CITY OF
PRINCE
GEORGE

ZONING BYLAW

No. 7850, 2007

CONSOLIDATED VERSION

CONSOLIDATED FOR CONVENIENCE
Revised: October 6, 2025

Zoning Bylaw No. 7850, 2007
List of Amendments

AMENDING BYLAW NO.	ADOPTED DATE	TYPE	SUBJECT PROPERTY	PURPOSE	SECTION(S)
9514	October 6, 2025	Rezoning	880 Guay Road	That a 22.7 ha portion of Lot 1 Except: Part Subdivided by Plan BCP12745, District Lot 955, Cariboo District, Plan PGP39143, be rezoned from AG: Greenbelt and P6: Special Institutional to M2: General Industrial; and That a 3.3 ha portion of Lot 1 Except: Part Subdivided by Plan BCP127 45, District Lot 955, Cariboo District, Plan PGP39143, be rezoned from AF: Agriculture and Forestry and P6: Special Institutional to AG: Greenbelt,	Schedule "A"
9550	October 6, 2025	Rezoning	6174, 6166 Monterey Road West and PID 015-217-493	That Section 15.7- “Z17: Monterey Road Commercial” be deleted in its entirety and replaced with new Section 15.7- “Z17: Monterey Road Comprehensive"	Section 15.17
9546	October 6, 2025	Rezoning	4330 Giscome Road	That Lot A, District Lot 632, Cariboo District, Plan 20590, Except Plans PGP36403 and PGP40335 be rezoned from "Z16: Blackburn Commercial" to "M2: General Industrial"	Schedule "A"
9568	October 6, 2025	Rezoning	3556 Willowdale Drive	That Lot 3, District Lot 4047, Cariboo District, Plan 17033, be rezoned from RS1: Suburban Residential to RM1: Multiple Residential	Schedule "A"
9573	September 17, 2025	Rezoning	1700 Yew Street	That Lot 19, District Lot 343, Cariboo District, Plan 18815, be rezoned from RM3: Multiple Residential to RM4: Multiple Residential	Schedule "A"
9528	August 18, 2025	Rezoning	4225 Turner Road	That Lot 23, District Lot 4047, Cariboo District, Plan 11060, be rezoned from RS2m: Single Residential to RM1: Multiple Residential	Schedule "A"
9558	August 18, 2025	Rezoning	7346 Caribou Road	That Lot 97, District Lot 1599, Cariboo District, Plan 14373, be rezoned from RS1m: Suburban Residential to RS2m: Single Residential	Schedule "A"
9561	July 28, 2025	Rezoning	101 George Street	That Block E, District Lot 343, CD, Plan 8816, be rezoned from P1: Parks and Recreation to C1: Downtown	Schedule "A"
9446	June 23, 2025	Rezoning	8640 St Lawrence Ave & 2800 Vista Ridge Drive	That Lot 1 District Lot 1605 Cariboo District Plan 30863, Except Plans 34562 PGP38585,PGP41824,PGP46265,PGP46269,BCP25534, BCP36464,EPP41947, and EPP131558, be rezoned from RS2: Single Residential to RM5: Multiple Residential	Schedule "A"
9536	May 26, 2025	Rezoning	498-450 Ospika Blvd	That Parcel 1, District Lot 2610, Cariboo District, Plan BCP26493 be rezoned from C4:Local Commercial to C4c: Local Commercial	Schedule "A"
9527	March 24, 2025	Rezoning	3819 Balsum Rd	That Lot 14, District Lot 4047, Cariboo District, Plan 17497, be rezoned from RS1m: Suburban Residential to RS2: Single Residential	Schedule "A"
9520	March 24, 2025	Rezoning	356 George Street	That Lot 5, Block 135, District Lot 343, Cariboo District, Plan 1268, be rezoned from C1: Downtown to C1c: Downtown	Schedule "A"
9489	February 24, 2025	Text Amendment	964 and 970 4th Avenue	That Section 12.4.2 “M4: Transition Industrial” - “Principal Uses” be amended by adding “Health Service, Minor only on Lots 16 and 17, Block 136, District Lot 343, Cariboo District, Plan 1268” as a new use	Section 12.4.2
9501	January 13, 2025	Rezoning	2262 Knell Road East	That Parcel C (being a consolidation of Lots 16 and 17, see CB1742134), District Lot 4039, Cariboo District, Plan 27675, be rezoned from M3: Business Industrial to M2: General Industrial	Schedule "A"
9476	November 18, 2024	Rezoning	3737 Highway 16 E	That the northern 8.8 ha portion of Lot A, District Lot 632, Cariboo District, Plan PGP48073, be rezoned from C5: Visitor Commercial to M1: Light Industrial.	Schedule "A"

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9491	October 7, 2024	Rezoning	1115 La Salle Avenue	That Parcel B (Being a Consolidation of Lots 5-8, see CB1119619), Block 12, District Lot 933, Cariboo District, Plan 727, be rezoned from RS2: Single Residential to RM3: Multiple Residential	Schedule "A"
9488	September 9, 2024	Text Amendment	3605 15th Avenue	That Section 12.1.3 "M1: Light Industrial": "secondary Uses" be amended by adding "Retail, Convenience only on Lot A, District Lot 936, Cariboo District, Plan 16962" as a new secondary use.	Section 12.1.3
9480	September 9, 2024	Rezoning	2679 Queensway	That Parcel B (Being a Consolidation of Lots 7 and 8, see CB976688), Block 20, District Lot 933, Cariboo District, Plan 727, be rezoned from RS2: Single Residential to C6: Highway Commercial.	Schedule "A"
9453	September 9, 2024	Text Amendment	556 North Nechako Road	That Section 11.3.3 - "C3: Neighbourhood Commercial" : "Secondary Uses" be amended by inserting the words "Liquor Primary Establishment, Major on on Block C, District Lot 1574, Cariboo District, Plan 8540, Except Plans 11535, 14080, 27425, and H699".	Section 11.3.3
9454	August 19, 2024	Text Amendment	4141 Boeing Road	That Section 15.1.3 "Z1: Airport": "Secondary Uses" be amended by adding "hotel" as a new secondary use.	Section 15.1.3
9474	July 22, 2024	Rezoning	7435 Eugene Road	That Lot 68, District Lot 1599, Cariboo District, Plan 13589, be rezoned from RS1m: Suburban Residential to RS2: Single Residential.	Schedule "A"
9447	July 8, 2024	Rezoning	4247 Estavilla Drive	That Lot 1, District Lot 2433, Cariboo District, Plan 15353, be rezoned from AR3m: Rural Residential to RM1: Multiple Residential to facilitate an expansion of the existing daycare on the subject property	Schedule "A"
9443	July 8, 2024	Rezoning Text Amendment	4330 Giscome Road	That Schedule "G" be removed in its entirety; and Site-specific text amendments to Section 15.16 - "Z16: Blackburn Commercial" That Lot A, District Lot 632, Cariboo District, Plan 20590, Except Plans PGP36403 and PGP40335 be rezoned from AF: Agriculture and Forestry to Z16: Blackburn Commercial to facilitate a self-storage and warehousing development on the subject property.	Schedule "G"; Schedule "A" Sections: 15.16.1; 15.6.2; 15.16.3; 15.16.4 15.16.6 1. 15.16.6 2. 15.16.6 3. 15.16.7 1. 15.16.7 2. 15.16.7 4. 15.16.7 7.
9459	June 12, 2024	Rezoning	1788-1804 Upland Street	That the following lots be rezoned from RM4: Multiple Residential to RM5: Multiple Residential, as shown on Appendix "A", attached to and forming part of this Bylaw: • Lot 18, Block 319, District Lot 343, Cariboo District, Plan 1268; • Lot 19, Block 319, District Lot 343, Cariboo District, Plan 1268; • Lot 20, Block 319, District Lot 343, Cariboo District, Plan 1268; • Lot C (63402M), Block 319, District Lot 343, Cariboo District, Plan 1268; • Lot 11, Block 277, District Lot 343, Cariboo District, Plan 1268; • Lot 12, Block 277, District Lot 343, Cariboo District, Plan 1268; and • Parcel A (D4138), Block 277, District Lot 343, Cariboo District, Plan 1268.	Schedule "A"

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9466	June 12, 2024	Text Amendment	Citywide	To implement provincial legislation regarding Small Scale Multi-Unit Housing and Transit Oriented Areas to fulfill the priorities for the Provincial “Homes for People” action plan	2.3; 5.6.1; 5.6.4; 5.6.6; 5.6.7; 5.7.1; 5.7.2; 5.7.3; 5.7.4; 5.7.6; 5.18; 5.18; 7.1.13; 7.1.30; Table 7.4; 9.5.2; 9.5.3; 9.5.5; 9.5.6; 10.1.2; 10.1.3; 10.1.5; 10.1.6; 10.2.2; 10.2.3; 10.2.5; 10.2.6; 10.3.2; 10.3.5; 10.3.6; 10.4.2; 10.4.5; 10.4.6; 10.4.7; 10.6.2; 10.6.3; 10.6.5; 10.6.6; 10.7.2; 10.7.3; 10.7.5; 10.7.6; 10.8.2; 10.8.3; 10.9.2; 10.9.3; 10.10.2; 10.10.3; 10.11.3; 10.12.2; 10.12.3; 10.13.2; 10.13.3; 10.14.3; 10.15.3; 10.16.2; 10.16.3; 15.9.2; 15.9.3; 15.9.5; 15.14.2; 15.14.3; 15.14.5; 15.18; 15.19.3; Schedule "J"
9342	May 27, 2024	Rezoning	145 Brunswick Street	That Lots 5, 6, 7, 8, and 9, Block 19, District Lot 343, Plan 1268 be rezoned from C1: Downtown to M1: Light Industrial, as shown on Appendix "A", attached to and forming part of this Bylaw	Schedule "A"
9372	May 6, 2024	Rezoning	4292 22nd Ave	That Lot 1, District Lot 2611, Cariboo District, Plan BCP36922, be rezoned from RM1: Multiple Residential and P1: Parks and Recreation to RM5: Multiple Residential, as shown on Appendix “A”, attached to and forming part of this Bylaw.	Schedule "A"
9426	April 22, 2024	Text Amendment	125 Dominion Street	That Section 11.1.2 be amended by adding “vehicle repair, minor” only on Lots 4-6, Block 21, District Lot 343, Cariboo District, Plan 1268 as a principal use.	Section 11.1.2
9390	April 22, 2024	Text Amendment	401-403- 3rd Ave	That Section 12.1.3 “Light Industrial”, be amended by adding “Liquor Primary Establishment, Minor” only on Lots 9-10, Block 141, District Lot 343, Cariboo District, Plan 1268 as a new secondary use.	Section 12.1.3
9387	April 8, 2024	Rezoning	2690 Queensway	That Block 28, District Lot 933, Cariboo District, Plan 727 Except Plan PGP37011, be rezoned from C7: Transitional Commercial to RM4: Multiple Residential, as shown on Appendix “A”, attached to and forming part of this Bylaw	Schedule "A"
9441	April 8, 2024	Rezoning	1879 - 1875 Croft Road	That Lot 1, District Lot 4046, Cariboo District, Plan 20164, be rezoned from RS1m: Suburban Residential to RT1: Two-Unit Residential as shown on Appendix “A”, attached to and forming part of this Bylaw	Schedule "A"
9436	April 8, 2024	Rezoning	3854 Glendale Drive	That Lot 8, District Lot 243, Cariboo District, Plan 16589, be rezoned from RS1m: Suburban Residential to RT2: Two-Unit Residential as shown on Appendix “A”, attached to and forming part of this Bylaw	Schedule "A"
9440	March 25, 2024	Rezoning	444-484 Douglas Road	That Parcel 1, District Lot 937, Cariboo District, Plan 31125 be rezoned from C4: Local Commercial to C4c: Local commercial as shown on Appendix “A”, attached to and forming part of this Bylaw	Schedule "A"

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9331	March 11, 2024	Rezoning Text Amendment	6172 Otway Road	That Section 2 – "Interpretation", subsection 2.3 – "Definitions", the definition of "Self-Storage Facility" be deleted in its entirety and replaced with the following: "Self-Storage Facility: Fully enclosed buildings or structures in which individual storage units are rented or leased for the storage of goods, materials, and equipment. This does not include outdoor storage. In industrial "M" zones, storage units are not required to be fully enclosed to accommodate recreational and similar vehicles." And that a 1.7 hectare portion of Lot 1, District Lot 1531, Cariboo District, Plan PGP46444, be rezoned from AG: Greenbelt to M1: Light Industrial	Schedule "A" Section 2 subsection 2.3
9435	February 26, 2024	Rezoning	4054 and 4076 Weisbrod Road	That Lot 2, District Lot 2433, Cariboo District, Plan 16774 be rezoned from RT1: Two-Unit Residential to RM2: Multiple Residential to faciliatate a 14-unit multi family housing development intended for seniors on the subject property	Schedule "A"
9373	February 26, 2024	Rezoning	2718 Sanderson Road	That Lot 31, Block B, District Lot 8182, Cariboo district, Plan 9266, be rezoned from RS2: Single Residential to RT1: Two-Unit Residential to facilitate the development of a two-unit house (duplex) on the subject property.	Schedule "A"
9279	February 5, 2024	Rezoning	2026 McAndrew Crescent	That Lot 26, District Lot 4377, Cariboo District, Plan 8233, be rezoned from AG: Greenbelt to RS2: Single Residential	Schedule "A"
9358	December 18, 2023	Rezoning Text Amendment	1616 and 1650 Queensway	That Parcel A (W19288), Parcel C (Plan B7858), Lot 19, and Lot 20, Block 257, District Lot 343, Cariboo District, Plan 1268 be rezoned from C5: Visitor Commercial and C4: Local Commercial to RM7: High-rise Residential That Section "10.15.2" – "RM7: High-rise Residential": "Principal Uses" be amended by inserting the words "Housing, Supportive, only on Parcel A (W19288), Parcel C (Plan B7858), Lot 19, and Lot 20, Block 257, District Lot 343, Cariboo District, Plan 1268	Schedule "A" Section 10.15.2
9427	December 4, 2023	Rezoning	2591 Vance Road	That Lot 1, District Lot 753, Caroboo District, Plan 10352, be rezoned from C6: Highway Commercial to C6c: Highway Commercial zoning designation.	Schedule "A"
9417	October 30, 2023	Text Amendment	9800 Sintich Road	To amend certain text by deleting "Vehicle, Camper" and "Camper Vehicles" and replacing with "Vehicles, Recreation" and "Recreational Vehicles" and updates the "Regulations for Accessory Development" to note that "The occupancy and storage for recreational vehicles are not permitted in a manufactured home park, except that recreational vehicles may be stored within a designated area on the property legally defined as the North East ¼ of District Lot 750, Cariboo District, Except Plan 15470, 16630, 18608, 18991, 20076, 23849, PGP36675, PGP42228, and EPP73945	Section 2.3 Section 5.15 Section 7.1 Section 10.17.8 4. Section 11.1.2
9414	September 25, 2023	Rezoning	2270 - 2302 John Hart Highway	That a 0.28 hectare portion of Parcel C (H7379), District Lot 4377, Cariboo District, Plan 1329, Except Plans H226, 17194, 26220, 29441 and 34131, be rezoned from C5: Visitor Commercial and C4l: Local Commercial to C2c: Regional Commercial	Schedule "A"
9357	September 11, 2023	Rezoning	2021 Foothills Boulevard	That Lot A, District Lots 4050 and 4052, Cariboo District, Plan EPP72369, be rezoned from AG: Greenbelt and AF: Agriculture and Forestry to P1: Parks and Recreation	Schedule "A"

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9398	August 28, 2023	Rezoning	4393 Handlen Road	That Lot 1, District Lot 404 7, Cariboo District, Plan 31724, Except Plan 31959 be rezoned from C6: Highway Commercial to RM5: Multiple Residential	Schedule "A"
9335	August 16, 2023	Rezoning	4443 and 4505 Ospika Blvd	That Lot A, District Lot 2003, Cariboo District, Plan PGP40105, Except Plan PGP46853, be rezoned from AF: Agriculture and Forestry (9.6 hectares) to RS2: Single Residential, RM3: Multiple Residential, and AG: Greenbelt; and That Lot 1, District Lot 2003, Cariboo District, Plan PGP46853 be rezoned from AF: Agriculture and Forestry (2.1 hectares) to RS2: Single Residential, RM3: Multiple Residential, and AG: Greenbelt	Schedule "A"
9312	August 16, 2023	Text Amendment Rezoning	2414 Queensway	That Section 11.4.2 - “C4: Local Commercial:” “Principal Uses” be amended by inserting the words “vehicle wash, minor only on Lot 3 and Lot 4, Block 10, District Lot 934, Cariboo District, Plan 701”; Rezoning Lot 3 and Lot 4, Block 10, District Lot 934, Cariboo District, Plan 701 from M1: Light industrial to C4: Local Commercial	Schedule "A" 11.4.2
9361	July 24, 2023	Rezoning	2599 North Nechako Road	Rezone a 1.37 hectare portion of the subject property be rezoned from RS2: Single Residential to RT1: Two-Unit Residential, to facilitate the development of two-unit housing within a proposed single-family subdivision on the subject property, or other uses, pursuant to the RT1: Two-Unit Residential zoning designation;	Schedule "A"
9393	July 10, 2023	Rezoning	7168 Elk Road	Rezone from RS1m: Suburban Residential to RS3: Single Residential, to facilitate a 2-lot subdivision on the subject property, or other uses, pursuant to the RS3: Single Residential zoning designation.	Schedule "A"
9354	July 10, 2023	Rezoning	1710 6th Ave	Rezone from RS4: Urban Residential to RM4: Multiple Residential, to facilitate a multifamily apartment on the subject property or other uses, pursuant to the RM4: Multiple Residential zoning designation.	Schedule "A"
9388	June 26, 2023	Text Amendment	611 Brunswick Street	Amend Section 11.1.5 1. – “C1, C1c, C1l: Downtown”: “Development Regulations” by deleting in its entirety and replaced with the words “The maximum residential density is 280 dwellings/ha, except the maximum residential density is 80 dwelling units on the consolidation of Parcel A (N24555) of Lot 8 and Lots 9-10, Block 173, District Lot 343, Cariboo District, Plan 1268”.	11.1.5 1. Schedule "A"
9348	June 26, 2023	Rezoning	Dawson Road (PID: 015-258-360)	Rezone from RS2: Single Residential, RT3: Residential Cluster, and AG: Greenbelt to RM2: Multiple Residential, RS2: Single Residential, and AG: Greenbelt, to facilitate a multi-phase residential subdivision on the subject property, or other uses, pursuant to the RM2: Multiple Residential, RS2: Single Residential, and AG: Greenbelt zoning designations.	Schedule "A"
9362	April 24, 2023	Text/ Rezoning	6285 Monterey Road	Rezone from Z18: Monterey Road Residential, RS2m: Single Residential, and RT3: Residential Cluster to RM1: Multiple Residential, to facilitate a single-family and two-unit housing developmemt on the subject property, or other uses, pursuant to the RM1: Multiple Residential zoning designation and amend Section 10.9.5 10. - by deleting the words "The minimum setback between principal buildings is 4.5 m." and replacing with the words "The minimum setback between housing, single detached and housing, two-unit is 2.4 m, the minimum setback bewtween all other principal buildings is 4.5 m."	Schedule "A" 10.9.5 10.

