.8.2 Commercial and industrial zoned properties shall have a maximum fence height of 2.5 m from the natural grade.
- 6.8.3 Retaining walls on all RS and RT lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from the base of the wall on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.
- 6.8.4 Where a retaining wall higher than 1.2 m, measured from the base on the lowest side, is located within 1.2 m of the property line, the maximum height for a fence on the retaining wall is 0.9 m.
- 6.8.5 The limitation in Section 6.8.3 shall not apply to an open mesh or chain-link fence erected in a cemetery, park, recreation area, school, or college. In such cases, the maximum height of a fence shall be 3.7 m
- 6.8.6 No barbed wire fencing shall be allowed in any rural residential, residential, or recreation & institutional zones except for use in livestock enclosures and for correction services.

Bylaw 8256

Bylaw 8256

Amending Bylaws Bylaw 8256	7. Parking and Loading	
	7.1	Off-Street Vehicle Parking
	7.1.1	Where off-street parking or loading are provided but not required, the location, design, operation, and maintenance of such parking and loading areas shall comply with the regulations of Section 7.
	7.1.2	Owners and occupiers of any land, building, or structure must provide and maintain off-street parking and loading space for the use, building, or structure, in accordance with Section 7. Off-street parking spaces shall not be credited as off-street loading spaces or vice versa.
	7.1.3	All required off-street parking spaces shall be used only for the following purposes:
		a) accommodating the vehicles of clients, customers, visitors, employees, members, residents, or tenants who make use of the principal building or use for which the parking area is provided; and
		b) seasonal short-term parking (no more than 36 consecutive hours) of self-contained camper vehicles (having internal washing, cooking, sleeping and toileting facilities) within the C2, C5, Z3, Z6 and Z8 zones, provided that:
Bylaw 8693		i. the camper vehicle parking area is built and maintained in accordance with this Bylaw;
		ii. the camper vehicle parking is not permitted within 60 m of any adjacent property zoned RS, RT, RM, Z9, Z11, Z12, Z14, Z18 or Z19; and
Bylaw 8256		iii. such parking areas shall not be used for off-street loading, driveways, access or egress, signage, or the display, sale, storage, manufacture or repair of goods of any kind.
		Number of Parking Spaces
	7.1.4	The minimum number of off-street parking spaces required for each use is specified in the Table 7.4: Parking Requirements , except as noted below.
Bylaw 8256	7.1.5	Lands within Schedule “A” of the <i>City of Prince George Parking Area Bylaw</i> are exempt from the requirement of providing off-street vehicle parking.
	7.1.6	Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.
	7.1.7	If a development contains more than one use or involves collective parking for more than one building or use, the total number of spaces shall be the sum of the various classes of uses calculated separately and a space required for one use shall not be included in calculations for any other use.
Bylaw 8256	7.1.8	When the term “employees” is used for the calculation of off-street parking it shall mean the maximum number of employees on the premises at any one time.
	7.1.9	Where uses are not defined or for major projects, the City may require a parking assessment by a qualified professional and use this study in determining parking requirements.
	7.1.10	Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5 m of width of such seating accommodation shall be counted as 1 seat.
		Residential and Residential Related Uses
	7.1.11	Parking shall be subject to all setbacks and yard requirements except as provided for elsewhere in Section 7.