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9352	April 12, 2023	Rezoning	7379 Aldeen Road	Rezone from RS1m: Surburban Residential to RS3: Single Residential, to facilitate a 2-lot subdivision on the subject propery, or other uses, pursuant to the RS3: Single Residential zoning designation.	Schedule "A"
9320	March 27, 2023	Text/Rezoning	9048 Sintich Road	Rezone from M2: General Industrial to M6: Special Heavy Industrial (2.7 hectares) and Section 12.6.2 - "M6: Special Heavy Industrial": "Principal Uses" be amended by inserting the words "Service Station, Major only on Lot 1, District Lot 751, Cariboo District, Plan 14660, Except Plan 22376."	Schedule "A" 12.6.2
9353	March 13, 2023	Rezoning	7062 Hart Highway	Rezone from RS1: Suburban Residential to RT1: Two-Unit Residential, to facilitate development of a two-unit house (duplex) on the subject property.	Schedule "A"
9324	March 13, 2023	Rezoning	7370 Boundary Avenue and 919 Talchako Road	Rezone from Z10: Inland Plaza to M1: Light Industrial, to facilitate a warehousing development on the subject properties.	Schedule "A"
9288	March 13, 2023	Rezoning	7171 Hart Highway	Rezone from C3: Neighbourhood Commercial and C6: Highway Commercial to C2: Regional Commercial and RM5: Multiple Residential, to facilitate a mix of commercial and residential buildings on the subject property.	Schedule "A"
9340	February 27, 2023	Rezoning	1595 Torpy Road and Lot A (Plan 11017) Boundary Road	Rezone from AF: Agriculture and Forestry to M2: General Industrial and AG: Greenbelt, to facilitate the expansion of Boundary Industrial Park, also known as Prince George Global Logistics Park on the subject property.	Schedule "A"
9275	February 27, 2023	Rezoning	5001 North Nechako Road	Rezone from AF: Agriculture and Forestry and U1: Minor Utilities to AG: Greenbelt, C3: Neighbourhood Commercial, RM3: Multiple Residential, RS2: Single Residential, and RT3: Residential Cluster, to facilitate the dedication of greenspace and the development of a mix of commercial and residential uses with varying densities on the subject property. Principal Uses": "C3: Neighbourhood Commercial" be amended by inserting "Retail, Liquor only on Lot 1, District Lot 450, Cariboo District, Plan 25854, Except Plan EPP89775."	Schedule "A" 11.3.2
9359	February 6, 2023	Text Amendment	102-2626 Vance Road	Amend Section 11.6.2 - "C6, C6c, C6l: Highway Commercial": "Principal Uses" by inserting the words "Liquor Primary Establishment, Minor only on Lot A, District Lot 1432, Cariboo District, Plan 26796".	11.6.2
9349	February 6, 2023	Rezoning	1050 and 1082 20th Avenue	Rezone from RS4: Urban Residential to RM5: Multiple Residential, to facilitate development of a mixed-use apartment on the subject properties.	Schedule "A"
9229	February 6, 2023	Rezoning	3221 / 3191 Highway 16	Rezone from C5: Visitor Commercial and AG: Greenbelt to C6: Highway Commercial and AG: Greenbelt, to facilitate the development of a power-sports dealership and self-storage facility on the subject property.	Schedule "A"
9337	January 16, 2023	Rezoning	1724 Strathcona Avenue	Rezone from C4l: Local Commercial to C4lc: Local Commercial to facilitate the existing "Retail, Cannabis" use on the subject property.	Schedule "A"
9321	January 16, 2023	Rezoning	2783 Vance Road	Rezone from RS2: Single Residential to RT1: Two-Unit Residential, to facilitate the development of a two-unit house (duplex) on the subject property.	Schedule "A"
9215	January 16, 2023	Rezoning	1177 Foothills Boulevard	Rezone from RM4: Mulitpe Residential to RM6: Mid-Rise Residential, to facilitate the development of a six-storey apartment building on the subject property.	Schedule "A"
9347	December 19, 2022	Rezoning	7468 Giscome Road	Rezone from RS1m: Suburban Residential to RS2m: Single Residential, to facilitate a two-lot residential subdivision on the subject property.	Schedule "A"

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9338	December 19, 2022	Text/Rezoning	5570 Hartway Drive and 6116 Monterey Road	Rezone from M3: Business Industrial (2.6 hectares) to M2: General Industrial and to amend Section 12.2.2. - "M2: General Industrial": "Principal Uses" by inserting the words "Retail, Convenience" only on Lots 3 and 5, District Lot 4039, Cariboo District, Plan EPP56988"	Schedule "A" 12.2.2
9289	December 19, 2022	Rezoning	4488 Highway 16 W	Rezone from AF: Agriculture and Forestry (0.85 hectares) to C6: Highway Commercial, to facilitate a slef-storage facility on the subject property.	Schedule "A"
9116	December 19, 2022	Rezoning	4114 Balsum Road	Rezone from P1: Parks and Recreation to RT1: Two-Unit Residential and RS2: Single Residential, to facilitate a six-lot subdivision on the subject property.	Schedule "A"
9302	October 3, 2022	Rezoning	8366 Domagala Road	Rezone from AR1: Rural Residential to AR3: Rural Residential, to facilitate a two-lot subdivision on the subject property.	Schedule "A"
9270	October 3, 2022	Rezoning	1950 McLaren Road	Rezone from RS1m: Suburban Residential to RS2m: Single Residential, to facilitate a two-lot subdivision on the subject property.	Schedule "A"
9253	October 3, 2022	Rezoning	8191 Bunce Road	Rezone from AR3m: Rural Residential to RS1:Suburban Residential, to facilitate a two-lot subdivision on the subject property.	Schedule "A"
9258	August 29, 2022	Rezoning	1677 7th Ave	Rezone from RS4: Urban Residential to C8: Commercial Conversion, to facilitate Health Service, Minor (medical and dermatology clinic) as a use on the subject property.	Schedule "A"
9318	August 15, 2022	Rezoning	1077 Boundary Road and 8875 Willow Cale Road	Rezone a portion of the subject property from U1: Minor Utilities to M5: Heavy Industrial, to facilitate the development of an industrial warehouse on the subject properties.	Schedule "A"
9238	August 15, 2022	Rezoning	2361 and 2385 Hart Highway	Rezone from C4: Local Commercial to RT2: Two-Unit Residential, to faciliate property redevelopment or retrofitting of the existing residences into a two-unit use on the subject properties.	Schedule "A"
9303	July 25, 2022	Rezoning	7550 Hart Highway	Rezone from C4: Local Commercial to C4c: Local Commercial, to facilitate the existing "Retail, Cannabis" use on the subject property.	Schedule "A"
9285	July 25, 2022	Rezoning	2093 Oak Street	Rezone from RT1: Two-Unit Residential to RT2: Two-Unit Residential, to facilitate the development of s two-unit house (duplex) on the subject property.	Schedule "A"
9280	July 25, 2022	Rezoning	1980 5th Avenue	Rezone from RS4: Urban Residential to RT2: Two-Unit Residential, to facilitate the development of a two-unit house (duplex) on the subject property.	Schedule "A"
9273	July 25, 2022	Text	Citywide	a. Replacing the definition of and reference to "Warehousing and Storage" with independent definitions for "Warehousing" and "Self-Storage Facility" b. Permitting "Self-Storage Facility" uses in C6: Highway Commercial and industrial zones.	2.3 7.4 8.2 11.6.2 12.1.2 12.2.2 12.3.2 12.4.2 12.5.2 13.3.2 13.4.3 15.16.3 15.17.2 15.17.3 15.17.6 6.
9305	July 11, 2022	Rezoning	100 Tabor Boulevard	Rezone from C4I: Local Commercial to C4Ic: Local Commercial, to facilitate the existing "Retail, Cannabis" use on the subject property.	Schedule "A"
9274	July 11, 2022	Rezoning	1613 5th Ave	Rezone from RS4: Urban Residential to CS: Commercial Conversion, to facilitate the development of a tattoo parlor on the subject property.	Schedule "A"

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9261	July 11, 2022	Rezoning	3961 Austin Road W	Rezone from C7: Transitional Commercial and RS2m: Single Residential to RM5: Multiple Residential to facilitate the development of a mixed-use apartment on the subject property	Schedule "A"
9260	July 11, 2022	Rezoning	7023 Irene Road	Rezone from RS1m: Suburban Residential to RS2: Single Residential and RT1: Two-Unit Residential, to facilitate a future four (4) lot subdivision for three (3) single family dwellings and one (1) two-unit house on the subject property.	Schedule "A"
9255	July 11, 2022	Rezoning	2989 Barr Road	Rezone from AF: Agriculture & Forestry to RS2: Single residential to facilitate future development of a 20-lot subdivision on the subject property.	Schedule "A"
9236	July 11, 2022	Rezoning	1914 and 1920 Juniper Street	Rezone from RS4: Urban Residential to RT2: Two-Unit Residential, to facilitate the development of a two-unit house (duplex) on the subject property.	Schedule "A"
9135	July 11, 2022	Rezoning	530 Freeman Street	Rezone from RS4: Urban Residential to RT2: Two-Unit Residential, to facilitate the development of a two-unit house (duplex) on the subject property.	Schedule "A"
9249	June 27, 2022	Rezoning	5576 Leland Road	Rezone from RS1: Suburban Residential to RS2: Single Residential to facilitate a three-lot subdivisionon the subject property.	Schedule "A"
9278	June 13, 2022	Rezoning	7025 Kennedy Crescent	Rezone from RS1m: Suburban Residential to RS2: Single Residential to facilitate the development of a two lot subdivision.	Schedule "A"
9268	May 9, 2022	Rezoning	1933 Queensway	Rezone from C6:Highway Commercial to C4l: Local Commercial to facilitate the development of a retail liquor store.	Schedule "A"
9247	May 9, 2022	Rezoning	7215 and 7163 Kelly Road	Rezone from AF: Agriculture and Forestry to RM3: Mulitple Residential to facilitate development of a seniors' congregate housing facility.	Schedule "A"
9284	April 25, 2022	Rezoning	6011 and 6303 Giscome Road	Rezone 6011 Giscome Road from C9: Outdoor Recreation to AR1: Rural Residential and 6303 Giscome Road from AR1: Rural Residential to C9: Outdoor Recreation to facilitate a land transfer for a lot line adjustment	Schedule "A"
9203	April 25, 2022	Rezoning	9048 Sintich Road	Rezone from M2: General Industrial and AF: Agriculture and Forestry to M2: General Industrial, to failitate the development of a hydrogen service station and contractor service	Schedule "A"
9248	March 14, 2022	Rezoning	2740 Recplace Drive	Rezone from Z8: Regional Shopping to C2: Regional Commercial to facilitate development of a mixed-use, health service centre on the subject property.	Schedule "A"
9219	February 28, 2022	Rezoning	7920 Highway 97 S	Rezone from AF: Agriculture and Forestry to M1: Light Industrial, to facilitate the development of light industrial uses on the subject property.	Schedule "A"
9262	February 28, 2022	Text	4141 Airport Road	Retail, cannabis be added as a secondary use to the Z1: Airport Zone only on the subject property to facilitate a retail cannabis store.	15.1.3
9235	February 7, 2022	Rezoning	3300 Massey Drive	Rezone from AG: Greenbelt and Z3: Retail & Warehouse Sales to AG: Greenbelt and C2c: Regional Commercial to facilitate the 'Service, Personal' and 'Retail, Cannabis' use.	Schedule "A"
9230	February 7, 2022	Rezoning	4798 Martin Road	Rezone from AG: Greenbelt and P1: Parks and Recreation to RS2m: Single Residential	Schedule "A"
9179	February 7, 2022	Rezoning	3751 and 3777 Barnes Drive	Rezone from AF: Agriculture and Forestry and AG: Greenbelt to RS1: Suburban Residential	Schedule "A"
9205	November 8, 2021	Rezoning	1330-1380 Foothills Boulevard	Rezone from RM3: Multiple Residential to RM5: Mulitple Residential to facilitate construction of three (3) apartment buildings	Schedule "A"

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AMENDING BYLAW NO.	ADOPTED DATE	TYPE	SUBJECT PROPERTY	PURPOSE	SECTION(S)
9174	November 8, 2021	Rezoning	2068 and 2542 PG Pulpmill Road	Rezone from M6: Special Heavy Industrial (4.7 ha), AF: Agriculture & Forestry (33.5 ha), AG: Greenbelt (24.0 h), M3: Business Industrial (0.35 ha) and U1: Minor Utilities (4.5 ha) to M6: Special Heavy Industrial (27.4 ha),AF: Agriculture & Forestry (14.25 ha), AG: Greenbelt (21.6 ha) and U1: Minor Utilities (3.9 ha).	Schedule "A"
9064	October 4, 2021	Rezoning	1880 Bowser Avenue, 1912, 1924, 1936, 1942, 1948, Willow Street and 1947 Vine Street	Rezone from RS4: Urban Residential to C6: Highway Commercial	Schedule "A"
9196	September 20, 2021	Rezoning	2709 Petersen Road	Rezone from RS1: Suburban Residential to RS2: Single Residential to facilitate a future subdivision	Schedule "A"
9222	September 20, 2021	Rezoning	2599 North Nechako Road and 4439 Craig Drive	Rezone from AF: Agriculture & Forestry, AG: Greenbelt, P1: Parks and Recreation, U1: Minor Utility to AG: Greenbelt, P1: Parks and Recreation, RM1: Multiple Residential, RS2: Single Residential and RT1: Two-Unit Residential, to facilitate a future subdivision	Schedule "A"
9181	August 30, 2021	Text	1733 Nicholson Street	M1: Light Industrial be amended by inserting the words "Liquor Primary, Minor only on Lot 1, District Lot 936, Cariboo District, Plan 21687	12.1.3
9185	August 30, 2021	Rezoning	St. Lawrence Avenue	Rezone from P1: Parks and Recreation to RS2: Single Residential and RS2: Single Residential to RM3: Multiple Residential to facilitate a future single-family residential development and multi-family development	Schedule "A"
9157	August 16, 2021	Rezoning	4500 Ospika Blvd	Rezone from RM1: Mulitple Residential to RM5: Multiple Residential	Schedule "A"
9192	June 28, 2021	Rezoning	1584 8th Avenue	Rezone from RM7: High-Rise Residential to C7: Transitional Commercial	Schedule "A"
9138	May 31, 2021	Text / Rezoning	606, 614, 622 Zelkwas Ave	Rezone from P2: Minor Institutional to RM3: Multiple Residential and RM3: Multiple Residential be amended by inserting the words:"Housing Supportive only on Lots 1-3, District Lot 937, Cariboo District, Plan 18167".	Schedule "A" 10.11.2
9159	May 31, 2021	Rezoning	2139 Redwood Street	Rezone from RT1: Two-Unit Residential to RM3: Multiple Residential	Schedule "A"
9189	May 10, 2021	Rezoning	1543 Victoria Street	Rezone from C2: Regional Commercial to C2c: Regional Commercial to facilitate the retail sale of cannabis	Schedule "A"
9163	April 12, 2021	Rezoning	4555 Greenwood Street	Rezone from AR3m: Rural Residential to RS1m: Suburban Residential	Schedule "A"
9167	April 12, 2021	Text	7092 Domano Ave	C6: Highway Commercial be amended by adding Community Care Facility, Major only on Lot 3, District Lot 754, Cariboo District, Plan 23130	11.6.2
9172	April 12, 2021	Rezoning	443 Melville Avenue	Rezone from RT1: Two-Unit Residential to RS4: Urban Residential	Schedule "A"
9155	March 22, 2021	Rezoning	9800 and 9912 Sintich Road	Rezone from RM9: Manufactured Home Park to RM9: Manufactured Home Park and C61c: Highway Commercial and C61c: Highway Commercial to C61c: Highway Commercial and RM9: Manufactured Home Park	Schedule "A"
9164	March 8, 2021	Rezoning	6499 -6437 Hart Hwy	Rezone from C2: Regional Commercial to C2c: Regional Commercial	Schedule "A"
9182	March 8, 2021	Text	Citywide	Addition of Subsection 15.21 - Z21: Integrated Health and Housing to Section 15 - Site Specific Zones	15.21
9134	March 8, 2021	Text	1919 17th Ave.	"RM5: Multiple Residential" be amended by adding "Housing, Supportive only on Lot 6, District Lot 343, Cariboo District, Plan 18815".	10.13.2
9074	December 21, 2020	Rezoning	1073 Central Str.	Rezone from C6: Highway Commercial to C6l: Highway Commercial to facilitate Liquor Retail use	Schedule "A"
9139	December 21, 2020	Rezoning	409-445 George Str.	Rezone from C1: Downtown to C1c: Downtown to facilitate the continued operation of Retail, Cannabis	Schedule "A"
9149	December 21, 2020	Rezoning	2626 Vance Rd.	Rezone from C6l: Highway Commercial to C6lc: Highway Commercial	Schedule "A"

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9153	December 21, 2020	Rezoning	6055 Monterey Rd.	Rezone from C6l: Highway Commercial to C6lc: Highway Commercial	Schedule "A"
9145	November 9, 2020	Rezoning	473 3rd Avenue	Rezone from M1: Light Industrial to M4: Transition Industrial to facilitate a mix of light industrial offices	Schedule "A"
8704	November 9, 2020	Rezoning	4918 Highway 16 West	Rezone from AG: Greenbelt to AG: Greenbelt and C6: Highway Commercial to facilitate the storate of recreational vehicles	Schedule "A"
9133	October 5, 2020	Rezoning	1675 5th Avenue	Rezone from RS4: Urban Residential to RM1: Multiple Residential to facilitate a full-day daycare	Schedule "A"
9001	September 14, 2020	Rezoning	2866 Hopkins Road	Rezone from RS2: Single Residential to RT1: Two-Unit Residential	Schedule "A"
9083	September 14, 2020	Rezoning	1919 17th Ave.	Rezone from RM5: Multiple Residential, RM3: Multiple Residential and P2: Minor Institutional to RM5: Multiple Residential and C3: Neighbourhood Commercial	Schedule "A"
9127	September 14, 2020	Rezoning	280 Bellos Street	Rezone from RS2: Single Residential to RM1: Multiple Residential	Schedule "A"
9124	August 17, 2020	Rezoning	7008 Taft Drive	Rezone from RS1m: Suburban Residential to RS2: Single Residential to facilitate the development of a two lot subdivision	Schedule "A"
9114	July 13, 2020	Rezoning	5787 Albert Place	Rezone from C4l: Local Commercial to C4lc: Local Commercial to facilitate the retail sale of cannabis	Schedule "A"
9086	June 29, 2020	Rezoning	805/855 1st Avenue and 190 Ontario St	Rezone lots from M1: Light Industrial to Z21: Integrated Health and Housing	Schedule "A"
9119	June 29, 2020	Rezoning	9500 Woodvalley Drive	Rezone from AF: Agriculture & Forestry, AG: Greenbelt, P1: Parks and Recreation, RM1: Multiple Residential, RS1: Suburban Residential, and RS2: Single Residential to AG: Greenbelt, P1: Parks and Recreation and RS2: Single Residential to facilitate future subdivision applications	Schedule "A"
9100	June 15, 2020	Rezoning	525 Alward Str.	Rezone from RM5: Multiple Residential to C8: Commercial Conversion	Schedule "A"
9105	May 11, 2020	Rezoning	4244 Foothills Blvd	Rezone from AF: Agriculture & Forestry (1.1 hectares) and AG: Greenbelt (2.0 hectares) to AF: Agriculture & Forestry (2.4 hectares) and AG; Greenbelt (0.7 hectares)	Schedule "A"
9106	May 11, 2020	Rezoning	7454 Irene Road	Rezone from RS1m: Suburban Residential to RT1: Two-Unit Residential to facilitate the development of one two-unit house	Schedule "A"
9109	May 11, 2020	Text	Citywide	Certain text be removed and replaced to align with the BC Building Code regulations relating to secondary suites.	5.7.4
9110	May 11, 2020	Text	Citywide	Section 2: "Interpretations" - "Definitions"; Section 3.1:"Enforcement" - "Right of Entry"; Section 4.6: "General Development Regulations" - "Subdivision"; Section 11.1:"Commercial Zones"; Section 11.2: "Commercial Zones": Section 11.4: "Commercial Zones"; and Section 11.6:"Commercial Zones".	2 3.1 4.6 11.1 11.2 11.4 11.6
9050	April 27, 2020	Rezoning	2604, 2626 and 2658 Recplace Dr	Rezone from P3: Major Institutional to RM5: Multiple Residential, to facilitate the development of three (3) four (4) storey apartment buildings	Schedule "A"
9093	April 27, 2020	Rezoning	9902 Sintich Road	Rezone from C6l: Highway Commercial to C6lc: Highway Commercial	Schedule "A"
9084	April 6, 2020	Rezoning	6934 Langer Cres	Rezone from RS1m to RT1 to facilitate a new duplex	Schedule "A"
9079	February 25, 2020	Rezoning	7481 Eugene Rd.	Rezone from RS1m to RS2 to facilitate a three lot residential subdivision	Schedule "A"
9041	February 3, 2020	Text	Citywide	Certain text and definitions be amended, added, removed and replaced to correct minor inconsistencies in numbering and wording	Multiple

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9059	November 4, 2019	Rezoning	1733 Upland St.	Rezone from RM4: Multiple Residential to RS2: Single Residential to facilitate the construction of future accessory buildings	Schedule "A"
8865	October 23, 2019	Rezoning	5164 Hart Hwy	Rezone from AG: Greenbelt to RM9: Manufactured Home Park to facilitate 14 additional manufactured home spaces	Schedule "A"
8942	October 7, 2019	Rezoning	9912 Sintich Rd.	Rezone from AF: Agriculture and Forestry and C4: Local Commercial to C61: Highway Commercial	Schedule "A"
8984	October 7, 2019	Rezoning	1224 Houston Lane	Rezone from P2: Minor Institutional to C7: Transitional Commercial to facilitate an office use	Schedule "A"
9035	October 7, 2019	Rezoning	1360 Foley Rd.	Rezone from M5: Heavy Industrial to M2: General Industrial to facilitate storing vehicles on-site (fleet service)	Schedule "A"
9042	September 9, 2019	Text	4350 15th Ave.	Addtion of "retail, general only in religious assembly"	13.2.3
9021	July 15, 2019	Rezoning	778 Foreman Rd.	Rezone from C6: Highway Commercial, AF: Agriculture & Forestry, and AR3: Rural Residential to C6: Highway Commercial, C5: Visitor Commercial, RS2: Single Residential and AG: Greenbelt	Schedule "A"
9027	June 24, 2019	Rezoning	4257 Blackburn Rd.	Rezone from AR3: Rural Residential and P1: Parks Recreation to AF: Agriculture and Forestry to facilitate a proposed future 85 lot rural residential subdivision	Schedule "A"
9004	June 13, 2019	Rezoning	1404 Patricia Blvd.	Rezone from C5: Visitor Commercial to Z20: Patricia Residential	Schedule "A"
9024	June 10, 2019	Rezoning	61 Parcels in Glenview Estates Neighbourhood	Rezone from AR3m: Rural Residential to AR3: Rural Residential	Schedule "A"
8903	May 27, 2019	Rezoning	7919 Hwy 97 S	Rezone from AF: Agriculture and Forestry to RM9: Manufactured Home Park to facilitate the development of a manufactured home park	Schedule "A"
8869	April 29, 2019	Rezoning	Foothills Blvd.	Rezone from AG: Greenbelt to RM1: Multiple Residential to facilitate a strata subdivision	Schedule "A"
8991	April 29, 2019	Rezoning	5776 Leland Rd.	Rezone from AR3: Rural Residential to RS1: Suburban Residential to facilitate a future subdivision	Schedule "A"
8993	April 29, 2019	Rezoning	3840 Westwood Dr.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential to vary from legal non-conforming fourplex to duplex	Schedule "A"
8997	April 29, 2019	Rezoning	8191 Sabyam Rd.	Rezone from AR3m: Rural. Residential to RS2: Single Residential to facilitate a future subdivision	Schedule "A"
8998	April 8, 2019	Rezoning	3055 Massey Dr.	Rezone from C2: Regional Commercial to C2c: Regional Commercial to facilitate the retail sale of cannabis	Schedule "A"
9000	April 8, 2019	Rezoning	7250 Willow Cale Rd.	Rezone from M5: Heavy Industrial to M5n: Heavy Industrial to permit a Cannabis Production Facility	Schedule "A"
9002	March 25, 2019	Rezoning	5567 Chief Lake Rd.	Rezone from RS2: Single Residential; C4: Local Commercial; C6: Highway Commercial and P1: Parks and Recreation to RS2: Single Residential and P1: Parks and Recreation	Schedule "A"
9006	March 11, 2019	Text	City Wide	Delete the words "Medical Marihuana Production Facilities" and replace with "Cannabis Production Facilities". Replace 5.17.2 ii) and replace it. Insert "M5n" and insert "Cannabis Production Facility only in M5n".	5.17.2 5.12.2 ii) 12.5 12.5.2
8999	February 25, 2019	Text	6565 Southridge Ave.	Site specific text amendment to the Z8: Regional Shopping zone to add "Retail, Cannabis" as a principal use on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 only	15.8.2
8982	February 4, 2019	Rezoning	8670 Hwy 16W	Rezone from U1: Minor Utilities and AR2: Rural Residential to U1: Minor Utilities to facilitate water pump station	Schedule "A"
8987	January 21, 2019	Rezoning	4585 Martin Rd.	Rezone from RS1m: Suburban Residential to RS2m: Single residential to facilitate proposed subdivision.	Schedule "A"
8951	December 10, 2018	Rezoning	6766 Hart Hwy	Rezone from Rs1m: Suburban Residential to RT1: Two-Unit Residential	Schedule "A"

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8792	November 26, 2018	Rezoning	2863 Range Rd.	Rezone from RS2: Single Residential to RM2: Multiple Residential	Schedule "A"
8935	November 26, 2018	Rezoning	6700 Southridge Ave.	Rezone from P2: Minor Institutional to P2: Minor Institutional and RM5: Multiple Residential	Schedule "A"
8962	November 26, 2018	Rezoning	4441, 4427 and 4413 Glen Shee Rd.	Rezone from C4: Local Commercial and RM4: Multiple Residential to RM5: Multiple Residential to facilitate construction of apartment	Schedule "A"
8963	November 26, 2018	Rezoning	1180 3rd Ave.	Rezone from C1: Downtown to C1I: Downtown to facilitate a liquor primary license	Schedule "A"
8974	October 15, 2018	Text	City Wide	Amend the City of Prince George Zoning Bylaw No. 7850, 2007 to include “Retail, Cannabis” as a permitted use within select commercial zones	2.3.6 5.17 5.17.1, 5.17.2 5.17.3 5.17.4 11.1 11.2 11.4 11.6 Table 7-4
8959	September 17, 2018	Rezoning	5917 Vanhill Rd.	Rezone from AR2: Rural Residential to RM9: Manufactured Home Park and rezone from C6: Highway Commercial to RM9: Manufactured Home Park	Schedule "A"
8964	September 17, 2018	Rezoning	4608 Heather Rd.	Rezone from RS1m: Suburban Residential to RS2: Single Residential to facilitate the development of a two lot subdivision	Schedule "A"
8965	September 17, 2018	Rezoning	4016 Knight Cres.	Rezone from RS1m: Suburban Residental to RT1: Two-Unit Residential to facilitate the development of one (1) two-unit house	Schedule "A"
8966	September 17, 2018	Rezoning	3940 Knight Cres.	Rezone from RS1m: Suburban Residential to RT1: Two-Unit Residential to facilitate the development of one two-unit house	Schedule "A"
8967	September 17, 2018	Rezoning	3943 Knight Cres.	Rezone from RS1m: Suburban Residential to RT1: Two-Unit Residential to facilitate the development of one two-unit house	Schedule "A"
8968	September 17, 2018	Rezoning	3865 Glendale Dr.	Rezone from RS1m: Suburban Residential to RT1: Two-Unit Residential to facilitate the development of one two-unit house	Schedule "A"
8971	September 17, 2018	Text	6222 Monterey Rd.	Amend “City of Prince George Zoning Bylaw No. 7850, 2007”by adding “Contractor Service, Major” permitted only on Lot 6 District Lot 4039 Cariboo District Plan EPP56988 to Section 12.3.2 Business Industrial zone.	12.3.2
8750	July 30, 2018	Text/Rezoning	2409 and 2419 Queensway	Rezone from C6: Highway Commercial to C4: Local Commercial. Add vehicle sale, minor and vehicle renta, minor to s11.4.2 Principal Uses for specific lots outlined in Bylaw	11.4.2
8945	July 16, 2018	Rezoning	University Heights	Rezone from RM2: Multiple Residential to RS2: Single Residential and AG: Greenbelt	Schedule "A"
8706	June 25, 2018	Rezoning	2989 Barr Rd.	Rezone from AF: Agriculture and Forestry to RS2: Single Residental and AF: Agriculture and Forestry	Schedule "A"
8927	June 11, 2018	Rezoning	2962 Northwood Pulpmill Rd. and 1267 Edinburgh Rd.	Rezone from Agriculture & Forestry to RS2: Single Residential, and from RS2: Single Residential to AF: Agriculture & Forestry	Schedule "A"
8934	May 2, 2018	Rezoning	2202 and 2204 Massey Dr.	Rezone from P1: Parks and Recreation to P3: Major Institutional to facilitate the relocation and construction of a new municipal Fire Hall No. 1	Schedule "A"
8891	April 30, 2018	Rezoning	1858 & 1866 Redwood St.	Rezone from RS4: Urban Residential to C7: Transitional Commercial	Schedule "A"

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8896	April 30, 2018	Text	Citywide	Update zoning bylaw to incorporate secondary dwellings into the zoning bylaw	2.3.6 5 5.6 5.7 7 8 8.7 9.1 9.2 9.3 9.4 9.5 9.6 10.1 10.2 10.3 10.4
8925	April 16, 2018	Rezoning	725 Canada Games Way	Rezone from C1: Downtown to C1 Downtown and C1I: Downtown	Schedule "A"
8931	April 16, 2018	Rezoning	663 Carney St.	Rezone from RS4: Urban Residential to RT2: Two-Unit Residential	Schedule "A"
8932	April 16, 2018	Text	2880 15th Ave.	Add "Housing, Supportive" to 10.11.2 Principal Uses for this parcel only. Replace the definition of "Housing, Supportive"	Definitions 10.11.2
8933	April 16, 2018	Rezoning	6303 Giscome Rd.	Rezone from AR1: Rural Residential to C9: Outdoor Recreation	Schedule "A"
8947	April 16, 2018	Text/Rezoning	Manufactured Home Parks	Amend bylaw to incorporate manufactured home park development regulations in the zoning bylaw, and rezone 29 properties. Definitions of Housing, Manufactured; Manufactured Home Park; Residential Security/Operator Unit; Vehicle Camper; and Vehicle Sale, Minor be deleted and replaced. Add definition of Manufactured Home Space. Section 4.7.1 be deleted and replaced. Section 6.5 Minimum Landscapes Buffers be added. Section 8.8.32, 8.8.33 and 8.8.34 be added. Section 9.1.7 1., 9.2.7 3., 9.3.7 3., 9.4.7 3., 9.5.7 1., and 9.6.7 1. be deleted and replaced. Section 10.5 be deleted in its entirety. New Section 10.17 be added. Delete "C9r" from Section 11.9. Table 1-1 Table of Concordance be amended.	Schedule "A" 2.3.6 4.7.1 6.5.3 8.8.32 8.8.33 8.8.34 9.1.7 1. 9.2.7 3. 9.3.7 3. 9.4.7 3. 9.5.7 1. 9.6.7 1. 10.5 10.17 11.1.2 Table 1-1 11.9
8645	March 5, 2018	Rezoning	Fraser River Bench Lands	Rezone from P1: Parks and Recreation and U1: Minor Utilities to AG: Greenbelt, RS2: Single Residential, and U1: Minor Utilities; Rezone from AG: Greenbelt, P1: Parks and Recreation, RS2: Single Residential, and RM3: Multiple Residential to AG: Greenbelt, P1: Parks and Recreation, RS2: Single Residential, RM3: Multiple Residential, and U2: Major Utilities	Schedule "A"
8885	February 19, 2018	Rezoning	Southeast corner of North Nechako Rd. and Foothills Blvd. Intersection	Rezone from AF: Agriculture & Forestry to RS2: Single Residential and AG: Greenbelt, Remove from the Home Business Overlay	Schedule "A" Schedule B

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AMENDING BYLAW NO.	ADOPTED DATE	TYPE	SUBJECT PROPERTY	PURPOSE	SECTION(S)
8734	February 5, 2018	Text	City Wide	Various text amendments incorporating changes to clarify regulations in regards to medical marihuana production facilties	2.3.6 5.16 Table 7-4 9.1 9.2 12.1.2 12.2.2 12.3.2
8861	February 5, 2018	Rezoning	5920 O'Grady Rd.	Rezone from C2: Regional Commercial to RM6: Mid-Rise Residential	Schedule "A"
8874	February 5, 2018	Rezoning	2410 and 2418 Inlander St.	Rezone from RS4: Urban Residential to RT1: Two Unit Residential	Schedule "A"
8887	February 5, 2018	Rezoning	6055 Monterey Rd.	Rezone from M3: Business Industrial and C6l: Highway Commercial to C6l: Highway Commercial	Schedule "A"
8930	February 5, 2018	Text	City Wide	Rename Schedule "G" identifying the Boundary, BCR and Danson Industrial Parks to Schedule "H"	Schedule G Schedule H
8693	January 22, 2018	Text/Rezoning	University Heights	Rezone from AG: Greenbelt, AF: Agriculture and Forestry and U2: Major Utilities to AG: Greenbelt, AF: Agriculture and Forestry, RS2: Single Residential, P1: Parks and Recreation, U2: Major Utilities, and Z19: University Heights Neighbourhood Core	Schedule "A" Schedule I Schedule B 15.19 Z19 5 7
8791	January 22, 2018	Rezoning	4278 22nd Ave.	Rezone from RT3: Residential Cluster to RM5: Multiple Residential	Schedule "A"
8884	January 22, 2018	Text/Rezoning	1915 3rd Ave.	Rezone from C5: Visitor Commercial to Z12: Non-Profit Housing; Delete and Replace Section 15.12 Z12, Section 2.3.6 Definitions, Table 7-4; Table 7.6	Schedule "A" 15.12 Z12 2.3.6 Table 7-4 Table 7.6
8918	January 8, 2018	Text	City Wide	Delete and replace Section 3.2 Offense and Penalty	3.2
8875	December 4, 2017	Text	3036 Recplace Dr.	Add "Liquor Primary Establishment, Major" to 15.8.2 Secondary Uses for this parcel only	15.8.2
8897	December 4, 2017	Rezoning	1616 8th Ave.	Rezone from RS4: Urban Residential to C8: Commercial Conversion	Schedule "A"
8811	October 16, 2017	Rezoning	788 Preston Rd.	Rezone from RS1: Suburban Residential to C8: Commercial Conversion	Schedule "A"
8833	October 16, 2017	Rezoning	950 Kerry St.	Rezone from P1: Parks and Recreation and P3: Major Institutional to RS2: Single Residential and P3: Major Institutional	Schedule "A"
8856	September 11, 2017	Rezoning	6595 Foothills Blvd.	Rezone from AF: Agriculture & Forestry to U2: Major Utilities; and AF: Agriculture & Forestry, M7: Concrete & Asphalt and U2: Major Utilities to U2: Major Utilities	Schedule "A"
8868	September 11, 2017	Rezoning	4797 Handlen Rd.	Rezone from Rs1m: Suburban Residential to RT1: Two-Unit Residential	Schedule "A"
8878	September 11, 2017	Rezoning	2626 Vance Rd.	Rezone from C6: Highway Commercial to C6l: Highway Commercial	Schedule "A"
8777	August 21, 2017	Rezoning	1377 Blackburn Rd.	Rezone from AF: Agriculture and Forestry to AG: Greenbelt to AG: Greenbelt and AR3: Rural Residential; Rezone AF: Agriculture and Forestry to AR3: Rural Residential; Rezone from AF: Agriculture and Forestry, AG: Greenbelt, and RS2m: Single Residential to AG: Greenbelt, AR3: Rural Residential and RS2m: Single Residential; Remove lots from Home Business Overlay	Schedule "A" Schedule B
8814	August 21, 2017	Text/Rezoning	2395 Queensway	Rezone from RS3: Single Residential to C4: Local Commercial; Add vehicle sale, minor only and vehicle rental, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447 to Section 11.4.2 Principle Uses	11.4.2 Schedule "A"
8827	August 21, 2017	Rezoning	846 and 930 North Nechako Rd.	Rezone from AR3: Rural Residential to RT3: Residential Cluster and AG: Greenbelt	Schedule "A"
8843	July 24, 2017	Text	399 2nd Ave.	Add "Liquor Primary Establishment, Minor" to 12.1.3 Secondar Uses for this parcel only	12.1.3 Schedule "A"

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8840	June 12, 2017	Rezoning	2299 Westwood Dr.	Rezone from Z4: Limited Retail to C6: Highway Commercial	Schedule "A"
8850	May 29, 2017	Rezoning	1466 3rd Ave.	Rezone from C1: Downtown to C1I: Downtown	Schedule "A"
8859	May 29, 2017	Rezoning	808 Canada Games Way	Rezone from C1: Downtown to C1I: Downtown	Schedule "A"
8768	April 24, 2017	Text/Rezoning	Monterey Rd. and Hwy 97	Rezone from C5: Visitor Commercial, Z17: Monterey Road Commercial and RS2m: Single Residential to C5: Visitor Commercial, Z17 Monterey Road Commercial, RS2m: Single Residential and AG: Greenbelt	Schedule "A" 5.15.2 15.15 - Z17
8809	April 24, 2017	Rezoning	1919 17th Ave.	Rezone from P2: Minor Institutional to RM3: Multiple Residential, RM5: Multiple Residential and P2: Minor Institutional	Schedule "A"
8834	April 3, 2017	Rezoning	1694 7th Ave.	Rezone from RS4: Urban Residential to RM5: Multiple Residential	Schedule "A"
8665	March 27, 2017	Rezoning	3707 & 4025 Lansdowne Rd.	Rezone from AG: Ggreenbelt, P5: Cemetery to AG: Greenbelt, P5: Cemetery and U2: Major Utilities	Schedule "A"
8731	March 27, 2017	Rezoning	3450 15th Ave.	Rezone from RM4: Multiple Residential to RM7: High-rise Residential	Schedule "A"
8829	March 6, 2017	Rezoning	2880 & 2744 15th Ave.	Rezone from P3: Major Institutional to P3: Major Institutional & RM3: Multiple Residential	Schedule "A"
8804	January 23, 2017	Rezoning	990 Railway Ave.	Rezone from U1: Minor Utilities and M3: Business Industrial to M3: Business Industrial	Schedule "A"
8714	January 9, 2017	Text/Rezoning	Foothills Blvd & 18th Ave.	Rezone from AR2: Rural Residential to Z2: Exhibition Park and add Animal Shelter to Section 15.2.2	Schedule "A" 15.2.2
8795	January 9, 2017	Rezoning	1211, 1233, 1337 PG Pulpmill Rd.	Rezone from AG: Greenbelt, U1: Minor Utilities, and AR1: Rural Residential to U2: Major Utilities	Schedule "A"
8700	December 19, 2016	Text/Rezoning	2414 Vanier Dr.	Rezone from P2: Minor Institutional to P2: Minor Institutional, RM8: Mixed-Use Residential and AG: Greenbelt and add new Section 10.16	Schedule "A" 10.16
8769	November 21, 2016	Rezoning	2712 Sanderson Rd.	Rezone from RS2: Single Residential to RT1: Two-Unit Residential	Schedule "A"
8786	November 21, 2016	Rezoning	508 George St.	Rezone from C1: Downtown to C1I: Downtown	Schedule "A"
8778	November 9, 2016	Rezoning	2364 15th Ave.	Rezone from RS4: Urban Residential to RM1: Multiple Residential	Schedule "A"
8787	November 9, 2016	Rezoning	4271 & 4273 Punchaw Cres.	Rezone from RT1: Two-Unit Residential to RM1: Multiple Residential	Schedule "A"
8726	October 17, 2016	Rezoning	1595 Torpy Rd.	Rezone from AF: Agriculture and Forestry to AG: Greenbelt, M2: General Industrial and AF: Agriculture and Foresty	Schedule "A"
8781	October 17, 2016	Rezoning	4300 Estavilla Dr.	Rezone from AR3m: Rural Residential to RS1m: Suburban Residential	Schedule "A"
8789	October 17, 2016	Rezoning	1165 5th Ave.	Rezone from C1: Downtown to C1I: Downtown	Schedule "A"
8736	September 19, 2016	Rezoning	1811 Spruce St.	Rezone from RM4: Multiple Residential and RM6: Mid-rise Residential to RM6: Mid-rise Residential to facilitate the development of mid-rise-residential not-for-profit seniors' housing	Schedule "A"
8656	August 29, 2016	Text	City Wide	Provide definitions for liquor manufacturing uses and assign those uses to appropriate zones.	2.3.6 9.1.3 9.2.3 9.3.3 9.4.3 11.1.2 11.2.2 11.6.2 12.1.2 12.2.2 12.4.2 12.5.2 12.6.2