- 7.1.12 No off-street parking shall be located in the required front or a flanking side yard, except in a manufactured housing park or where a driveway provides access to required off-street parking that is not in the front or flanking side yard, in which case a single vehicle may be parked in front of each off-street parking space (e.g. garage space or equivalent).
- 7.1.13 No more than 4 vehicles may be parked on a site zoned RS or RT.
- Bylaw 8693 7.1.14 No heavy vehicles shall be parked longer than 3 hours between 8 AM and 10 PM on the same day, on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, Z9 and Z19, except those permitted for a home business in the HBO. No heavy vehicles shall be parked between 10 PM and 8 AM the next day, on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, Z9 and Z19, except those permitted for a home business in the HBO.
- 7.1.15 No more than one camper vehicle, one passenger bus and one trailer shall be parked or stored on a lot zoned RS or RT, provided that any camper vehicle, passenger bus or trailer longer than 6.1 m is not parked in the required front yard.
- Bylaw 8693 7.1.16 No dismantled, wrecked, unlicensed or inoperable vehicle shall be parked or stored on a lot zoned RS, RT, RM, C4, C8, P1, P2, Z7, Z9, or Z19 for a period exceeding 30 days in any calendar year, provided that the vehicle is not parked or stored in the required front yard. This regulation does not apply to dismantled, wrecked, unlicensed or inoperable vehicles parked or stored within a completely enclosed building.
- 7.1.17 No part of any parking area shall be located within 5.2 m of any window of any habitable room in apartment housing.
- 7.1.18 Parking spaces may be configured in tandem for single detached and two-unit housing.
- 7.1.19 For apartment housing and row housing, tandem parking spaces may be provided equivalent to the total required parking minus the total number of dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem.
- 7.1.20 Parking and open space areas to be used by the guests of a bed & breakfast shall be screened and oriented away from abutting development to minimize the impact of the operation on nearby properties.
- 7.1.21 Except in C1, all off-street parking spaces required or provided for residential uses shall be located on the same site, and having the same zone, as the residential use they are intended to serve.
- 7.1.22 All off-street parking spaces required or provided for uses other than residential and for residential uses in the C1 Zone may be located on another site within C1 or on a zone which permits non-accessory parking, but shall be within 60.0 m of the development or building they are intended to serve.
- 7.1.23 Where required off-street parking is located on property separate from the site of the development:
- a) the owner shall register a covenant pursuant to Section 219 of the *Land Title Act* in favour of the City at the time of development, and such covenant shall be satisfactory to the Authorized Person and shall restrict or prohibit the construction of buildings or structures, and the use of any lot to off-street parking;
 - b) the owner shall give priority for any off-street parking to visitor use and provide staff parking on the remote site;
 - c) remote parking shall be developed to the same standard as off-street parking; and

- d) required off-street parking shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw.

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7.1.24

Dimension

Subject to the other regulations of Section 7, the minimum dimension of all off- street parking shall be in accordance with Section 7, Figure 7.0, Tables 7.1, 7.2 and 7.3.

FIGURE 7.0 Off-Street Parking Dimensions

- ⊖ - Parking angle
- W₁ - Parking module width (wall to wall) single loaded aisle
- W₂ - Parking module width (wall to wall) double loaded aisle
- W₃ - Parking module width (wall to interlock) double loaded aisle
- W₄ - Parking module width (interlock to interlock) double loaded aisle
- AW - Aisle width
- WP - Stall width parallel to Aisle
- VP₁ - Projected vehicle length from interlock
- VP_w - Projected vehicle length from wall measured perpendicular to aisle
- S_l - Stall length
- S_w - Stall width