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8735	August 15, 2016	Text/Rezoning	3300 Massey Dr.	Add "Vehicle Wash, Minor" as a secondary use to the Z3: Retail and Warehouse Sales zone only for Lot B, District Lot 8170, Cariboo District, Plan 23659 to Section 15.3.3, Secondary Uses.	15.3.3
8742	August 15, 2016	Rezoning	1710 5th Ave.	Rezone from RS4: Urban Residential to RM3: Multiple Residential to facilitate the development of multiple residential housing	Schedule "A"
8761	July 25, 2016	Rezoning	2131 North Nechako Rd.	Rezone from AF: Agriculture & Forestry to RS1: Suburban Residential and RS2: Single Residential to facilitate a residential subdivision.	Schedule "A"
8669	July 11, 2016	Rezoning	2110 Steele Rd.	Rezone from AG: Greenbelt and AF: Agriculture and Forestry to AG: Greenbelt and AF: Agriculture and Forestry and M3: Business Industrial	Schedule "A"
8692	July 11, 2016	Rezoning	6161 Otway Rd.	Rezone from AG: Greenbelt and AF: Agriculture and Forestry to M1: Light Industrial, AG: Greenbelt and AF: Agriculture and Forestry	Schedule "A"
8730	June 27, 2016	Rezoning	5354 Shellburn Rd.	Rezone from AF: Agriculture and Forestry to AF: Agriculture and Forestry and RS1: Suburban Residential to facilitate a 2 lot residential subdivision.	Schedule "A"
8739	May 30, 2016	Text	5877 Leslie Rd.	Remove "Community Care Facility, Therapeutic from Definitions, remove "community care facility, therapeutic only on Lot C, DL 1597, Cariboo District, Plan 20539" from Section 9.4.2, Principal Uses, add "Animal Breeding and Boarding only on Lot C, DL 1597, Cariboo District, Plan 20539" to Section 9.4.2, Principal Uses.	9.4.2
8256	April 11, 2016	Text	City Wide	Housekeeping Amendments	All
8724	April 11, 2016	Rezoning	962 Central St.	Rezone from RS2: Single Residential to C8: Commercial Conversion to facilitate the construction of a dental office with apartment housing	Schedule "A"
8684	March 21, 2016	Rezoning	4650 Chief Lake Rd.	Rezone from AR3m: Rural Residential to RS2m: Single Residential and RT1: Two-Unit Residential to facilitate the subdivision of the subject property into smaller lot sizes	Schedule "A"
8699	March 21, 2016	Rezoning	1783 11th Ave.	Rezone from RS4: Urban Residential to C8: Commercial Conversion	Schedule "A"
8715	March 21, 2016	Rezoning	1076 Johnson St.	Rezone from RS4: Urban Residential to RT1: Two Unit Residential	Schedule "A"
8702	March 7, 2016	Rezoning	1975 Oak St. and 1902 Victoria St.	Rezone from P1: Parks and Recreation to RM5: Multiple Residential to facilitate a higher density multiple housing zone	Schedule "A"
8713	March 7, 2016	Rezoning	4278 22nd Ave.	Rezone from Z2: Exhibition Park and P1: Parks and Recreation to RT3: Residential Cluster	Schedule "A"
8685	February 22, 2016	Rezoning	2101 North Nechako Rd. and 4096 Brink Pl.	Rezone from AF: Agriculture & Forestry, RT3: Residential Cluster and AG: Agriculture Greenbelt to RS2: Single Residential, RT3: Residential Cluster and AG: Agriculture Greenbelt to facilitate the development of a future residential subdivision	Schedule "A"
8716	February 22, 2016	Rezoning	9147 Kelly Rd. North	Rezone from AF: Agriculture and Forestry to RS1: Suburban Residential facilitate the subdivision of the 0.9 hectare lot into 5 residential lots with single detached housing.	Schedule "A"
8690	February 1, 2016	Rezoning	2706 Sanderson Rd.	Rezone from RS2: Single Residential to RT1: Two-Unit Residential	Schedule "A"
8711	February 1, 2016	Rezoning	6905 Old Summit Lake Rd.	Rezone from AR2: rural Residential, AF: Agriculture and Forestry, and AG: Greenbelt to AG: Greenbelt	Schedule "A"
8597	January 4, 2016	Text/Rezoning	2332 Tyner Blvd	Rezone from RS2: Single Residential to RM3: Multiple Residential. Section 8.8 Multiple Residential Form and Character Development Permit Guidelines be repealed and replaced.	8.8

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8611	November 30, 2015	Text/Rezoning	7548 Hwy 97 S	Repeal Section 15.10 Z10: Airport Plaza and substituted with a new Section 15.10 Z10: Inland Plaza. Repeal Section 8.2 Commercial Form & Character and substituted with a new Section 8.2 Commercial Form & Character.	15.10 8.2
8681	October 20, 2015	Rezoning	5632 Leland Dr.	Rezone from AR3: Rural Residential to RS1: Suburban Residential	Schedule "A"
8676	October 5, 2015	Rezoning	965 La Salle Ave.	Rezone from RS2: Single Residential to P2: Minor Institutional	Schedule "A"
8647	September 28, 2015	Rezoning	5952 Gauthier Rd/5917 Vanhill Rd	Rezone from AG: Greenbelt, AR2: Rural Residential, and C6l: Highway Commercial to AG: Greenbelt, RS5: Manufactured Homes, C6: Highway Commercial and C6l: Highway Commercial	Schedule "A"
8677	September 28, 2015	Rezoning	Recreation Place	Rezone from C4: Local Commercial to RS2m: Single Residential	Schedule "A"
8658	August 17, 2015	Rezoning	9094 Inglewood Rd.	Rezone from AR2: Rural Residential to AR4: Rural Residential to facilitate the subdivision of the site	Schedule "A"
8592	July 27, 2015	Rezoning	503, 511, 527, 535 Alward St.	Rezone from RS2: Single Residential to RM5: Multiple Residential	Schedule "A"
8654	July 27, 2015	Rezoning	2640 Sanderson Rd.	Rezone from RS2: Single Residential to RT1: Two-Unit Residential	Schedule "A"
8638	June 15, 2015	Rezoning	Recreation Pl.	Rezone from P1: Parks and Recreation and P3: Major Institutional to Z8: Regional Commercial	Schedule "A"
8585	May 11, 2015	Rezoning	4257 Blackburn Rd.	Rezone from AF: Agriculture and Forestry to AR3: Rural Residential	Schedule "A"
8586	April 13, 2015	Text		Medical Marihuana Updates	1.5.1 2.3.6 5.16 9.1 9.1.2 9.1.7 5.1 9.2 9.2.2 9.2.7 9.2.7 7.1 12.1 12.1.2 12.2 12.2.2 12.3 12.3.2
8633	April 13, 2015	Rezoning	695 Union St.	Rezone from RS2: Single Residential to RM1: Multiple Residential	Schedule "A"
8603	December 15, 2014	Text	City of Prince George Bowl Neighbourhoods	Delete Section 10.4 in its entirety and substituted with a new Section 10.4: Urban Residential. Delete Section 8.7 in its entirety and substituted with a new Section 8.7: Intensive Residential Development Permit Guidelines.	10.4 8.7
8614	December 15, 2014	Text	1177 3rd Ave. (Lambda Cabaret)	Delete Section 11.1.6 1 in its entirety and replace with a new Section 11.1.6 1. Add a new Section 11.1.6 1.1.	11.1.6 1 11.1.6 1.1
8617	December 15, 2014	Rezoning	3098 Clapperton	Rezone from P3: Major Institutional and RS2: Single Residential to P2: Minor Institutional	Schedule "A"
8593	October 8, 2014	Rezoning	5343 Marleau Rd.	Rezone from RS2: Single Residential to RM3: Multiple Residential	Schedule "A"
8571	September 29, 2014	Rezoning	Hwy 97 South	Rezone from AG: Greenbelt, C9: Outdoor Recrfeation and AF: Agriculture and Forestry to AG: Greenbelt and M2: General Industrial	Schedule "A"
8609	September 29, 2014	Rezoning	470 Wainright St.	Rezone from RS2: Single Residential to RT2: Two–Unit Residential	Schedule "A"
8500	August 25, 2014	Rezoning	1689 9th Ave.	Rezone from RS2: Single Residential to P2: Minor Institutional	Schedule "A"

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8575	August 25, 2014	Text	Parcel B (04455), District Lot 4039, Cariboo District, Except Plans: H226, 28088, 28628, 29887, 30133, PGP37486, PGP39527, PGP43199, PGP43200, and PGP43805, Lot 1 and 2, District Lot 4039, Cariboo District, Plan PGP43805	Add section 15.17 Z17: Monterey Road Commercial	15.17
8578	August 25, 2014	Text/Rezoning	Monterey Rd. West	Add section 15.8 Z18: Monterey Road Residential	15.8
8580	August 25, 2014	Rezoning	Hart Hwy and Monterey Rd.	Rezone from AG: Greenbelt, M3: Business Industrial and M2: General Industrial to the M3: Business Industrial, AG: Greenbelt, and C6: Highway Commercial zoning designations.	Schedule "A"
8406	July 30, 2014	Text/Rezoning	4330 Giscome Rd.	Add section 15.16 Z16: Blackburn Commercial and insert Schedule G, Area A and Area B for zone Z16.	1.5.1 15.16 Schedule G
8573	June 9, 2014	Rezoning	Barnes Dr.	Rezone from P1: Parks and Recreation and RS2: Single Residential to RS2: Single Residential and P1: Parks and Recreation	Schedule "A"
8464	March 31, 2014	Text	1970 Ospika Blvd. (Text Amendment)	Adding to Section 11.4.2, “Liquor Primary Establishment, Major” only on Strata Lot 1, District Lot 250, CD, Plan PGS353	11.4.2
8564	March 31, 2014	Rezoning	6464 Giscome Rd	Rezone from AF: Agriculture and Forestry to AR3: Rural Residential	Schedule "A"
8554	March 10, 2014	Rezoning	1338 Central St. East	Rezone from RS2: Single Residential to C8: Commerical Conversion	Schedule "A"
8484	February 24, 2014	Rezoning	9 properties on Hart Hwy	Rezone from RS2m: Single Residential to M1: Light Industrial and AG: Greenbelt to M1: Light Industrial	Schedule "A"
8553	February 3, 2014	Rezoning	1116 6th Ave.	Rezone from C1: Downtown to C1I: Downtown	Schedule "A"
8440	December 16, 2013	Rezoning	Valleyview Lands	Rezone from AG: Greenbelt and RS2: Single Residential to AG: Greenbelt, RS2: Single Residential, RT3: Residential Cluster and P1: Parks and Recreation, to facilitate future subdivision and residential development	Schedule "A"
8541	December 16, 2013	Rezoning	1305 7th Ave.	Rezone from P3: Major Institutional to C1: Downtown	Schedule "A"
8511	December 11, 2013	Rezoning	6691 Hart Hwy	Rezone from C4: Local Commercial to C6: Highway Commerical	Schedule "A"
8532	November 18, 2013	Text	3500 18th Ave. (Text Amendment)	Amend Section 2.3.6 Definitions by adding “Service, Food Bank” and “Second Hand Goods”. Amend Section 12.1.2 Light Industrial by adding “service, food bank only on Lot A, District Lot 936, Cariboo District, Plan 16584”. Insert a new section to 12.1.4 Light Industrial to include “Retail, general of second hand goods only” as a secondary use to Food Bank Services Only.	2.3.6 12.1.2 12.1.4
8530	November 4, 2013	Rezoning	3050 Boeing Rd	Rezone from C6: Highway Commercial to C6I: Highway Commercial	Schedule "A"
8526	October 15, 2013	Rezoning	2789 Sanderson Rd.	Rezone from RS2: Single Residential to RM1: Multiple Residential	Schedule "A"
8438	September 23, 2013	Rezoning	2936 Boeing Rd.	Rezone from AF: Agriculture & Forestry to M1: Light Industrial to facilitate the construction of an industrial building	Schedule "A"

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8496	August 26, 2013	Text	8524 McGuire Rd.	Add Section 9.6 AR4: Rural Residential. Delete subsections 9.1.7 2. and 3., subsections 9.2.7 4. and 5., subsections 9.3.7 1., 4. and 5., and subsections 9.4.7 1. and 4. in their entirety and replace them with new subsections 9.1.7 2. and 3., subsections 9.2.7 4. and 5., subsections 9.3.7 1., 4. and 5., and subsections 9.4.7 1. and 4.	9.6 9.1.7 2 9.1.7 3 9.2.7 4 9.2.7 5 9.3.7 1 9.3.7 4 9.3.7 5 9.4.7 1 9.4.7 4
8517	August 19, 2013	Rezoning	2915 Andres Rd.	Rezone from RS2: Single Residential to RT1: Two-Unit Residential	Schedule "A"
8520	August 19, 2013	Rezoning	5184 Chief Lake Rd.	Rezone from AR3m: Rural Residential to RS1: Suburban Residential	Schedule "A"
8485	June 24, 2013	Rezoning	414 Ewert St.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential	Schedule "A"
8514	June 24, 2013	Rezoning	1175 Carney St.	Rezone from RS2: Single Residential to RS4: Single Residential	Schedule "A"
8518	June 24, 2013	Rezoning	4679 Old Summit Lake Rd.	Rezone from AG: Greenbelt, AF: Agriculture and Forestry, and AR2: Rural Residential to AG: Greenbelt and AR2: Rural Residential	Schedule "A"
8501	June 10, 2013	Rezoning	3240 and 3244 10th Ave.	Rezone from C6: Highway Commercial to C5: Visitor Commercial	Schedule "A"
8512	June 10, 2013	Text	1935 Victoria St. (Text Amendment)	Amend Section 11.3.2 by adding the wording “Retail, Adult Orientated only on Lot A, District Lot 343, Cariboo District, Plan 9637”.	11.3.2
8445	May 6, 2013	Rezoning	14 lots on Cessna and Concord	Rezone from RS1m: Suburban Residential to M2: General Industrial to allow for light industrial	Schedule "A"
8487	May 6, 2013	Rezoning	University Heights	Rezone from P2: Minor Institutional to RT3: Residential Cluster	Schedule "A"
8475	April 22, 2013	Text	5877 Leslie Rd.	Amend Section 2.3.6 by adding the definition of “Community Care Facility, Therapeutic”, and Amend Section 9.4.2 by adding the wording “Community Care Facility, Therapeutic” on Lot C, District Lot 1597,Cariboo District, Plan 20539.	2.3.6 9.4.2
8486	March 18, 2013	Rezoning	1625 Juniper St.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential	Schedule "A"
8488	March 18, 2013	Rezoning	7040 &7062 Tony Rd.	Rezone from RS1m: Suburban Residential to RS2m: Single residential to facilitate proposed subdivision.	Schedule "A"
8477	March 4, 2013	Rezoning	755 Douglas St.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential to RT2: Two-Unit Residential	Schedule "A"
8481	March 4, 2013	Rezoning	110 North Quinn	Rezone from RS2: Single Residential to RS3: Single Residential	Schedule "A"
8455	January 7, 2013	Rezoning	770 Bruswick St.	Rezone from C5: Visitor Commercial to C1l: Downtown to facilitate liquor establishment	Schedule "A"
8469	December 3, 2012	Rezoning	2833 Recreation Place	Rezone from P1 : Parks and Recreation to Z8: Regional Shopping	Schedule "A"
8470	December 3, 2012	Rezoning	2514, 2540, and 2544 Recreation Place	Rezone from P1: Parks and Recreation to Z8: Regional Shopping	Schedule "A"
8476	December 3, 2012	Rezoning	285 & 293 Moffat St.	Rezone from RT2: Two-Unit Residential and RS2: Single Residential	Schedule "A"
8449	October 15, 2012	Text	Citywide	Amend Section 2.3.6 by deleting the definition of “Community Care Facility, Major” and replacing it with a new definition. Amend Section 2.3.6 by deleting the definition of “Community Care Facility, Minor” and replacing it with a new definition. Delete Section 5.6.3 in its entirety and replace with a new Section 5.6.3. Delete Section 5.6.6 in its entirety. Delete Section 6.5.8 in its entirety and replace it with a new Section 6.5.8. Delete Section 11.4.4.3 in its entirety and replace with a new Section 11.4.4.3.	2.3.6 5.6.3 5.6.6 5.6.8 11.4.4.3

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8447	October 1, 2012	Text	Citywide	Delete Section 8. Development Permit Guidelines in its entirety and replace with a new Section 8. Development Permit Area Guidelines that includes Downtown Development Permit Guidelines. Delete and replace the definition of "Awning" in Section 2.3.6. Add new Schedule E: Preferred Street Wall Height and Schedule F: Downtown Commercial Street Types as references to the Downtown Development Permit Guidelines.	Section 8 2.3.6 Schedule E Schedule F
8430	September 10, 2012	Rezoning	2112 Redwood St.	Rezone from RT1: Two-Unit Residential to RT2: Two-Unit Residential to facilitate a subdivision	Schedule "A"
8431	August 20, 2012	Rezoning	2963 Hopkins Rd.	Rezone from RS2: Single Residential to RT1: Two-Unit Residential.	Schedule "A"
8224	July 30, 2012	Rezoning	1755 Foothills	Rezone from RM3: Multiple Residential to RM3: Multiple Residential and C7: Transitional Commercial to facilitate an emergency service use	Schedule "A"
8424	July 30, 2012	Rezoning	1512 12th Ave.	Rezone from C6: Highway Commercial to C6l: Highway Commercial to allow for Liquor Establishment	Schedule "A"
8132	June 25, 2012	Rezoning	8230 & 830 LaSalle Ave.	Rezone from RS2: Single Residential to RM4: Multiple Residential	Schedule "A"
8407	June 25, 2012	Rezoning	4038 Cowart Rd.	Rezone from M3: Business Industrial to C4l: Local Commercial and AG: Greenbelt to allow for Liquor Establishment	Schedule "A"
8413	June 25, 2012	Rezoning	475 Vancouver St.	Rezone from RS2: Single Residential to C8: Commercial Conversion to allow for an office use	Schedule "A"
8415	June 25, 2012	Text	Citywide	Deleting the definition of "Official Community Plan" in Section 2.3 in its entirety and replacing it with a new definition of "Official Community Plan". Deleting Section 6.5.8. in its entirety and replacing it with a new Section 6.5.8. to revise the reference to Road Network Map. Delete Section 8 –Development Permit Area Guidelines, in its entirety and replacing it with a new Schedule 8-Development Permit Area Guidelines, as attached to and forming part of this bylaw as Schedule "A". Deleting Section 9.1.4 1. in its entirety and replacing it with a new Section 9.1.4 1. to revise reference to Urban Area in Growth Management Map. Deleting Section 9.1.4 2. in its entirety and replacing it with a new Section 9.1.4 2. to revise reference to Urban Area in Growth Management Map. Deleting Section 11.6.6 2. in its entirety and replacing it with a new Section 11.6.6 2. to revise reference to Service Commercial designation.	2.3 6.5.8 8 9.1.4 1 9.1.4 2 11.6.6 2
8420	June 25, 2012	Rezoning	7235 Eugene Rd.	Rezone from RS1m: Suburban Residential to RS2m: Single Residential to facilitate subdivision	Schedule "A"
8423	June 25, 2012	Rezoning	4659 Martin Rd.	Rezone from RS1m: Suburban Residential to RS2m: Single Residential to facilitate subdivision	Schedule "A"
8428	June 25, 2012	Rezoning	1613 7th Ave.	Rezone from RS2: Single Residential to C8: Commercial Conversion	Schedule "A"
8369	April 30, 2012	Rezoning	2833 Recreation Place, 2909 Recplace Dr.	Rezone from P1: Parks and Recreation to Z8: Regional Shopping to facilitate the subdivision and subsequent commercial development	Schedule "A"
8379	April 30, 2012	Rezoning	2515, 2540, 2544 Recreation Pl.	Rezone from P1: Parks and Recreation to Z8: Regional Shopping to facilitate the subdivision and subsequent commercial development	Schedule "A"
8410	April 30, 2012	Text	Intersection of Hwy 97 and Hwy 16	Amend Section 8.6 Development Permit Guidelines by adding additional guidelines for Regional Commercial Areas at the Intersection of Highway 97 and Highway 16	8.6
8361	February 6, 2012	Rezoning	1820 Gunn Rd.	Rezone from AF: Agriculture and Forestry to M2: General Industrial to provide for general industrial land uses	Schedule "A"

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8394	January 23, 2012	Rezoning	370 Burden St.	Rezone from RS2: Single Residential to RS4: Single Residential, to facilitate the construction of a single-family dwelling	Schedule "A"
8320	December 12, 2011	Rezoning	2333 Noranda Rd. West	Rezone from AF: Agriculture & Forestry and C5: Visitor Commercial to RS2: Single Residential; RT1: Two-Unit Residential; and C5: Visitor Commercial to facilitate an 8-lot subdivision	Schedule "A"
8319	November 7, 2011	Rezoning	Lands South of Westgate Ave. & Westmount Dr. and East of Helene Rd.	Rezone from AF: Agriculture and Forestry to RS1: Suburban Residential, RS2: Single Residential, RS5: Manufactured Homes, RM1: Multiple Residential, RT3: Residential Cluster, P1: Parks and Recreation, and AG: Greenbelt to facilitate residential developmentLands south of Westgate Ave & Westmount Dr., East of Helene Rd.	Schedule "A"
8364	November 7, 2011	Rezoning	1040 Ahbau St.	Rezone from P1: Parks and Recreation to C5: Visitor Commercial and C6: Highway Commercial to subdivide the subject property	Schedule "A"
8368	November 7, 2011	Rezoning	361 Corless Cres.	Rezone from RS2: Single Residential to RM1: Multiple Residential to allow for an out of school childcare program for up to 25 children under the community care facility	Schedule "A"
8380	October 17, 2011	Text	Citywide	Amend Section 15.9.5 Z9 Hill Avenue by deleting Maximum Floor Area Ratio under Regulations for Principal Development	15.9.5
8367	October 3, 2011	Rezoning	1751 6th Ave.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential to facilitate the construction of a two unit dwelling on-site	Schedule "A"
8373	October 3, 2011	Rezoning	6885 Domano Blvd.	Rezone from RM3: Multiple Residential to RT1: Two-Unit Residential to allow construction of a two unit multiple family dwelling	Schedule "A"
8313	September 19, 2011	Rezoning	1643 4th Ave.	Rezone from RS2: Single Residential to C8: Commercial Conversion to allow for a commercial office development	Schedule "A"
8343	September 19, 2011	Text	2602 and 2614 Petersen Rd.	Amend Section 11.6.2 Highway Commercial Principal Uses by adding recycling centre intermediate allowed only on Lots 21 and 22, DL 753, CD Plan 8391	11.6.2
8349	August 22, 2011	Rezoning	405 Kelly St.	Rezone from RS2: Single Residential to P2: Minor Institutional and RS2: Single Residential to facilitate the construction of a second access	Schedule "A"
8358	August 22, 2011	Rezoning	4315 Nordic Dr.	Rezone from C4: Local Commercial to RS1m: Suburban Residential to be consistent with the surrounding residential uses and its current use	Schedule "A"
8334	July 25, 2011	Rezoning	Barnes Ridge	Rezone from AF: Agriculture and Forestry; AG: Greenbelt; RS2: Single Residential and RT3: Residential Cluster to AF: Agriculture and Forestry; AG: Greenbelt; RS2: Single Residential and RT3: Residential Cluster in order to realign the AG: Greenbelt boundary, or other uses	Schedule "A"
8304	June 27, 2011	Text	1627 6th Ave.	Amend Section 2.3.6 Definitions by deleting housing, apartment and replacing with new definition. Amend Section 11.8.3 by adding housing, apartment. Amend Section 11.8.5 by deleting Sub-Section 1. and renumber.	2.3.6 11.8.3 11.8.5
8333	June 27, 2011	Rezoning	2157 Laurier Cres.	Rezone from RS2: Single Residential to RS3: Single Residential to facilitate subdivision and subsequent development of two single family houses	Schedule "A"
8335	June 27, 2011	Rezoning	1261 3rd Ave.	Rezone from C1: Downtown to C1l: Downtown to allow for a liquor primary establishment	Schedule "A"
8336	June 27, 2011	Rezoning	1177 3rd Ave.	Rezone from C1: Downtown to C1l: Downtown to allow for the development of a liquor primary establishment	Schedule "A"

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8330	June 13, 2011	Text	Citywide	Add Schedule D, area for Scientific and Technical Consulting. Delete and replace Section 1.5.1. Amend Section 2.3 Definitions by adding "Consulting, Scientific and Technical"; add new definition of "Office". Amend Section 12.1.2, 12.2.2, 12.3.2, 12.5.2, and 12.3.6.2 by adding "Consulting, Scientific and Technical ". Amend Table 7.4 Parking Requirements to require 2.2 parking spaces per 100 m^2 of GFA.	Schedule D 1.5.1 2.3 12.1.2 12.2.2 12.3.2 12.5.2 12.3.6.2 Table 7.4
8337	June 13, 2011	Rezoning	1786 6th Ave.	Rezone from RS2: Single Residential to RS4: Single Residential to facilitate the construction of a single-family dwelling	Schedule "A"
8142	May 30, 2011	Rezoning	677 North Nechako Rd.	Rezone from M2: General Industrial to P2: Minor Institutional	Schedule "A"
8332	April 4, 2011	Rezoning	4600 Ferguson Lake Rd.	Rezone from AF: Agriculture and Forestry to AR2: Rural Residential and AF: Agriculture and Forestry to facilitate the subdivision of the subject property	Schedule "A"
8323	February 21, 2011	Rezoning	1010 Clubhouse Dr.	Rezone from C9: Outdoor Recreation to AG: Greenbelt to facilitate the subdivision application (SD100343)	Schedule "A"
8274	December 13, 2010	Rezoning	7314 Caribou Rd.	Rezone from U2: Major Utilities to RS1m: Suburban Residential to facilitate the sale of the subject property for residential development	Schedule "A"
8278	December 13, 2010	Rezoning	1306 Central St. East	Rezone from RS2: Single Residential to C8: Commercial Conversion to facilitate a health service - minor use	Schedule "A"
8293	December 13, 2010	Rezoning	2371 Ross Cres. & 1891 6th Ave.	Rezone rom P2: Minor Institutional to P1: Parks and Recreation and P2: Minor Institutional, and from P3: Major Institutional to P1: Parks and Recreation; and from RS2: Single Residential to P1: Parks and Recreation to facilitate the construction of Duchess Community Park	Schedule "A"
8253	November 15, 2010	Rezoning	4768 Leslie Rd.	Rezone from AF: Agriculture and Forestry to AF: Agriculture and Forestry and AR2: Rural Residential to facilitate the subdivision of the property	Schedule "A"
8275	November 1, 2010	Rezoning	West of Tyner Blvd & Ospika Blvd Intersection	Rezone from to RM1: Multiple Residential, RS2: Single Residential, AG: Greenbelt, and AF: Agriculture and Forestry to RM1: Multiple Residential, RS2: Single Residential, RM3: Multiple Residential, AG: Greenbelt, and AF: Agriculture and Forestry to facilitate the next phase of development within the University Heights Neighbourhood	Schedule "A"
8292	November 1, 2010	Rezoning	8735 Westcrest Dr.	Rezone from AF: Agriculture and Forestry to AR1: Rural Residential to allow for a smaller minimum lot size	Schedule "A"
8317	November 1, 2010	Text	4334 5th Ave.	Amend Schedule C by including the North East corner of 5th Avenue and Tabor Boulevard as part of Area B (Z9 Hill Avenue).	Schedule C
8302	October 18, 2010	Rezoning	3198 Blackburn Rd. South	Rezone from AF: Agriculture & Forestry and AR3m: Rural Residential to RS1: Suburban Residential and AR2: Rural Residential to facilitate a 1-lot subdivision	Schedule "A"
8269	April 12, 2010	Text	6565 Southridge Ave. (Text Amendment)	Amend Section 15.8.2 – Regional Shopping Permitted Uses by adding "Retail, liquor permitted only on Lot A, DL 2003, CD Plan BCP26820.	15.8.2
8258	March 29, 2010	Rezoning	774 Harper St.	Rezone from RS2: Single Residential to RS3: Single Residential to facilitate a proposed subdivision	Schedule "A"
8264	March 29, 2010	Rezoning	1002 Railway Rd./990 Industrial Way	Rezone from M2: General Industrial and U1: Minor Utilities to M2: General Industrial to allow consistency in zoning and land use policies	Schedule "A"
8251	March 1, 2010	Rezoning	7779 Foreman Rd.	Rezone from AR2: Rural Residential to AR3: Rural Residential to facilitate the subdivision of the property into 3 lots	Schedule "A"

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AMENDING BYLAW NO.	ADOPTED DATE	TYPE	SUBJECT PROPERTY	PURPOSE	SECTION(S)
8191	February 15, 2010	Rezoning	North of Davis Rd. & Barnes Dr.	Rezone from “AG: Greenbelt and AF: Agriculture and Forestry to AG: Greenbelt, AF: Agriculture and Forestry, RS2: Single Residential, and RT3: Residential Cluster”, and from “AF: Agriculture and Forestry to RS2: Single Residential and P1: Parks and Recreation” to allow a new residential development	Schedule "A"
8241	February 15, 2010	Rezoning	A portion of 4750 1st Ave.	Rezone from P1: Parks and Recreation to RS2: Single Residential to facilitate a proposed subdivision of a portion of land and subsequent consolidation with an adjacent residential property	Schedule "A"
8238	January 4, 2010	Text	4001 15th Ave.	Amend Section 2.3 Definitions by adding “Claims Centre” definition. Amend Section 13.3.2 to allow Claims Centre only on Lot A, DL 2508, CD Plan 25445.	2.3 13.3.2
8232	November 16, 2009	Rezoning	8387 Peter Rd.	Rezone from AR3m: Rural Residential to RT1: Two-Unit Residential and RS1m: Suburban Residential to facilitate two-unit housing	Schedule "A"
8225	November 2, 2009	Rezoning	2256 & 2290 Ross Cres.	Rezone from RS2: Single Residential to RS3: Single Residential to facilitate a subdivision	Schedule "A"
8100	October 19, 2009	Rezoning	North of Tyner & Ospika Blvd Intersection	Rezone from AF: Agriculture and Forestry to AF: Agriculture and Forestry, AG: Greenbelt, RS2: Single Residential and RM3: Multiple Residential; and AF: Agriculture and Forestry and AG: Greenbelt to AG: Greenbelt, RS2: Single Residential, RM2: Multiple Residential and P2: Minor Institutional; and AF: Agriculture and Forestry to AF: Agriculture and Forestry, AG: Greenbeltand RS2: Single Residential; and AF: Agriculture and Forestry to AF: Agriculture and Forestry, AG: Greenbelt, RS2: Single Residential, RM1: Multiple Residential, P1: Parks and Recreation and P2: Minor Institutional; and AF: Agriculture and Forestry to AF: Agriculture and Forestry and AG:Greenbelt	Schedule "A"
8226	October 19, 2009	Rezoning	321 & 327 Wainwright St.	Rezone from RT2: Two-Unit Residential to RS4: Single Residential to facilitate single residential development	Schedule "A"
8088	October 5, 2009	Rezoning	5952 – 5988 Gauthier Rd.	Rezone from C6: Highway Commercial, AR2: Rural Residential; and AG: Greenbelt to C61: Highway Commercial; AR2: Rural Residential and AG: Greenbelt	Schedule "A"
7818	September 14, 2009	Rezoning	5895 Leland Rd.	Rezone from AR2: Rural Residential and U1: Minor Utilities to RS2: Single Residential and U1: Minor Utilities	Schedule "A"
7827	September 14, 2009	Rezoning	5867 Leland Rd.	Rezone from AR2: Rural Residential and U1: Minor Utilities to RS2: Single Residential and U1: Minor Utilities	Schedule "A"
8123	September 14, 2009	Rezoning	7364 & 7406 Hart Hwy	Rezone from RS1: Suburban Residential, RM2: Multiple Residential, and RM1: Multiple Residential to RS1: Suburban Residential and RM2: Multiple Residential	Schedule "A"
8217	August 24, 2009	Rezoning	1100 Alward St.	Rezone from P1: Parks and Recreation to P3: Major Institutional to allow a Cancer Patient Lodge	Schedule "A"
8063	August 10, 2009	Rezoning	Glen Lyon Cascades Neighbourhood	Amend the Ospika South Neighbourhood Plan to permit a residential density mix of 37% single-residential, 65%multiple residential within Area G,	Schedule "A"
8199	July 13, 2009	Rezoning	6055 Monterey Rd.	Rezone from M3: Business Industrial to M3: Business Industrial and C6l: Highway Commercial to allow a liquor retail store use within the existing structure	Schedule "A"
8104	June 15, 2009	Text	2003 Hwy 97 South	Amend Section 2.3.6 Definitions by amending “Gaming Facility” definition with new definition that includes horse racing teletheatre.	2.3.6
8109	June 15, 2009	Rezoning	2731 Merrit Rd.	Rezone from RS2: Single Residential to RT1: Two-Unit Residential	Schedule "A"

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AMENDING BYLAW NO.	ADOPTED DATE	TYPE	SUBJECT PROPERTY	PURPOSE	SECTION(S)
8034	April 27, 2009	Rezoning	1755 Foothills Blvd.	• That East ½ of Lot 2, Block 10; District Lot 2508; Cariboo District; Plan 837 be rezoned from RM4: Multiple Residential to RM3: Multiple Residential; • That Parcel A (77727M) of Lot 3, Block 10; District Lot 2508; Cariboo District; Plan 837 be rezoned from AR2: Rural Residential to RM3: Multiple Residential; and • That East ½ of Lot 3; Block 10; District Lot 2508; Cariboo District; Plan 837 be rezoned from C4: Local Commercial to RM3: Multiple Residential	Schedule "A"
8077	April 27, 2009	Text	5th Ave. & Tabor Blvd.	Add Section 15.15 Z15: Highland Community Centre. Add to Section 2.3 Definitions Health Service, Community Outreach.	15.15 2.3
8198	April 27, 2009	Rezoning	5th Ave. & Tabor Blvd.	Rezone from C2: Regional Commercial to P1: Parks and Recreational and C2: Regional Commercial to facilitate subdivision with the intent to further create a small park / green-space pathway which will extend Hill Park	Schedule "A"
8082	March 30, 2009	Rezoning	Otway & Foothills	Rezone from AF: Agriculture and Forestry and P1: Parks and Recreation to AG: Greenbelt, RS2: Single Residential and RM3: Multiple Residential	Schedule "A"
8179	March 30, 2009	Text	556 North Nechako Rd.	Add to Section 11.3.2 C3: Neighbourhood Commercial Principal Use, service, industrial support to Parkhill Center and add maximum GLFA of industrial support service is 1,177 m^2	11.3.2
8180	March 16, 2009	Text	2233 Foothills and the corner of North Nechako and Foothills Blvd.	Add Section 5.14.1 e) to allow a camper vehicle on properties designated for soil removal and/or deposit purposes.	5.14.1
8196	January 19, 2009	Rezoning	3019 Charella Pl.	Rezone from RS1: Suburban Residential to RS2: Single Residential to facilitate a proposed subdivision of the subject property into 2 residential	Schedule "A"
8032	December 15, 2008	Rezoning	5920 O'Grady Rd.	Rezone from P1: Parks and Recreation, P2: Minor Institutional, and C2: Regional Commercial to C2: Regional Commercial	Schedule "A"
7984	October 6, 2008	Rezoning	1011, 10012 & 10553 Willow Cale Rd.	Rezone from AG: Greenbelt, AF: Agriculture and Forestry, M2: General Industrial and M5: Heavy Industrial to AG: Greenbelt, AF: Agriculture and Forestry, M2: General Industrial and M5: Heavy Industrial	Schedule "A"
8033	October 6, 2008	Rezoning	Harper St.	Rezone from RS2: Single Residential to RM3: Multiple Residential	Schedule "A"
8164	October 6, 2008	Text	2003 Hwy 97 South	Amend Section 2.3.6 Definitions by deleting "gaming facility, major" and "gaming facility, minor" and replacing them with "gaming facility"; Amend Section 15.6.2 Z6: Casino & Accommodation by deleting "gaming facility, major" as a Principal Use and replacing it with "gaming facility" ; Amend Section 11.1.2 C1: Downtown by deleting "gaming facility, minor" as a Principal Use ; Delete Section 11.1.6 2.	2.3.6 15.6.2 11.1.2 11.1.6 2
8120	September 29, 2008	Rezoning	7307 Giscome Rd.	Rezone from AF: Agriculture and Forestry and AR3m: Rural Residential to AF: Agriculture and Forestry and AR2: Rural Residential	Schedule "A"
8110	September 8, 2008	Rezoning	2990 Gunn Rd.	Rezone from AF: Agriculture and Forestry to M2: General Industrial	Schedule "A"
8118	August 25, 2008	Rezoning	543 & 555 Alward St.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential	Schedule "A"
8114	July 21, 2008	Rezoning	666 Carney St.	Rezone from RS2: Single Residential to RS4: Single Residential	Schedule "A"
8125	June 23, 2008	Rezoning	612 Freeman St.	Rezone lands from RS2: Single Residential to RS4: Single Residential	Schedule "A"

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7980	June 9, 2008	Rezoning	4397 Austin Rd.	Rezone from RS2: Single Residential to RM3: Multiple Residential	Schedule "A"
8113	June 9, 2008	Rezoning	102 Quinn St.	Rezone from RS2: Single Residential to RS2: Single Residential and RS3: Single Residential	Schedule "A"
8048	May 26, 2008	Rezoning	4422 Kimball Rd.	Rezone from AG: Greenbelt to M1: Light Industrial	Schedule "A"
8127	May 26, 2008	Rezoning	4300 Sturgeon Rd.	A housekeeping bylaw to amend Schedule “A” to correctly reflect the intended amendment in Bylaw No. 7978	Schedule "A"
8107	April 28, 2008	Rezoning	2101 North Nechako Rd & 7096 Brink Pl.	Rezone from AG: Greenbelt and AF: Agriculture & Forestry to AF: Agriculture & Forestry, AG: Greenbelt and RT3: Residential Cluster; and from AG: Greenbelt, AF: Agriculture & Forestry, RS1: Suburban Residential and RT3: Residential Cluster to AG: Greenbelt, AF: Agriculture & Forestry, RS1: Suburban Residential and RT3: Residential Cluster	Schedule "A"
8096	April 14, 2008	Rezoning	3257, 3271, 3293 Westwood Dr.	Rezone from RS2: Single Residential to RM4: Multiple Residential	Schedule "A"
8106	April 14, 2008	Rezoning	5446 Hartway Dr.	Rezone from AG: Greenbelt, M2: General Industrial and M3: Business Industrial to AG: Greenbelt and M2: General Industrial	Schedule "A"
8119	April 14, 2008	Text	5446 Hartway Dr.	Replace Section 6.5.6 related to screening of a Wrecking Yard with new Section 6.5.6. Add new Sections 12.2.6 3. M3, 12.5.6 3. M5 and 14.2.6 3 U2 height of Wrecking Yard.	6.5.6 12.2.6 3 12.5.6 3 14.2.6 3
8105	March 31, 2008	Rezoning	6461 Hillcrest Pl.	Rezone from AR3m: Rural Residential to RS1:Suburban Residential and RS2m: Single Residential	Schedule "A"
7978	March 17, 2008	Rezoning	4200 & 4300 Sturgeon Rd.	Rezone from AF: Agriculture & Forestry to RS2: Single Residential and AG: Greenbelt	Schedule "A"
8050	March 17, 2008	Text	7754 Lemoyne Place	Add Sections 15.11 Z11: Fraser River Bench Lands and 15.14 Z14: Fraser River Bench Lands Compact Community.	15.11 15.14
8111	March 17, 2008	Rezoning	2371 Ross Cres. & 1891 6th Ave.	Rezone from P3: Major Institutional to P2: Minor Institutional	Schedule "A"
8059	February 4, 2008	Rezoning	3089 Clapperton St.	Rezone from RS2: Single Residential to P3: Major Institutional	Schedule "A"
8064	January 21, 2008	Rezoning	1961 Clearwood Cres.	Rezone from AG: Greenbelt to RS2: Single Residential and AG:Greenbelt	Schedule "A"
7990	January 7, 2008	Rezoning	Portion of park north of 2642 Capella Dr.	Rezone from P1: Parks and Recreation to P1: Parks and Recreation and RS1: Suburban Residential	Schedule "A"
7972	December 17, 2007	Text/Rezoning	1686 Queensway	Add Section 15.12 Z12: Non-Profit Housing Zoning District and rezone from C5: Visitor Commercial to Z12: Non-Profit Housing	15.12 Schedule "A"
8045	December 17, 2007	Rezoning	4855 Poty Rd.	Rezone from AF: Agriculture & Forestry to AR1 : Rural Residential, AR2: Rural Residential and RS1: Suburban Residential	Schedule "A"
8052	December 17, 2007	Rezoning	4655 Shamrock Rd.	Rezone from AF: Agriculture & Forestry, AG: Greenbelt and RSI:Suburban Residential to AR3: Rural Residential, AF: Agriculture and Forestry, AG:Greenbelt and RS1: Suburban Residential AR3: Rural Residential	Schedule "A"
8080	December 17, 2007	Rezoning	4905 Meadowbrook Rd.	Rezone lands from P1: Parks and Recreation to RS2: Single Residential	Schedule "A"
8053	December 3, 2007	Rezoning	Portion of Sterling Park	Rezone from P1: Parks and Recreation and U1: Minor Utilities to P1:Parks and Recreation, U1: Minor Utilities, and RS2: Single Residential	Schedule "A"
8043	October 27, 2007	Rezoning	532 & 556 Ewert St.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential	Schedule "A"
8027	October 15, 2007	Rezoning	4251 Guest Cres.	Rezone from RM3: Multiple Residential to RM4: Multiple Residential	Schedule "A"
8015	October 1, 2007	Rezoning	2345 Redwood St.	Rezone from P2: Minor Institutional to RS2: Single Residential	Schedule "A"