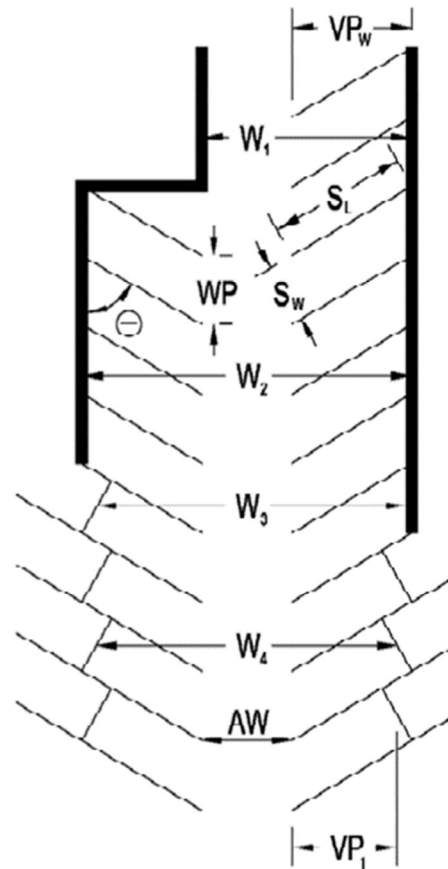


TABLE 7.1 PARKING CLASSIFICATIONS FOR TABLES 7.2 AND 7.3

Parking Class	Typical Turnover Rate			Typical Land Uses ¹
	Low	Medium	High	
A			X	Commercial, other than office and non-accessory parking
B		X		Office, residential & related, community & recreational, institutional & service
C	X			Agriculture, business & industrial, and non-accessory parking

¹See Table 7.4 for a complete list of land uses that correspond to this column.

TABLE 7.2 STANDARD VEHICLE LAYOUT DIMENSIONS

Parking Class	S _w Basic Space Width (m)	WP Space Width Parallel to Aisle (m)	VP _w Space Depth to Wall (m)	VP ₁ Space Depth to Interlock (m)	AW Aisle Width (m)	W2 Wall to Wall (m)	W4 Interlock to Interlock (m)
Two-Way Aisle 90°							
A	2.8	2.8	5.4	5.4	7.9	18.6	18.6

B	2.6	2.6					
C	2.5	2.5					
Two-Way Aisle 60°							
A	2.8	3.2	5.5	5.0	7.9	18.9	18.0
B	2.6	2.7					
C	2.5	2.9					
One-Way aisle 75°							
A	2.8	2.8	5.6	5.3	6.7	18.0	17.4
B	2.6	2.7					
C	2.5	2.6					
One-Way Aisle 60°							
A	2.8	3.2	5.5	5.0	5.5	16.5	15.5
B	2.6	3.0					
C	2.5	2.6					

TABLE 7.3 SMALL VEHICLE LAYOUT DIMENSIONS

Parking Class	S _w Basic Space Width (m)	W _P Space Width Parallel to Aisle (m)	VP _w Space Depth to Wall (m)	VP ₁ Space Depth to Interlock (m)	AW Aisle Width (m) ¹	W ₂ Wall to Wall (m)	W ₄ Interlock to Interlock (m)
Two-Way Aisle 90°							
A	2.5	2.5	4.6	4.6	6.4	15.5	15.5
B/C	2.3	2.3					
Two-Way Aisle 60°							
A	2.5	2.9	4.7	4.3	6.4	15.9	15.3
B/C	2.3	2.4					
One-Way aisle 75°							
A	2.5	2.6	4.9	4.6	5.2	15.0	14.4
B/C	2.3	2.4					
One-Way Aisle 60°							
A	2.5	2.9	4.7	4.3	4.6	14.0	13.1
B/C	2.3	2.7					

¹Standard vehicle aisle widths are required in accordance with Table 7.2 if the aisle contains standard vehicle spaces. This may change other measurements.

- a) The minimum width for a standard or small vehicle parking space limited on one side by a wall or column, which is more than 1.2 m from either end of the space, is 0.2 m wider than shown in Table 7.2 or 7.3, as applicable; and
- b) parallel parking spaces shall be a minimum of 7.3 m in length, except that an end space having an open access at the end of a row may be a minimum of 5.5 m.

7.1.25 Up to 20% of the required number of parking spaces may be small vehicle parking spaces if they:

- a) are not parallel parking spaces or disabled parking spaces; and
- b) are clearly designated with elevated signs reading “Small Car Only.”

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7.1.26 A setback of 1.5 m must be provided for any parking spaces adjacent to a laneway.

7.1.27 Vehicle queuing storage areas must be provided at entrances and exits to a site of sufficient size to prevent queuing vehicles from blocking highway through traffic, blocking internal circulation routes, or conflicting with off-street parking or loading spaces

7.1.28 Despite the minimum aisle dimensions of Tables 7.2 and 7.3 wider aisles are required when warranted by vehicle volumes, and large truck or emergency vehicle turning movements.