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AMENDING BYLAW NO.	ADOPTED DATE	TYPE	SUBJECT PROPERTY	PURPOSE	SECTION(S)
7957	September 10, 2007	Rezoning	Phase 4 of Vista Ridge Development	AF: Agriculture & Forestry and RS2: Single Residential to AG: Greenbelt, AF: Agriculture & Forestry and RS2: Single Residential; and from AF: Agriculture & Forestry, RS2: Single Residential and AG: Greenbelt to AF: Agriculture & Forestry, RS2: Single Residential and AG: Greenbelt; and from AF: Agriculture & Forestry, RS2: Single Residential and AG: Greenbelt to AG: Greenbelt	Schedule "A"
8028	September 10, 2007	Rezoning	4171 Estaville Dr.	Rezone from AR3m: Rural Residential to RS1 : Suburban Residential	Schedule "A"
7979	August 27, 2007	Rezoning	2989 Ferry Ave.	Rezone from RS2: Single Residential and P1: Parks and Recreation to RS2: Single Residential and RT1: Two-Unit Residential	Schedule "A"
7959	August 13, 2007	Rezoning	4315 Cowart Rd.	Rezone from AG:Greenbelt to AG: Greenbelt and RM1: Multiple Residential	Schedule "A"
7963	August 13, 2007	Text/Rezoning	2003 Hwy 97 South	Amend Definitions, Section 2.3 by replacing Gaming Facility, Major with new definition. To Rezone from AG: Greenbelt, P1: Parks and Recreation, and Z6: Casino & Accommodation to AG: Greenbelt, P1: Parks and Recreation, and Z6: Casino & Accomodation	2.3 Schedule "A"
7975	August 13, 2007	Rezoning	1731 10th Ave.	Rezone from RS2: Single Residential to RS4: Single Residential	Schedule "A"
8019	August 13, 2007	Rezoning	2645 Vance Rd.	Rezone from C6: Highway Commercial to RS2: Single Residential	Schedule "A"
8020	August 13, 2007	Rezoning	2581 Hart Hwy	Rezone from RS1: Single Residential to RS2: Single Residential	Schedule "A"
8023	July 23, 2007	Text	6565 Southridge Ave.	Add Sub-Section 15.8.6.4 to Z8: Regional Shopping to allow change in maximum gross floor area of financial service on Lot A, DL 2003, Cariboo District Plan BCP26820.	15.8.6.4
8025	July 9, 2007	Text	Citywide	Amend Definitions, Section 2-3, by replacing Top of Bank, Top of Ravine Bank, Ravine, Training Works, Leave Strip with new definitions; Replace Guidelines in 8.2 to Riparian Protection Development Permit Areas; Add Equipment, Major to 12.3.2, M3: Business Industrial Permitted Uses and add Outdoor Storage to 12.3.3. – Add new Section 6.5.8 Landscaping and Screening regarding Outdoor Storage.	2.3 6.5.8 8.2 12.3.2 12.3.3
7948	June 28, 2007	Rezoning	833 Johnson St.	Rezone from RS2: Single Residential to RT2: Two-Unit Residential	Schedule "A"
7953	June 28, 2007	Rezoning	3865 Kenworth Rd West	Rezone from AG; Greenbelt and RT1: Two-Unit Residential to AG: Greenbelt and RS1m: Suburban Residential	Schedule "A"
7958	June 28, 2007	Text/Rezoning	2880 – 15th Ave. (Text Amendment)	Section 13.3.3 - Add Broadcasting Studio as secondary use; Section 13.3.6 (2) Remove from P3: Major Institutional Zone	13.3.3 13.3.6(2)
7973	June 28, 2007	Text	2150 Ferry Ave.	Add new Sub-Section 15.8.6.3 to Z8: Regional Shopping to allow change in maximum gross floor area of financial service on Lot C, DL 8180, Cariboo District Plan BCP25328.	15.8.6.3
7976	June 28, 2007	Rezoning	2987 Austin Rd.	Rezone from RS2m: Single Residential to RS2: Single Residential	Schedule "A"
7987	June 28, 2007	Rezoning	757 Preston Rd.	Rezone from C5: Visitor Commercial to RM1: Multiple Residential	Schedule "A"
7926	June 11, 2007	Rezoning	7754 Lemoyne Pl.	Rezone from AG: Greenbelt and RS2: Single Residential to AG: Greenbelt, RS2: Single Residential, P1: Parks and Recreation, RM1: Multiple Residential Z11: Fraser River Bench Lands, RM3: Multiple Residential and RT3: Residential Cluster	Schedule "A"

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Amending Bylaws		
	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**
Bylaw 9041	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**
Bylaw 8256	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,

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.

Bylaw 8256	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 P*rince George Zoning Bylaw No. 3482, 1980*, as shown in Table 1.1.

Table 1.1 Table of Concordance

City of Prince George Zoning Bylaw No. 7850, 2007	*Prince George Zoning Bylaw No. 3482, 1980*
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
C4l	C-9
C5	C-4, C-4V
C6	C-5A, C-5D
C6l	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

City of Prince George Zoning Bylaw No. 7850, 2007	*Prince George Zoning Bylaw No. 3482, 1980*
P3	P-2
P4	P-1A
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

Amending Bylaws	2. Interpretation	
	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.
Bylaw 8256	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.

Bylaw 8734		**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.

Bylaw 8974		**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 m^2; 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 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.
Bylaw 8974		**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.

Bylaw 8256		**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.
Bylaw 9110		**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.

Bylaw 8256		**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.

Bylaw 8256		**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.
Bylaw 8656		**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 m^2. 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.
Bylaw 9417		**Campground:** land which has been planned, improved, or occupied for the seasonal short term use of tents, and recreational 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 m^2.
Bylaw 9110		**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. **Carport:** 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.
Bylaw 8238		**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.
Bylaw 9110		**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.
Bylaw 8449		**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.
Bylaw 9041		**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.

Bylaw 8256		**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.

Bylaw 9466		**Density:** a measure of the intensity of development to the area of the lot, including the number of dwellings on a lot measured in units/area of floor area ratio.

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.

Bylaw 9466		**Dwelling or Dwelling Unit:** 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 unit includes only one room which, due to its design, plumbing, equipment, and furnishings, may be used primarily as a kitchen, except where otherwise permitted in the bylaw. Wet bars are permitted. This use does not include a room in a hotel or a motel, or recreational vehicle, except in accordance with Section 5 of this Bylaw. A secondary suite and a secondary dwelling are each considered a dwelling unit.

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*.

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*.

Bylaw 8025		**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.
Bylaw 8256		**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

Bylaw 8256		**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.

Bylaw 8896		**Grade, Building:** the finished grade of the ground abutting the front of a building or structure facing the font 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.
Bylaw 8256		**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.

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 m^2 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 facture built housing that is designed, constructed, or manufactured CAN/CSA Z240 MH standards.
Bylaw 9466		**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.
		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.
Bylaw 9466		**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.
		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 C1l, 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 C1l, 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.
Bylaw 9110		**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*.

Bylaw 9110		**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 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

Bylaw 8256		**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.
Bylaw 8415		**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.

Bylaw 8025		**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.

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

Bylaw 8256		**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 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.

Bylaw 8974		**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.
Bylaw 9331		**Self-Storage Facility:** fully enclosed buildings or structures in which individual storage units are rented or leased for the storage of goods, materials, and equipment. This use does not include outdoor storage. In industrial "M" zones, storage units are not required to be fully enclosed to accommodate recreational and similar vehicles
		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.
Bylaw 8025		**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.
Bylaw 9273		**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 and may include accessory administration, and repair of related vehicles, trailers, materials-handling equipment, and rolling stock.
Bylaw 9273		**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 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 9417		**Vehicle, Camper : Definition deleted by Bylaw 9417, 2023**
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 recreational 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 9417		**Vehicle, Recreation:** a vehicle intended as a temporary accommodation for travel or recreational use, such as travel trailers, motor homes, slide-in campers, chassis-mounted campers, and may include boats, all-terrain vehicles, snowmobiles, and towing trailers or decks, but excluding manufactured housing and construction or industrial equipment.
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 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.

Bylaw 9273		**Warehousing:** Buildings or structures in which goods, products, substances and materials are received and stored for distribution. This use does not include retail sales on the same site, 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.

Bylaw 8656		**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	3. Enforcement	
Bylaw 8256	**3.1**	**Right of Entry**
Bylaw 9110	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.
Bylaw 8918	**3.2**	**Offense and Penalty**
	3.2.1	This Bylaw may enforced, a) by an Information laid in accordance with the *Offence Act*; b) by a Bylaw Notice in accordance with the *"Local Government Bylaw Notice Enforcement Act"*; 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 *Local Government Bylaw Notice Enforcement Act*, 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 *Community Charter*, S.B.C., *2003, c.26* or the *Offence Act*, R.S.B.C., *1996, c.338*.
	3.2.4	Each day that an offence against the Bylaw continues or exists shall be deemed to be a separate and distinct offence.

Amending Bylaws		4. General Development Regulations
	4.1	**General Provisions**
Bylaw 8256	4.1.1	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.
	4.2	**Projections into Yards**
	4.2.1	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: 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; 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; 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;
Bylaw 8256		d) fences and retaining walls which are subject to the provisions of Section 6.8;
Bylaw 8256		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;
Bylaw 8256		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
		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.
	4.3	**Height**
Bylaw 8256	4.3.1	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): a) cover(s) less than 20% of the site area; or, 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.

	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:
Bylaw 8256		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.
Bylaw 8256		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.
	5.3	**Home Business 1**
Bylaw 8256	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.

	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.
Bylaw 8256		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.
	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 m^2. 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 m^2, 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.
Bylaw 8256		d) **Traffic:** there shall be no more than two home business clients or customers on site during any 60 consecutive minutes.
Bylaw 8256		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 m^2, 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 8896	**5.6**	**Secondary Dwellings**
Bylaw 9041	5.6.1	Deleted by Bylaw No. 9466, 2024

Bylaw 9466	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.
Bylaw 9466	5.6.4	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.
Bylaw 9466	5.6.6	Deleted by Bylaw No. 9466, 2024
Bylaw 9466	5.6.7	A secondary dwelling is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, boarding or lodging house, or multiple residential uses on the same site.
Bylaw 8896	**5.7**	**Secondary Suites**
Bylaw 9466	5.7.1	Deleted by Bylaw No. 9466, 2024
Bylaw 9466	5.7.2	Deleted by Bylaw No. 9466, 2024
Bylaw 9466	5.7.3	Deleted by Bylaw No. 9466, 2024
Bylaw 9466	5.7.4	Deleted by Bylaw No. 9466, 2024
	5.7.5	Parking shall be in conformance with the regulations of this Bylaw.
Bylaw 9466	5.7.6	A secondary suite is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, boarding or lodging house.

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

Bylaw 9417	5.15.1	No temporary building or structure may be occupied as a dwelling, except for a tent or recreational 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;
Bylaw 9417		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 recreational vehicle at any one time; iii) no more than one recreational vehicle is permitted on a site with a maximum gross floor area of 50 m^2; and iv) security may be required to ensure that the recreational vehicle is removed in accordance with Section 4.7 of this Bylaw.
Bylaw 9417		e) the duration of a valid soil removal Permit on a designated property, provided that: i) no more than one person occupies the recreational vehicle at any one time; ii) no more than one recreational vehicle is permitted on a site with a maximum gross floor area of 50 m^2; 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 recreational vehicle, 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. v) Fencing and/or screening shall be maintained to provide effective screening of the recreational vehicle, to a minimum height of 1.5 m above the landscape grade; vi) the recreational 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 recreational vehicle is removed in accordance with section 4.7 of this Bylaw.
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 *Bylaw.*
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).

Bylaw 8734	**5.17**	**Cannabis Production Facility and Cannabis Retail**
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 9417	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, recreational 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.
Bylaw 9466	**5.18**	**Small Scale Multi-Unit Housing**
	5.18.1	Small scale Multi-Unit Housing (Bill 44) mandates three (3) to four (4) dwelling units be permitted on single detached and two-unit lots depending on their size and location, subject to the following: a) Wholly or partly identified within Schedule B-4: Urban Area established by the Official Community Plan; b) Parcels of land less than 4,050 m^2 (0.4 ha); c) Lands are connected to both municipal water and sewer services; d) Zoning requires the minimum lot size that may be created by subdivision is less than 4,050 m^2 (0.4 ha); and e) Parcels of land not protected, as of December 7, 2023, under the *Heritage Conservation Act,* or by bylaw under s. 611 of the *Local Government Act*.

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 m^2 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

		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.
	6.3.4	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 m^2 and one shrub for each 15 m^2 of required yards in non- industrial districts; b) 1 tree for each 46 m^2 of any required yard in industrial districts; and c) 1 tree for each 15 m^2 and 1 shrub for each 10 m^2 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 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.
Bylaw 8256	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.
Bylaw 8256	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.

Amending Bylaws	7. Parking and Loading	
Bylaw 8256	**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
Bylaw 9417		b) seasonal short-term parking (no more than 36 consecutive hours) of self-contained recreational vehicles (having internal washing, cooking, sleeping and toileting facilities) within the C2, C5, Z3, Z6 and Z8 zones, provided that:
		i. the recreational vehicle parking area is built and maintained in accordance with this Bylaw;
Bylaw 8693		ii. the recreational 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 *City of Prince George Parking Area Bylaw* 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).
Bylaw 9466	7.1.13	Deleted by Bylaw No. 9466, 2024
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.
Bylaw 9417	7.1.15	No more than one recreational vehicle, one passenger bus and one trailer shall be parked or stored on a lot zoned RS or RT, provided that any recreational 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.

Dimension

Bylaw 8256	7.1.24	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

$\ominus$ - Parking angle
W_1 - Parking module width (wall to wall) single loaded aisle
W_2 - Parking module width (wall to wall) double loaded aisle
W_3 - Parking module width (wall to interlock) double loaded aisle
W_4 - Parking module width (interlock to interlock) double loaded aisle
AW - Aisle width
WP - Stall width parallel to Aisle
VP_1 - Projected vehicle length from interlock
VP_W - Projected vehicle length from wall measured perpendicular to aisle
S_L - Stall length
S_W - Stall width

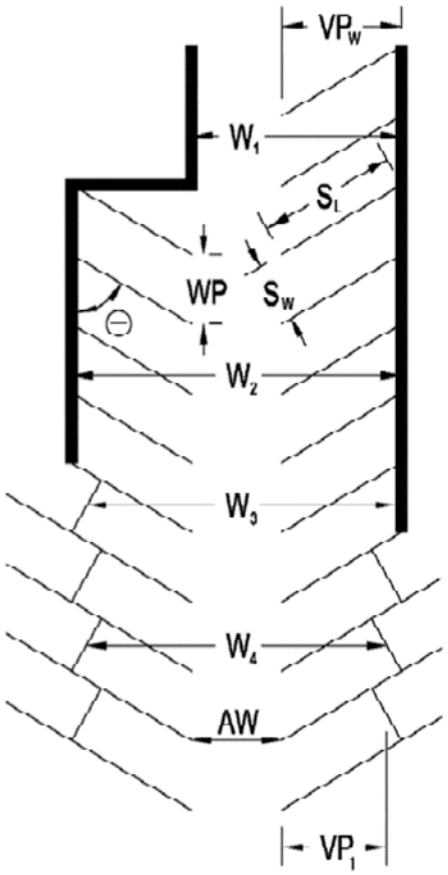


TABLE 7.1 PARKING CLASSIFICATIONS FOR TABLES 7.2 AND 7.3

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

[1] See 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)	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) [1]	W2 Wall to Wall (m)	W4 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					

[1] Standard 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.”

Bylaw 8256 — 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.
Bylaw 9466		c) where development is exempt from residential parking requirements, as shown on Schedule "J", the number of parking spaces for disabled will be calculated per dwelling unit using the ratio in 7.1.30 a).

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.

Bylaw 8256	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 m^2 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%.

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

Bylaw 8256	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

Amending Bylaws	Type of Development (Land Use)	Required Parking Spaces
	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

	Type of Development (Land Use)	Required Parking Spaces
	Liquor, Major Primary Establishment Liquor, Minor Primary Establishment	
	Restaurant, Drive-in	2.2 per 100 m² GFA; minimum 5
Bylaw 8974	Retail, Cannabis	4 per 100m² GFA
	Retail, Liquor	4 per 100 m² 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 m² or less (b) GFA greater than 2,500 m²	(a) 5.0 per 100 m² GLFA, or 2.2 per 100 m² of GFA, whichever is greater (b) 5.0 per 100 m² GFA
	Retail, Farmer's Market	4 per 100 m² GLFA.
	Service Station, Major Service Station, Minor Wrecking Yard	2.2 per 100 m² 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 m² GFA
	Vehicle Rental, Major Vehicle Rental, Minor	2, plus per employee
	Vehicle Sale, Major Vehicle Sale, Minor	2.2 per 100 m² 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 m² 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 m² GFA; or 3 per tenant / establishment
Bylaw 8974	Cannabis Production Facility	2 per 100 m² of GFA
	Recycling Centre, Intermediate	3 per employee
	Recycling Centre, Minor	2 per bin/container
Bylaw 9273	Industry, Heavy Industry, Special Heavy Recycling Centre, Major Waste Management Wholesale Truck or Rail Terminal Major Truck or Rail Terminal Minor	0.5 per 100 m² GFA up to 2,000 m², plus 0.2 per additional 100 m² GFA
Bylaw 9273	Self-Storage Facility Warehousing	0.5 per 500 m² of gross floor area

	Institutional & Service	
	Cemetery	10 per ha
	Commercial Education	1 per 8 students
	Correction Service	1 per 2 clients (maximum capacity)
	Education (a) Elementary School (b) High School (c) University or College	(a) 2.0 per classroom or 1.0 per 10 students, whichever is greater (b) 5.0 per classroom or 1.0 per 5 students, whichever is greater (c) 10 per class room
Bylaw 8256	Emergency Service	10 per 100 m² GFA
	Health Service, Major	1.1 per 100 m² GFA
	Community & Recreational	
	Campground	1.1 per camping space
	Club Club House or Base Lodge	1 per 5 fixed seating spaces; plus 20 per 100 m² of floor area used by patrons
	Exhibition & Convention Facility	1 per 5 fixed seating spaces; plus 20.0 per 100 *m²* of floor area used by patrons
	Fish Hatchery	1 per employee
	Library & Exhibit	2.0 per 100 m² GFA
	Marina	1 per 2 boat spaces
	Recreation, Indoor	1 per 3.5 seats, or 3.1 per 100 m² GFA used by patrons, whichever is greater
	Recreation, Outdoor Park	1 per 3.5 seats, or 3.1 per 100 m² GFA used by patrons, or 5 per 4000 m² of area used for sports fields, whichever is greater
	Religious Assembly	1 per 8 m² of floor area used for assembly purposes
	Spectator Entertainment Adult-Oriented Entertainment	1 per 3.5 seats
Bylaw 9466	**Note:** Lands identified within the UNBC Bus Exchange Transit-Oriented Area, as shown on Schedule "J", of Zoning Bylaw No. 7850, are exempt from residential parking requirements, except for parking required for people with disabilities.	

Table 7.5: Loading Requirements

Amending Bylaw	Type of Development (Land Use)	Required Parking Spaces
	Residential & Residential Related	
	Residential and Residential Related Uses	None
	Commercial Uses, except those listed below Business & Industrial Uses	1 per 1,900 m², minimum 1
	Hotel Motel Restaurant Liquor Primary Establishment, Minor Liquor Primary Establishment, Major	1 per 2,800 m², minimum 1
	Institutional and Basic Service Uses Community, Recreational, & Cultural Uses	1 per 2,800 m², 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

Amending Bylaw	Type of Development (Land Use)	Required Parking Spaces
	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 m² GFA, 5 per building with 500 m² 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.

Amending Bylaws

Bylaw 8447

8. Development Permit Area Guidelines

8.1

8.1 General Provisions

8.1.1 Development permit areas are designated in the *Official Community Plan*.

8.2

Bylaw 8611

8.2 Commercial Form & Character

Exemptions

8.2.1 A commercial form & character development permit is not required for the following development:

a) subdivision;

Bylaw 8896

b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;

c) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;

Bylaw 8256

d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m^2; and construction of an accessory building; or

e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

8.2.2 Developments not on arterial or collector highways should be built to the front property line to encourage a pedestrian-friendly shopping environment and streetscape.

8.2.3 Entrances to multi-tenant buildings should be closely spaced to encourage vitality with windows occupying the bulk of the highway facing facades.

8.2.4 Pedestrian weather protection shall be incorporated through site and building design, awnings, and other screening. Retail uses should have pedestrian weather protection along highway fronts, including extending this protection between buildings.

8.2.5 Pedestrian continuity between building complexes, loading areas, and bus stops should be emphasized by extending sidewalk-paving patterns over crosswalk areas.

8.2.6 In mixed-use developments, the residential component should have a separate entrance.

Bylaw 8256

8.2.7 Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement

		predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.
	8.2.8	Vehicle oriented uses should be designed to minimize queuing that will interfere with traffic on adjacent highways or pedestrians on adjacent sidewalks.
	8.2.9	The form and character of new development should respect the form and character of existing development in the area around the development site.
	8.2.10	Parking should be provided in smaller nodes preferably to the rear or side of buildings.
	8.2.11	Lighting of parking and pathways should generally be at pedestrian level with pole and fixture between 2.7 m and 4.2 m to prevent vandalism and provide illumination over a reasonable area.
	8.2.12	Every off-street parking or loading area that is illuminated should have all lighting positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.
	8.2.13	Parking in regional commercial centers should be visually separated into smaller sections by curbing, landscaping and similar elements.
	8.2.14	In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.29, additional parking shall be required to suit the circumstances.
	8.2.15	A snow management plan should be provided for any site larger than 2,500 m^2.
	8.2.16	Landscape buffers at least 6.0 m wide should screen regional commercial centres from Provincial Highways.
	8.2.17	Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
	8.2.18	Natural environmental features on the site shall be protected. Emphasis will be placed on retention of native and mature trees. Where disturbed by construction, areas should be rehabilitated to a level acceptable to the City.
	8.2.19	Utility and mechanical equipment should be screened from pedestrians.
	8.2.20	Intakes and outlets for ventilation should not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.
	8.2.21	Containers for garbage and recyclables should be effectively screened behind an opaque fence on a minimum of three sides.
	8.2.22	In addition to meeting the requirements of the Sign Bylaw, signs should be integrated with the building facade through colour and graphic style.
Bylaw 9273	8.2.23	The use of prefabricated metal buildings is discouraged.
Bylaw 9273	8.2.24	Buildings should be designed to express quality architectural design, design details, articulation and quality materials on all sides of the building.
Bylaw 9273	8.2.25	Buildings should have varied height and incorporate secondary architectural elements and material articulation to increase the visual interest.
Bylaw 9273	8.2.26	Avoid long or continuous blank walls and divide large vertical or horizontal facades into varying masses.
Bylaw 9273	8.2.27	Integrate corporate colours as minor accent features not overall themes to avoid the use of colour blocks, banding or stripes.
Bylaw 9273	8.2.28	Locate the office, reception, or sales component of the building to be visible and accessible from the street.
		Additional Guidelines for Regional Commercial Areas at the Intersection of Highway 16 and Highway 97

	8.2.29	Buildings should be designed to provide visual interest. All sides of large buildings should be finished with architectural details (not simply painted features) with no blank elevations.
	8.2.30	Buildings should not be used as "signs". Innovative alternatives should be explored to maintain corporate identity and to avoid turning the entire building into a corporate poster.
	8.2.31	Signage should be limited to a single message per business and should be arranged to have a maximum of one grouping of signs per road frontage.
	8.2.32	Free-standing signs are encouraged to be located adjacent to the required landscaped areas but should not be incorporated within such areas, or between the landscaped areas and the boulevard.
	8.2.33	Regional commercial uses should be screened from the adjacent Highway 16 and Highway 97 right of way according to the Landscaping Plan outlined in Figure 10 (Drawing L1 and L2) of the Golf Course – Pine Centre Neighbourhood Plan. Limited interactive display areas may be integrated within the landscaped area provided it does not exceed 10% of a property's frontage.
	8.2.34	In order to accommodate pedestrian traffic throughout the site, a trail should be installed along the highway frontage according to the details outlined in Figure 10 (Drawing L1 and L2) of the Golf Course – Pine Centre Neighbourhood Plan.
Bylaw 8256		**Additional Guidelines for the Z10: Inland Plaza Zone**
	8.2.35	Visitor commercial uses focused near the intersection of Highway 97 and Boundary Road should include outdoor gathering spaces that include landscaping and amenities (such as benches and garbage bins). These spaces will provide relief from asphalt and provide comfortable outdoor spaces for visitors.
	8.2.36	Outdoor gathering spaces should be designed to be comfortable in summer and winter months. This could include, but is not limited to: utilizing screens to block wind, locating public spaces in areas with sun exposure (not shady areas), and incorporating outdoor furniture that is comfortable in cold and warm climates.
	8.2.37	For properties fronting Highway 97 and Boundary Road, buildings should be sited to front Highway 97 and Boundary Road, with parking concentrated behind buildings.
	8.2.38	Buildings should be designed to provide visual interest. All sides of large buildings should be finished with architectural details (not simply painted features) with no blank elevations.
	8.2.39	Plans for landscaped areas and outdoor gathering spaces should consider how low impact development standards can be integrated into the design to manage storm water on-site. This could include, but is not limited to: bio-retention basins or ponds, constructed wetlands, and storage/re-use of storm water run-off for irrigation.
	8.2.40	Pedestrian continuity between buildings, tenancies, and properties should be achieved through the use of paths and sidewalks.
	8.2.41	Encourage the use of wood façade design and the architectural expression of buildings to emphasize the important role the forestry industry has played in the evolution of Prince George.
	8.2.42	Access ramps and related elements should be visually integrated with the overall building design and site plan so as to not appear as an unintegrated add-on to a building façade.

8.3

8.3 Downtown Development

Exemptions

Bylaw 8256	8.3.1	A downtown development permit is not required for the following:
		a) subdivision;
Bylaw 8896		b) temporary buildings and structures in accordance with Section 5 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
		c) construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
		d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m^2; and construction of an accessory building;
		e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location;
		f) the repair or alteration of any building, structure or use to rectify an unsafe condition if correction of such unsafe condition has been ordered by the City Building Inspector; or
		g) replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, canopies, or windows where it does not impact the overall form and character of the building and would not impact the existing landscape or access provisions, as determined by the Planning and Development Department.

Guidelines

Connectivity: Enhancing the Pedestrian and Cycling Network

8.3.2 For new development or redevelopment on large sites, incorporate streets and pathways that support and extend existing streets, lanes, the open space network and pattern of small blocks established by the original 1912 Brett and Hall Town Plan.

8.3.3 Where lanes have been removed, they should be restored through redevelopment as opportunities arise.

8.3.4 Avoid cul-de-sacs and other physical barriers that deter or prevent people from walking or cycling and remove these barriers as opportunities arise.

8.3.5 Increase pedestrian connections to adjacent parks, activity nodes, and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.

Street Definition

Bylaw 8256	8.3.6	Minimize the distance that buildings are set back from the sidewalk to create good street definition and a sense of enclosure.

8.3.7 Build ground floor commercial uses up to the front property line so that a continuous commercial street frontage and a positive street definition are

		maintained. A setback may be considered where there is a courtyard, restaurant patio or other feature that benefits businesses, patrons and pedestrians, or to respond to the building setback from an adjacent property, and should consider the incorporation of public art.
	8.3.8	For new developments with tall buildings (over 6 storeys in height) incorporate a base building or street-wall at a scale similar to adjacent buildings and street width.
	8.3.9	Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, unusual topography and natural features, sites framing important open spaces, and sites with buildings that terminate a street end view.
		Transparency: Creating Active Frontages *Commercial and Mixed Use Buildings*
	8.3.10	Provide pedestrian access to storefronts and businesses from the adjacent public street, and orient upper-storey windows and balconies to overlook adjoining public open spaces.
Bylaw 8256	8.3.11	On corner lots, develop street-facing façades for both streets. Design front elevations with pronounced entrances oriented to the corner or primary streets.
	8.3.12	Ensure that storefronts are transparent: clear sight lines from the inside of buildings to open public spaces should allow for casual surveillance of the street and sidewalk, and store interiors should be visible from the street.
	8.3.13	The following design parameters are desired to create active and transparent street frontages: a) provide a minimum glazing area of 75% for frontages at grade for commercial frontages downtown; b) establish a minimum retail frontage depth of 10 m along commercial streets; c) entrances 10 m to 20 m apart along commercial streets to create active storefront activity; and d) recess entrances to buildings from the sidewalk or property line by a minimum of 0.6 m to protect the pedestrian from door swings and to emphasize entrances.
	8.3.14	Architecturally differentiate residential entrances (private) from business entrances (public) in mixed-use buildings.
	8.3.15	Incorporate small, transparent storefronts with frequent entrances into large floor plate commercial developments to compliment the pattern and character of commercial streets downtown.
	8.3.16	Encourage smaller shop frontages and upper level residential uses into large format commercial buildings.
	8.3.17	Avoid expansive blank walls (over 5 m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use an appropriate design treatment, such as: a) install a vertical trellis in front of the wall with climbing vines or other plant material; b) set the wall back slightly to provide room for evergreens and conifers that provide year- round screening;

c) provide art (e.g. a mosaic, mural, relief) over a substantial portion of the wall surface.
d) employ quality materials of different textures and colours to make the wall more interesting visually;
e) provide special lighting, canopies, awnings, horizontal trellises or other human-scale features that break up the size of the blank wall surface and add visual interest;
f) incorporate walls into a patio or sidewalk café space; and,
g) terrace (step down) retaining walls.

Residential Buildings

8.3.18 Site and orient townhouses and apartments to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.

8.3.19 Develop ground floor residential uses that incorporate individual entrances to each ground floor unit and are accessible from the fronting street. This enhances pedestrian connections, street activity and safety.

8.3.20 Create residential entries that are clearly visible and identifiable from the fronting public street to make the building more approachable and create a sense of association amongst neighbours.

8.3.21 Set back buildings with residential uses on the ground floor generally between 2 m and 4 m, and elevate the entryway by a minimum of 0.6 m to create a semi-private transition zone to individual units.

8.3.22 On streets with high traffic volumes, consider a landscaped transition zone in between the entryway and public sidewalk.

8.3.23 Ensure lobbies and main building entries are clearly visible from the street, and have direct sight lines into them.

8.3.24 Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.

Parking Servicing and Access

8.3.25 Parking, vehicular loading, service functions, garbage disposal, and other similar activities should be located at the rear of the building with lane access and appropriate landscape screening so as not to conflict with pedestrian-oriented activity fronting the street.

8.3.26 Structured underground parking is preferred over off-street surface parking.

8.3.27 To ensure attractive and pedestrian oriented open spaces, off-street parking located between the front face of a building and the public sidewalk is strongly discouraged along commercial streets within the downtown.

8.3.28 Screen off-street parking adjacent to the public sidewalk using materials that provide a visual buffer while still allowing clear visibility into the parking areas. Screening could include landscaping, such as trellis or grille with climbing vines.

8.3.29 Locate public on-street parking at the curb to provide convenient and easy access to commercial and residential entrances.

8.3.30 In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is difficult or not possible, access may be provided from the street, provided that:

a) access is from the long face of the block;

b) there is minimal interruption of the pedestrian realm and streetscape treatment through the use of mountable curbs to reduce grade change;
c) waiting or pick-up/drop-off areas are located internal to the site, not in the public right-of- way; and
d) there is no more than one interruption per block face and only one curb cut on the street.

8.3.31 Architecturally integrate vehicular entrances and associated components into the building through treatments such as enclosure, screening, high-quality finishes, sensitive lighting and landscaping. Avoid ramps located directly off the street.

Bylaw 9041	8.3.32	Do not locate vehicle entrances and curb cuts along Primary Retail and Service Streets.

8.3.33 Provide clear lines of sight at access points to parking, site servicing, and utility areas to enable casual surveillance and improve traffic and pedestrian safety, with pedestrian priority design.

8.3.34 Encourage shared parking and access where possible.

8.3.35 Avoid large parking lots by incorporating pedestrian pathways and landscaping.

8.3.36 For hotels, incorporate adequate and comfortable drop-off areas that are directly adjacent to lobbies to minimize impacts on the pedestrian realm and streetscape.

8.3.37 In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.27, additional parking should suit the circumstances.

Height and Massing

8.3.38 Break up the visual mass of large buildings to reduce their visual impact on the pedestrian realm and to create variation along the street. This can be achieved by incorporating minor visual breaks in building façades using vertical setbacks and upper-storey step-backs.

8.3.39 Limit the visual mass of building façades to lengths of 40 m or less. This can be achieved by incorporating a substantial setback such as a courtyard or framed periodic openings to provide public views into private open space features.

8.3.40 Buildings over 3 storeys in height should be developed with a maximum frontage length of 80 m. Development of buildings 3 storeys in height or lower should have a maximum frontage length of 40 m.

Bylaw 9041	8.3.41	Determine street wall height by the width of the fronting street; generally, the wider the street, the taller the street wall.

Weather Protection

General

8.3.42 Provide weather protection over storefronts and display windows to encourage browsing and casual viewing of merchandise by pedestrians.

8.3.43 Provide adequate weather protection in front of buildings adjacent to bus zones and street corners where people wait for traffic lights.

8.3.44 Provide weather protection from building entrances to curb-side taxi zones or drop-off areas for major buildings and places of entertainment, where people wait for significant durations.

8.3.45 Balance weather protection with daylight penetration when placing awnings and canopies. Avoid opaque canopies that run the full length of façades.

8.3.46 Integrate the design and placement of awnings or canopies with public space furnishings such as ornamental street lighting, banners, hanging baskets or street trees.

Awnings

8.3.47 Awnings are preferred to canopies for use on storefronts less than 10 m in length, and along George Street to reinforce its heritage character.

8.3.48 Three-point or four-point awnings are preferred.

8.3.49 Avoid the use of quarter-barrel awnings.

8.3.50 Awnings should meet the following dimensions:

a) a minimum clearance of 2.6 m measured from the sidewalk; and,

b) a minimum width over the sidewalk of 1.8 m, but no more than two thirds of the total sidewalk width.

8.3.51 Establish a minimum slope of 30 degrees for awnings to allow for proper drainage and the cleaning action of rain and wind.

8.3.52 Design awnings to be sympathetic to the style, scale, form, and period of the building.

8.3.53 Construct awnings of durable, colourfast material. This may include reinforced plastic-coated fabric provided that the look and feel of canvas is maintained.

8.3.54 In order to encourage attractive building frontages, discourage the use of awnings as signs (and signs as awnings). Signage on the front face of a 4-point awning should not exceed 0.3 m in height along the front face of the awning.

8.3.55 Awnings, canopies, and overhangs should incorporate architectural design features and the fenestration pattern (placement of windows and doors) of the buildings they extend from.

8.3.56 Minimize obscurement of the building façade or historic detailing when placing awnings and canopies.

Canopies

8.3.57 Canopies are preferred for use on building frontages over 15 m, along sloped sidewalks, along major pedestrian routes having a predominance of existing canopies, and on

8.3.58 Canopies should have a minimum vertical clearance of 2.6 m, as measured from the sidewalk. Extend canopies out over the sidewalk by at least 2.6 m, while maintaining a minimum 0.6 m setback from the outer face of the curb.

8.3.59 Transparent and translucent canopies are preferred to allow natural light to penetrate to storefronts and the sidewalk. Wood and glass are encouraged for canopies.

8.3.60 Design canopies to extend over building frontages greater than 30 m to reduce their apparent scale and length to better relate to the pedestrian scale of the street. The preferred approach is to break up the canopy to reflect the architecture and fenestration pattern (placement of windows

and doors) of the building façade, and to step down to follow the profile of the street.

8.3.61 Unless indicated otherwise by the City, install canopies in a way as to be removable should this be required at a future date.

Signage

8.3.62 Provide attractive signage on commercial buildings that clearly identifies uses and shops, and is scaled to the pedestrian rather than the motorist.

8.3.63 Provide visible signage identifying the building address at all entrances.

8.3.64 Limit signage in number, location, and size to reduce visual clutter and to make individual signs easier to see.

8.3.65 Representational and iconic signs are encouraged to help recognize Prince George's history and character.

8.3.66 Apply a single fascia sign to each façade at the first storey, in a size that does not exceed 0.9 m in height along any length.

8.3.67 Signage should be externally lit. Signage within shop front glazing may be backlit, but it is recommended not to exceed 0.5 m in height and 2 m in length.

Bylaw 8256	8.3.68	Maintain a minimum 4.5 m clearance for vertical banners above sidewalk/street level, and do not project them into the street.

8.3.69 The following are preferred or acceptable types of commercial signage in the downtown:

a) projected two-dimensional or marquee signs suspended from canopies and awnings (fitting within a 36.2 by 60.2 inch horizontal rectangle);
b) flush-mounted fascia signs;
c) externally lit signs;
d) small vertical banners and signs with individual letters should not exceed 18 inches in any dimension; and,
e) individual cut-out or silhouette letter signs mounted on storefronts. Individual letters should not exceed 18 inches in any dimension.

Bylaw 9041	8.3.70	Flush-mounted and marquee signage hanging from awnings and canopies are preferred along Primary Retail and Service Streets. These signs should maintain a minimum clearance of 2.3 m over sidewalk and/or public spaces.

8.3.71 The following types of signage are strongly discouraged and should be avoided:

a) signs as awnings or awnings as signs;
b) internally lit plastic box signs;
c) pylon (stand-alone) signs; and
d) rooftop signs.

Lighting

Bylaw 8256	8.3.72	Encourage architectural lighting on the face of commercial buildings and at main entries of residential buildings to help create a sense of safety and intimate space around a building.

8.3.73 Light paths and entry areas sufficiently to ensure pedestrian comfort and security.

8.3.74 Full-spectrum white light or incandescent sources are preferred in public areas.

8.3.75 Ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down-lights or up-lights with cut-off shields.

8.3.76 Gooseneck lights and sconces that are applied to fascias underneath weather protection elements are preferred for storefront lighting.

8.3.77 A higher level of lighting for pedestrian areas is preferred through the use of metal halide with a 3,200° Kelvin rating.

8.3.78 Incorporate valence lighting into canopies and up-lighting to illuminate pathways.

8.3.79 Encourage the use of LED lighting for storefronts and street trees.

8.3.80 Avoid the use of exterior fluorescent light sources.

8.3.81 Install glare-free lighting into the canopy soffit. Fluorescent tube lights are not permitted for this purpose.

8.3.82 Minimize light pollution through the use of full cut-off lighting, avoiding light reflectance, and directing lighting downwards. Exceptions may be made for signage and architectural lighting.

Architectural Concept: Achieving a Human Scale

General

8.3.83 Create visual interest for the pedestrian, buildings facades by incorporating a range of architectural features and design details in building facades that express both variation and consistency.

Consider architectural features that include:

a) building height, massing, articulation and modulation;
b) bay windows and balconies;
c) corner features accent, such as turrets or cupolas;
d) decorative rooflines and cornices Building entries; and
e) canopies and overhangs

Consider architectural features that include:

f) treatment of masonry (for example, ceramic tile, paving stones, brick patterns);
g) treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors);
h) articulation of columns and pilasters;
i) ornament or integrated artwork;
j) integrated architectural lighting;
k) detailed grilles and railings;
l) substantial trim moldings; and
m) trellises and arbors.

8.3.84 Design buildings to express their internal function and use.

8.3.85 Locate and design entrances to create building identity and to distinguish between individual commercial or residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide “punctuation” in the overall streetscape treatment.

8.3.86 Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.

8.3.87 Utility and mechanical equipment should be screened from pedestrians.

8.3.88 Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).

Windows and Doors

8.3.89 Reinforce the human scale of architecture by incorporating individual windows in upper storeys that:

a) are vertically proportioned and approximately the size and proportion of a traditional window;
b) include substantial trim or molding;
c) are separated from adjacent windows by a vertical element;
d) are made up of small panes of glass; and,
e) are separated with moldings or jambs but grouped together to form larger areas of glazing.

8.3.90 Discourage the use of figured or frosted glass or tinted glazing for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

Exterior Materials

8.3.91 Encourage the use of wood in facade design and the architectural expression of buildings to emphasize the important role the forestry industry has played in the evolution of Prince George.

8.3.92 Incorporate natural building materials into façades of new buildings to avoid a "thin veneer" look and feel, incorporated along with more modern treatments, such as glass curtain walls for office buildings.

8.3.93 The following materials are recommended for use in the downtown:

a) natural wood materials, including:
    - milled and un-milled timbers;
    - window and door trim;
    - canopy structures;
    - signage;
b) brick masonry;
c) glazed tile;
d) stone;
e) concrete, painted;
f) flat profile "slate" concrete tiles;
g) glass and wood for window assemblies;
h) standing seam metal roofing; and,
i) glass curtain walls for office buildings.

8.3.94 The following materials are acceptable for use in the downtown:

a) pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements but not both; and,
b) limited amounts of stucco.

8.3.95 The following materials are discouraged for use in the downtown:

a) vinyl siding;
b) swirl Type Stucco; and
c) vinyl for window frames.

Landscaping

8.3.96 Create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings, where appropriate.

8.3.97 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.

8.3.98 Use hard landscape treatments such as terraced retaining walls and planters to transition between grades, where necessary. The following are preferred approaches for achieving this guideline:

a) incorporate a planter guard or low planter wall as part of the building design;
b) use distinctive landscaping in open areas created by building articulation;
c) include a special feature such as a courtyard, fountain, or pool; and,
d) emphasize entries with special planting in conjunction with decorative paving or lighting.

Strengthening Neighbourliness

Bylaw 8256	8.3.99	Ensure that new development responds to the positive architectural characteristics of existing development. Achieve a good fit with new or renovated buildings by ensuring that such development references the distinctive and desirable architectural qualities of adjacent buildings, such as similar or complementary: a) massing, height, articulation and scale; b) architectural style; c) roof forms; d) building details and fenestration proportions and patterns; and e) materials and colour.