7.1.29 Despite the minimum aisle dimensions of Tables 7.2 and 7.3, interpolated parking angles are permitted between the ranges provided to accommodate alternative layout dimensions.

Parking for the Disabled

Bylaw 8256

7.1.30 Parking space for the disabled:

- a) where more than 25 spaces are provided, parking spaces shall be provided in the ratio of 1 for the first 50 or part thereof and 1 for each additional 150, except a minimum of one parking space for the disabled is required for any education use or for any use that a disabled person would reasonably be expected to frequent; and
- b) shall be included in the calculation of the applicable minimum parking requirement.

7.1.31 Parking spaces for the disabled shall be located close to accessible entrances or in a central location when a parking lot serves several buildings. They should be designed to minimize the need for persons in wheelchairs to travel behind other cars or across vehicle aisles.

7.1.32 Parking spaces for the disabled shall have a firm, slip resistant, and level surface that is a minimum of 4.0 m in width for 1 space, but may be reduced in width to 3.7 m when two spots are side by side, with a shared 1.2 m access space

7.1.33 Parking spaces shall have a vertical clearance of at least 4.5 m.

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7.1.34 Signage and paint markings for disabled parking spaces shall meet the requirements of the *Parking and Traffic Bylaw*.

Access and Egress

Bylaw 8256

7.1.35 The number, location, and width of all points of access and egress from any off-street parking or loading area to a highway shall be subject to the approval of the Authorized Person in accordance with the *Highways Bylaw*.

7.2 Off-Street Loading

7.2.1 Where any development is proposed, off-street loading space shall be provided and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

7.2.2 The number of off-street loading spaces required for each use is specified in **Table 7.5: Loading Requirements**.

7.2.3 Where calculation of the total number of loading spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

7.2.4 Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.

7.2.5 Where **Table 7.5: Loading Requirements** does not clearly define requirements for a particular development, the single use or combination of uses deemed to be most representative of the proposed development shall be used to determine the loading requirement.

Location

7.2.6 Off-street loading space shall be provided entirely within the development being served and is subject to all setbacks and yard requirements specified elsewhere in this *Bylaw*.

Size and Access

7.2.7 Access to any loading area shall be provided, wherever possible, internally to the development or from a lane adjacent to the development.

- 7.2.8 Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes undue interference with traffic on the adjoining or abutting highways or lanes.
- 7.2.9 Each off-street loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 28.0 m² in area, less than 4.0 m in width, or have less than 3.7 m in overhead clearance.

School Loading Requirements

- 7.2.10 Loading spaces for schools, if they serve primarily as passenger drop-off/pick-up spaces, shall be a minimum of 7.0 m in length. The minimum width is 3.0 m and the minimum vertical clearance is 4.5 m.
- 7.2.11 School bus loading spaces shall be a minimum of 15.0 m in length and 3.0 m in width if adjacent to a sidewalk or passenger loading area or 5.0 m width otherwise.
- 7.2.12 The total number of school loading spaces shall be calculated on the basis of the ultimate loading requirements for all potential future school development on the site in question whether contained in a core facility or in attached portable pods.
- 7.2.13 School loading spaces shall be oriented parallel to the flow of traffic to accommodate through-movement of vehicles and to eliminate the need for backing or significant turning movements.
- 7.2.14 Where an existing school building is to be enlarged to accommodate an increased enrolment of more than 100 students, or of more than 20% of existing student enrolment, whichever is less, the standards for school loading spaces based on the additional school capacity shall apply. Where a school development is proposed which is a change of use of an existing structure, the standards shall apply to the total school enrolment capacity.

7.3 Off-street Parking and Loading Development Standards

Vehicle Parking and Loading

- 7.3.1 Every off-street parking or loading area, and every access to such required parking or loading area, shall have a durable, dust-free, hard surface of concrete, asphalt or similar material, except in AG, AF, AR, RS, RT, C9, M5, M6, and M7 zones, provided that these required parking or loading areas are graveled, compacted, and treated to suppress dust and kept free of plant growth.
- 7.3.2 Every off-street parking or loading area required by this *Bylaw* to accommodate three or more vehicles:
- a) shall clearly delineate individual parking spaces, maneuvering aisles, entrances, and exits with conventional pavement markings (white to designate spaces, yellow for opposing traffic separation), signs, and/or other physical means;
 - b) shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located except when parking spaces are accessed directly from a lane;
 - c) shall restrict surface drainage, directly or via catch basins, to the public storm sewer system, if available, or alternatively to approved planting areas or an approved system of rock pit manholes, with no surface drainage flowing overland except within the boundaries of the site; and
 - d) shall be constructed with surface grades no more than 5%, except that driveways and aisles with no parking spaces may have grades up to 8.3%.

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7.3.3 Every off-street parking or loading area and access to it shall have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon property lines, required landscaping or buildings.

Lighting

7.3.4 Every surface off-street parking or loading area required by this *Bylaw* to accommodate five or more vehicles, and every access to such required parking or loading, shall:

- a) be illuminated, with residential areas having an average illumination of 6 lux, and commercial, institutional, and industrial areas having an average illumination of 11 lux;
- b) have a uniform ratio for average illumination levels to a minimum of 6:1 for surface parking; and
- c) be arranged so that the direct rays of light are reflected upon the parking or loading area, and not on adjacent lots or highways.

7.4 Off-street Bicycle Parking

7.4.1 Where any development is proposed, off-street bicycle parking shall be provided in addition to vehicle parking and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

7.4.2 The number of Class I and Class II off-street bicycle parking spaces required for each use is specified in the **Table 7.6: Bicycle Parking Requirements**.

7.4.3 Where calculation of the total number of parking spaces yields a fractional number, the required number of spaces shall be the next highest whole number.

Design and Standards

7.4.4 Bicycle parking spaces shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface.

7.4.5 Aisles between parked bicycles should be a minimum 1.2 m in width.

7.4.6 Bicycle racks shall be located in a convenient, well-lit location that is easily located by visitors and subject to visual surveillance by occupants of the building served by the rack.

7.4.7 Bicycle racks shall:

- a) be constructed of theft-resistant material;
- b) be securely anchored to the floor or ground;
- c) support the bicycle frame above the centre of gravity; and
- d) enable the bicycle frame and front wheel to be locked with a U-style lock that is CSA compliant.

Table 7.4: Parking Requirements

Type of Development (Land Use)		Required Parking Spaces
Amending Bylaws	Residential & Residential Related	
	Single Detached Housing Two Unit Housing Four-plex Housing Manufactured Home not in a manufactured home park	2 per dwelling
	Agri-tourist Accommodation	1 per sleeping unit, plus 1.1 per camping space
	Apartment Housing Row Housing Stacked Row Housing	1 per studio dwelling, plus 1 per 1 bedroom dwelling, plus 1.5 per 2 bedroom dwelling, plus 1.75 per 3+ bedroom dwelling, plus 1 per 7 dwellings as designated visitor parking
	Boarding or Lodging House	1 per 2 sleeping unit, plus spaces required for the corresponding base dwelling
	Bed & Breakfast	1 per sleeping units
	Community Care Facilities	1 per 2 employees, plus 1 per 10 patrons; minimum of 4
	Congregate Housing	1 per 2 employees, plus 1 per 2 sleeping units
	Home Business 1 Home Business 2 Home Business 3	1 per non-resident, off-street employee working on the site at the same time (in addition to the required residential parking)
	Manufactured Home Park	1 per dwelling, plus 1 per 4 dwellings as designated visitor parking
	Residential Sales Centre	2 per centre
	Residential Security/Operator Unit	1 per unit
Bylaw 8896	Secondary Dwelling	1 per dwelling
	Secondary Suite	1 per unit
	Temporary Shelter Service	1 per 5 units
Bylaw 8884	Housing, Transitional	0.4 per dwelling
Agriculture		
	Agricultural, General Agriculture, Intensive Impact Aquaculture	None beyond spaces required for residential dwellings, except 2 spaces are required for every 100 m ² of agricultural retail sales area.
	Animal Breeding & Boarding	2, plus 1 per employee
	Equestrian Centre, Major and Minor	2, plus 1 per employee
	Greenhouse & Plant Nursery	2 per 100 m ² GFA of retail sales structure plus 1 per 100 m ² GFA of yard and/or warehouse
Commercial		
	Animal Shelter	2, plus 1 per employee
	Apartment Hotel (excluding accessory eating and drinking establishment)	1 per sleeping unit
	Auction, Major and Minor	1 per 3.5 seating spaces, or 3.1 per 10 m ² GFA, whichever is greater
	Fleet Service	1 per employee
	Funeral Service	1 per 4 seats
	Gaming Facility, Major Gaming Facility, Minor	1 per 2 seating spaces, or 3.1 per 100 m ² GFA used by patrons, whichever is greater
	Health Service, Minor	4 per practitioner
	Hotel	1 per 2 sleeping units, plus 1 per 4 seats of any associated eating or drinking establishment
	Motel	1 per sleeping unit, plus 1 per 4 seats of any associated eating or drinking establishment
	Office Business Support Service	3.4 per 100 m ² GFA
	Restaurant	1 per 4 seats

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	Type of Development (Land Use)	Required Parking Spaces
	Liquor, Major Primary Establishment Liquor, Minor Primary Establishment	
	Restaurant, Drive-in	2.2 per 100 m ² GFA; minimum 5
Bylaw 8974	Retail, Cannabis	4 per 100m ² GFA
	Retail, Liquor	4 per 100 m ² GFA
Bylaw 8256	Building & Garden Supply Retail, Adult-Oriented Retail, Convenience Retail, Flea Market Retail, General Equipment, Minor Household Repair Service Personal Service and any Commercial Use not listed separately in this Table (a) GFA 2,500 m ² or less (b) GFA greater than 2,500 m ²	(a) 5.0 per 100 m ² GLFA, or 2.2 per 100 m ² of GFA, whichever is greater (b) 5.0 per 100 m ² GFA
	Retail, Farmer's Market	4 per 100 m ² GLFA.
	Service Station, Major Service Station, Minor Wrecking Yard	2.2 per 100 m ² of GLA for retail sales plus 2 per service. bay
	Service, Dating or Escort Service, Financial Service, Massage Service, Massage Therapy Service, Personal Service, Pet Grooming & Day Care	3.4 per 100 m ² GFA
	Vehicle Rental, Major Vehicle Rental, Minor	2, plus per employee
	Vehicle Sale, Major Vehicle Sale, Minor	2.2 per 100 m ² GFA
	Vehicle Repair, Minor Vehicle Repair, Major	2 per service bay
	Vehicle Wash, Major Vehicle Wash Minor	1 per wash bay
	Veterinary Service, Minor Veterinary Service Major	4 per veterinarian
Business & Industrial		
	Aircraft Sale & Rental	2 per business
Bylaw 8330	Consulting, Scientific and Technical	1.1 per 100 m ² of GFA
	Custom Indoor Manufacturing Contractor Service, Major and Minor Industrial Support Services Industry, Light Utility, Major and any Industrial Use not listed separately in this Table	1.0 per 100 m ² GFA; or 3 per tenant / establishment
Bylaw 8734 Bylaw 8974	Cannabis Production Facility	2 per 100 m ² of GFA
	Recycling Centre, Intermediate	3 per employee
	Recycling Centre, Minor	2 per bin/container
	Industry, Heavy Industry, Special Heavy Recycling Centre, Major Warehousing & Storage Waste Management Wholesale Truck or Rail Terminal Major Truck or Rail Terminal Minor	0.5 per 100 m ² GFA up to 2,000 m ² , plus 0.2 per additional 100 m ² GFA

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Institutional & Service		
	Cemetery	10 per ha
	Commercial Education	1 per 8 students
	Correction Service	1 per 2 clients (maximum capacity)
	Education	
	(a) Elementary School	(a) 2.0 per classroom or 1.0 per 10 students, whichever is greater
	(b) High School	(b) 5.0 per classroom or 1.0 per 5 students, whichever is greater
	(c) University or College	(c) 10 per class room
Bylaw 8256	Emergency Service	10 per 100 m ² GFA
	Health Service, Major	1.1 per 100 m ² GFA
Community & Recreational		
	Campground	1.1 per camping space
	Club	1 per 5 fixed seating spaces; plus
	Club House or Base Lodge	20 per 100 m ² of floor area used by patrons
	Exhibition & Convention Facility	1 per 5 fixed seating spaces; plus 20.0 per 100 m ² of floor area used by patrons
	Fish Hatchery	1 per employee
	Library & Exhibit	2.0 per 100 m ² GFA
	Marina	1 per 2 boat spaces
	Recreation, Indoor	1 per 3.5 seats, or 3.1 per 100 m ² GFA used by patrons, whichever is greater
	Recreation, Outdoor Park	1 per 3.5 seats, or 3.1 per 100 m ² GFA used by patrons, or 5 per 4000 m ² of area used for sports fields, whichever is greater
	Religious Assembly	1 per 8 m ² of floor area used for assembly purposes
	Spectator Entertainment Adult-Oriented Entertainment	1 per 3.5 seats

Table 7.5: Loading Requirements

Type of Development (Land Use)		Required Parking Spaces
Amending Bylaw	Residential & Residential Related	
	Residential and Residential Related Uses	None
	Commercial Uses, except those listed below Business & Industrial Uses	1 per 1,900 m ² , minimum 1
	Hotel Motel Restaurant Liquor Primary Establishment, Minor Liquor Primary Establishment, Major	1 per 2,800 m ² , minimum 1
	Institutional and Basic Service Uses Community, Recreational, & Cultural Uses	1 per 2,800 m ² , minimum 1
	Elementary School	3.0 per 100 students, minimum 5; plus minimum 3 bus loading spaces
	Commercial Education High School University or College	1.5 per 100 students, minimum 5; plus minimum 3 bus loading spaces

Table 7.6: Bicycle Parking Requirements

Type of Development (Land Use)		Required Parking Spaces
Amending Bylaw	Residential & Residential Related	
	Apartment Housing	Class I: 5% of required number of vehicle parking spaces Class II: 5 per building over 20 dwellings
	Row Housing	Class II: 3 per building over total 10 dwellings
	Restaurant Institutional Use (except Education uses) Office Personal Services Retail, Convenience Retail, General	Class I: 5% of required number of vehicle parking spaces Class II: 2 per building with less than 500 m ² GFA, 5 per building with 500 m ² GFA or greater.
	Primary or Secondary School	Class II: 10% of the number of students, plus 3% of the number of staff
	College, University, or Commercial Education	Class I: 1 space per 2 dormitory units Class II: 6% of the number of students, plus 3% of the number of employees.
	Bylaw 8884 Housing, Transitional	Class I: 5% of the required number of vehicle parking spaces Class II: 5 per building over 20 dwellings 3% of the number of employees.

Class I Bicycle Parking is parking intended for the long-term use of development residents or employees, and may consist of attended facilities, bicycle lockers, or restricted access parking (including garages and carports provided for each dwelling), in accordance with the standards specified in this Bylaw and any applicable standards approved by the City.

Class II Bicycle Parking is parking intended for the short-term use of development patrons or visitors, and may consist of bicycle racks located in an accessible outside location, in accordance with the standards specified in this Bylaw and any applicable standards approved by the City.