8.3.100 Incorporate articulation into the design of new buildings to create intervals in their façades that respond to the existing pattern along the street. Below are several methods in which building articulation can promote compatibility with the existing architectural context:

a) modulate the façade with step-backs or forward extensions along a portion of the façade to create a series of intervals or breaks;
b) repeat window patterns at intervals that correspond to extensions and step-backs;
c) provide a porch, patio, deck, or covered entry for each interval;
d) provide a balcony or bay window for each interval; and,
e) change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.

Green and Healthy Buildings

8.3.101 Site and design new development to minimize the disruption of privacy and outdoor activities of adjacent buildings and private open spaces.

8.3.102 Site and orient new development so that the majority of living spaces receive direct sunlight (for the daylight hours at equinox).

8.3.103 Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, provide dwelling units with a choice of aspect: front and back, or on two sides (for corner units).

	8.3.104	Design new buildings with greater floor-to-ceiling heights to increase the amount of interior space that can be lit from windows.
Bylaw 8256	8.3.105	Dwelling units with exterior access on only one side should provide a good view of the direction of the sun (ideally both) and are most suitable. Wide frontages with shallow floor plans allow adequate penetration of daylight. Dwelling units with exterior access on two sides are usually suitable for narrower frontages and deeper floor plates.
	8.3.106	Intakes and outlets for ventilation should not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.
	8.3.107	Ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized.
	8.3.108	In residential and mixed-use projects incorporate courtyards and greenways as defining elements of the project while providing a common garden area, play space, gathering place, walkway, or other use located to maximize the amount of direct sunlight received.
	8.3.109	Incorporate safe and sunny play areas for children that have surveillance from ground-oriented and upper-storey dwellings in residential developments.
	8.3.110	Where at-grade space is limited, rooftop common open spaces are encouraged. Upper-storey terraces are encouraged to open onto rooftop gardens, where possible, to increase access to semi-private outdoor amenity space.
	8.3.111	Incorporate green roofs, where appropriate, to help absorb storm water and provide outdoor amenity space for residents and workers.
	8.3.112	Retention and infiltration best management practices to be used as appropriate.
	8.3.113	Make use of existing buildings where possible, or carefully deconstruct building and reuse materials. Use of materials with recycled content is strongly encouraged.
	8.3.114	In each dwelling unit of a residential or mixed-use project incorporate direct access to a usable private outdoor space such as a patio, balcony, or upper-level terrace. These should be of adequate size and be covered to ensure comfort and usability.
	8.3.115	Residential development within 300 m of the Rail Terminal on 1st Avenue should consider design details to mitigate noise and vibration issues.
		Personal Safety, Security, and Accessibility
	8.3.116	Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.
	8.3.117	8Ensure the design of new development increases “eyes on the street” with the placement of windows, balconies and street-level uses, and allows for casual surveillance of parks, open spaces, and childrens’ play areas.

8.3.118 Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.

8.3.119 Incorporate the creative use of ornamental grilles over ground-floor windows or as fencing, as necessary and where appropriate.

8.3.120 Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.

8.3.121 Design parking areas to allow natural surveillance by retaining clear lines of sight between public sidewalks and building entrances.

8.3.122 Eliminate structures and landscaping materials that provide hiding places for undesirable activity. Generally, landscape elements that shield areas above eye level or below the knee are appropriate.

8.3.123 Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of pedestrian abilities. Such routes should be direct, level, obstacle-free, easily identifiable and clearly separated from vehicular routes.

Environmental Considerations

8.3.124 Construct hanging signs, parapet extensions, awnings and canopies with sufficient bracing to withstand strong winds such as might be typical of the area.

8.3.125 Design and flash architectural elements exposed to precipitation, such as roofs, cornices, edges, canopies and decorative detailing, should be properly designed and flashed to protect the building structure and carry water away from pedestrian pathways or human-use areas.

8.3.126 Design any building structure upon which snow accumulates (canopies, awnings, roof forms) to have spontaneous snow dump of accumulated loads into non-pedestrian areas. Snow must be positively shed or positively retained. Deflect shedding snow from pedestrian areas by dormers, hipped roofs, canopies, or other means. Protect all steps and wheelchair ramps from ice and snow build-up.

8.3.127 Repeated heating and cooling of snow loads can give rise to ice accumulations. In the building design, consider heat loss factors as a method of controlling ice build-up. Accord proper flashing to areas subject to ice accumulation. Design walkways, entries, and other human use areas with the aim of minimum potential ice build-up and efficient removal of accumulations that do occur.

8.3.128 Locate snow storage to ensure that solar radiation can sufficiently facilitate the melting of snow. Site plans should account for the runoff of melting snow.

Tall Buildings

8.3.129 The following guidelines are recommended for tall buildings (6 storeys or higher):

a) maintain an open spacing to ensure adequate light, air, access, and views for residents;

b) site tall buildings with an offset spacing to avoid tall buildings looking directly into each other;

c) establish a minimum facing distance of 35 m between tall buildings;

d) establish a maximum floor plate width of 24 m;

e) use vertical and horizontal articulation (for example, incorporating changes of plane, stepped terraces, or modulated plan and façade forms);
f) achieve an interesting and varied roof form (for example, by incorporating a top-level penthouse or amenity space to conceal appurtenances and mechanical equipment);
g) incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street-wall definition;
h) set back tall buildings from the base building facade by a minimum of 5 m while still achieving good address on the fronting public street or open space;
i) incorporate ground-floor uses that have views into and access to, where possible, adjacent streets, parks and open spaces; and,
j) locate primary entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza, or other open space.

8.3.130 High rise buildings (11 storeys or higher) should have a maximum floor plate size of 750 m^2.

Master Planning

Bylaw 8256	8.3.131	A Master Plan may be required for Tall Buildings (6 stories or higher) or Large Sites (5000 m^2 or greater). The City may, at its discretion, identify other sites with special characteristics or conditions where Master Plans are required. A Master Plan for large sites and sites with tall buildings should detail through graphics and text, the following development issues: a) location and dimensions of: • public streets, parks, and accessible open spaces; • pedestrian circulation and the relationship to pedestrian sidewalks and paths, transit stops, and shelters; • base buildings and taller buildings; • building setbacks from streets, parks and open spaces; • building entrances; • site access, service areas, ramps, drop-off and parking for each building; and • Flood Plain Areas; b) phasing plan and schedule; c) perspectives showing important views; and, d) shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times: • equinox: 8 AM, 12 noon, 4 PM; • winter solstice: 9 AM, 12 noon, 3 PM.

8.4

8.4 Flood Hazard

Exemptions

8.4.1 A flood hazard development permit is not required for the following development:
a) subdivision involving only the moving of an interior lot line, where no additional lots are created;

Bylaw 8256

b) construction of, addition to, or alteration of a building or structure in accordance with the:
   i) minimum flood level and setbacks from a watercourse, body of water, or dike;
   ii) general exemptions to the minimum setback; or
   iii) general exemption to the flood level;

as defined in the *Flood Plain Regulation Bylaw*.

c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, or the federal or provincial governments, to prevent, control, or reduce flooding, erosion or other immediate threats;

d) alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs in accordance with the Tree Protection Bylaw;

Bylaw 8256		e) alteration of land to restore or create the natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments; or

f) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works.

Guidelines

Bylaw 8256	8.4.2	Land designated as Flood Hazard development permit areas must remain free from development, except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*) in relation to an exemption to: a) the flood level for the flood plain, and b) the setback from a watercourse, body of water or dike of any landfill or structural support to elevate a floor system or pad above the flood level.
Bylaw 8256	8.4.3	No septic tank, drainage or deposit fields are to be constructed in the land designated flood hazard development permit areas except in accordance with any term or condition contemplated by the Provincial guidelines (as defined in Section 910 of the *Local Government Act*).

8.5

8.5 Groundwater Protection

Exemptions

8.5.1 A groundwater protection development permit is not required for the following development:

a) subdivision involving only the moving of an interior lot line, where no additional lots are created;

Bylaw 8896		b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;

c) alteration of land, or construction of, addition to, or alteration of a building or structure by the City, the federal or provincial

governments, or their agents for surveying, construction, or maintenance of access or works;

d) alteration of land, or construction of, addition to, or alteration of buildings or structures for any use that does not involve the manufacture, processing, sale, storage, or distribution of wood waste, agricultural waste, petroleum products, allied petroleum products, and waste or effluent as defined under the Environmental Management Act, or snow storage, waste management, wrecking yard, composting or burial of livestock, poultry or aquaculture products; or

e) construction of, addition to, or alteration of a building or structure involving only interior renovation, repair or maintenance, façade improvement, or an addition less than 200 m².

Guidelines

8.5.2 The capture zone, or portion thereof, may be specified as areas that must remain free of development to prevent contamination of the aquifer.

8.5.3 Works may be required, including ongoing maintenance or repair, to preserve, protect, restore, or enhance the viability of the aquifer.

8.5.4 Protection measures may be required to preserve, protect, restore, or enhance the viability of the aquifer.

8.5.5 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to preserve, protect, restore, or enhance the viability of the aquifer.

8.6

8.6 Industrial Form and Character

Exemptions

8.6.1 An industrial form & character development permit is not required for the following development:

a) those properties designated or zoned as industrial within 50 m of the following Major Roads: Industrial Way, Northwood Pulpmill Road, PG Pulpmill Road, Sintich Road, and Willow Cale Road;

b) subdivision;

Bylaw 8896		c) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;

d) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;

Bylaw 8256		e) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building; or

f) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

8.6.2 Developments along major roads, as shown on Schedule B-10: 15 year Major Road Network Map in the Official Community Plan, should be sited towards the front property line to minimize the visibility of parking and loading areas.

8.6.3 Industrial uses in or near urban areas should include a high standard of design, colours and materials that are compatible with contemporary design. This includes the use of glazing, appropriate entrance design, varied roof features and exterior walls consistent with commercial and residential development.

8.6.4 Large blank building walls along highways are to be avoided.

8.6.5 Uses should be designed to minimize queuing that will interfere with traffic on adjacent highways or pedestrians on adjacent sidewalks.

8.6.6 Parking should be provided at the rear or side of buildings.

8.6.7 Every off-street parking or loading area that is illuminated should have all lighting, positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.

8.6.8 Landscaping strips at least 1.5 m wide, with shrubbery height at least 0.75 m or acceptable fencing, should be provided where parking is adjacent to the highway.

8.6.9 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.

8.6.10 Front yards shall be landscaped with grass, trees, and shrubbery.

8.6.11 In addition to meeting the requirements of the Sign Bylaw, signs should be integrated with the building façade through colour and graphic style.

8.7

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8.7 Intensive Residential

Exemptions

8.7.1 An intensive residential development permit is not required for the following development:

a) subdivision;

b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, and buildings and structures permitted by a Temporary Use Permit;

c) addition to or alteration of a building or structure;

d) construction of an accessory building; or

e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

Building Character and Design

8.7.2 Front doors are encouraged to be placed to one side of the front façade with clear visibility from the street and direct access from the public sidewalk.

8.7.3 Outdoor living space should be created through features such as verandas, porches, balconies.

8.7.4 Private outdoor spaces should be accommodated on-site that has direct connection to the dwelling.

8.7.5 Verandas should:

a) Not be token or indented on the front façade;
b) Display ornamentation that is consistent with the style of the remainder of the structure to create a unified design; and
c) Be open other than a parapet wall or balustrade, although temporary storm windows or screens are permitted for seasonal use.

8.7.6 The following building features are encouraged:

a) Verandas;
b) Dormers;
c) Gables;
d) Varied roof designs (pitched roofs, turrets and towers);
e) Window types (picture, bay, eyebrow, oxeye);
f) Columns; and
g) Garage doors.

8.7.7 Where visible from the highway, the treatment of the front façade should wrap around the sides of the dwelling.

8.7.8 Dwellings on corner lots should apply an equal quality of treatment to each façade fronting the highway.

8.7.9 The massing of the second storey should be softened and proportionally smaller than the first storey by incorporating character elements such as dormers, eaves brackets, varied rooflines, gables, hip and dormers.

8.7.10 Skylights and similar features should be utilized to maximize interior sunlight.

8.7.11 Locate windows to maximize light penetration to the house interior while mitigating overlook into adjacent residential uses.

Exterior Materials

8.7.12 Building materials and colours should have high quality architectural design and detailing (i.e. vinyl siding would only be permitted if finished with wood or other high quality detailing).

8.7.13 The following exterior materials are recommended for use:

a) Natural or Engineered Wood;
b) Brick or Brick Veneer;
c) Natural Stone or Stone Veneer;
d) Manufactured Stone Veneer;
e) Fiber-Cement Siding;
f) Wood Shakes or Engineered Wood Shakes;
g) Engineered Wood Trim;
h) Shingles;
i) Thin weather board, or product with a similar finish;
j) Aluminum Composite (ACM) Panels;
k) Extruded aluminum wood grain siding and soffit (i.e. Long Board or AL13 v-line); and
l) Premium Grade Vinyl, if substantially accented with materials identified in a) to k).

	8.7.14	Vinyl siding and rough stucco are discouraged for use as exterior materials. Rough stucco and vinyl siding should only be used as an accent or partial finish occupying a maximum of 15% of the total façade area on any exterior wall.
	8.7.15	The appearance of building materials should be true to their nature and should not mimic materials (i.e. shingles that resemble bricks, etc.).
	8.7.16	Exterior materials should offer texture to the building façade to avoid monotonous surfaces
	8.7.17	A combination of both materials and colours should be used to emphasize prominent features, such as window trim, soffits and gables.
		Parking and Access
	8.7.18	Pedestrian access for all areas of the site should be designed to accommodate varied mobility.
Bylaw 9041	8.7.19	Access for vehicles should be provided from the rear lane. Access from the fronting street may be considered on lots wider than 9.0 m if the garage door or carport is setback from the main building façade and has a width that is less than 50% of the building façade. Access considerations are subject to review and approval by the Authorized person.
		Neighbourhood Context
	8.7.20	Dwellings should respect and compliment the surrounding streetscape, including roof design, elevation of entryway, exterior materials, building massing, and the proportion, size arrangement and detailing of windows.
	8.7.21	Similar dwelling types should be limited to six adjacent properties, and provide variations in the character and design of the proposed housing. The repetition of the same architectural appearance, building form and elevations should be avoided.
		Landscaping and Screening
	8.7.22	Landscaping should: a) Delineate the line between private property and public boulevard; b) Provide a buffer between residential and non-residential land uses; c) Create interesting vies and focal points into and out of the site; d) Focus on retaining healthy mature trees where possible; and e) Retain existing significant vegetation through flexible and innovative design.
	8.7.23	Fencing should: a) Provide definition between property lines; and b) Not be fully opaque along the front property line (e.g. picket fences are encouraged).
		Additional Guidelines for Secondary Dwellings
	8.7.24	Consider roof designs and features that complement the character of the principal dwelling, including pitched roofs, turrets and towers.
		Exterior Materials
	8.7.25	Secondary Dwellings should use exterior materials, colours and design to complement, but not replicate, the character of the principal dwelling.

Site Design

8.7.26 Secondary Dwellings should be incidental to the size and massing of the principal dwelling.

8.7.27 Secondary Dwellings design features should:

a) Respect the height and setback of neighboring properties;
b) Recognize the unique character of the neighbourhood; and
c) Consider privacy through building orientation and screening.

Site Accessibility

8.7.28 New entrances to the secondary dwelling must be easily accessible and, where possible, should be visible from the primary street frontage.

8.7.29 It is recommended that there is a lighted path to the Secondary Dwelling from the primary street frontage. Affects of light spillage should be considered for adjacent residential uses.

8.7.30 Secondary Dwellings should have an individual address or a unit identity number clearly visible from the street and be illuminated at night.

8.8

Bylaw 8597	**8.8**	**Multiple Residential Form and Character**

Exemptions

8.8.1 A multiple residential form & character development permit is not required for the following development:

a) subdivision;

Bylaw 8896		b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;

c) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;

Bylaw 8256		d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m²; and construction of an accessory building; or

e) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

Guidelines

8.8.2 Row housing shall not contain more than 16 units in one building. Smaller clusters that take advantage of views and natural vegetation are preferred. Design should relate to nearby public spaces such as adjacent greenbelts, landscape features, parks and highways.

8.8.3 Row house buildings should not have a continuous façade of more than four units unless setbacks in facades of at least 0.75 m are provided.

8.8.4 Apartments and row housing should be designed with varied and interesting facades, including a variety of rooflines, roof cover over entry points, balconies, and porches.

	8.8.5	Dwellings should be designed to maximize year round exposure to the sun, with special consideration given to sun angles during winter. Buildings should be designed to minimize the casting of shadows on nearby dwellings.
	8.8.6	Buildings fronting highways should have front doors oriented to the highway and be finished with high quality materials.
Bylaw 8256	8.8.7	Safety and security should be considered in site design and layout. Design should respond positively to CPTED (Crime Prevention Through Environmental Design) principles of territoriality and defensible space, hierarchy of space, natural surveillance, access control, and image and maintenance as well as addressing the components of movement predictors, entrapment areas, activity generators, crime facilitators, hot spots and crime corridors, areas of conflict, edge effects, and displacement effects.
	8.8.8	The form and character of new development should respect the form and character of existing development in the area around the development site.
	8.8.9	Roof top mechanical equipment is to be screened.
	8.8.10	Natural environmental features on the site shall be protected. Emphasis will be placed on retention of native and mature trees. Where disturbed by construction, areas should be rehabilitated to a level acceptable to the City.
	8.8.11	Dwellings fronting on a highway should have screened outdoor areas to provide privacy to residents.
	8.8.12	All areas not covered by buildings, structures and parking shall be fully landscaped.
	8.8.13	Garbage and recycling containers should be effectively screened behind a sight-obscuring fence on a minimum of three sides.
	8.8.14	Noise attenuation should ensure the livability of the residential development along arterials and highways.
	8.8.15	Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
	8.8.16	In areas that have risk of bears, landscaping should be designed and selected to minimize conflict between bears and people.
Bylaw 8256	8.8.17	For development with a residential density of 124 dwellings/ha or less, the usable open space shall be provided at a minimum rate of 10.0 m^2 per studio dwelling, 20.0 m^2 per 1 bedroom dwelling, 40.0 m^2 per 2 bedroom dwelling, and 50.0 m^2 per dwelling with 3 or more bedrooms.
	8.8.18	For development with a residential density of 125 dwellings/ha. or greater, usable open space shall be provided at a minimum of 20% of the site area. A maximum of 25% of the required outdoor recreation space may be provided on the roof of a principle building.
	8.8.19	Recreation and play areas should be sited away from highways and driveways, with consideration to sunlight exposure.
	8.8.20	Private outdoor areas should have surveillance opportunity from windows of the adjacent dwelling.
	8.8.21	Parking should be screened from first floor windows of dwellings.
	8.8.22	Landscaping strips at least 1.5 m wide, except along lanes, should surround parking.
	8.8.23	Below grade parking should be well lit and secured.

	8.8.24	All visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings.
	8.8.25	In developments that have a reasonable expectation of needing more parking for the disabled than required by Section 7.1.29, additional parking shall be required to suit the circumstances.
	8.8.26	A snow management plan should be provided for any development of six or more dwellings.
Bylaw 8256	8.8.27	Lighting for parking areas should generally be at pedestrian level so as to deter vandalism. Area lighting should be designed to minimize glare over adjacent properties, and should not it impact the effectiveness of any traffic safety device.
		Additional Guidelines for Multiple Residential Development in the University Heights Neighbourhood Plan Area
	8.8.28	Multiple residential development should include a variety of housing forms. Large concentrations of a single housing form in one location is not supported; integration with the overall neighbourhood is preferred.
	8.8.29	Transitional development should be used to bridge areas of low density (single detached dwellings and duplexes) and areas of high densities (townhouses, apartments, row housing). This can be achieved through means such as stepped building heights, or low density, ground-oriented housing located to the periphery of a higher density developments.
	8.8.30	Two-unit housing is supported where the number of buildings is limited and in a dispersed manner.
	8.8.31	Two-unit housing is to be designed asymmetrically (i.e. non-mirror images).
Bylaw 8947		**Additional Guidelines for Manufactured Home Parks**
	8.8.32	In the case of Manufactured Home Parks, all the guidelines above shall apply except those that refer to building character.
	8.8.33	The design of the overall Manufactured Home Park shall be based on a comprehensive concept that provides: the layout for the manufactured home spaces; internal landscaping and perimeter buffering; identifies the location and screening of parking areas; location and design of recreation areas; internal vehicular roadways; and pedestrian connectivity between all the manufactured home park uses.
	8.8.34	Consideration of landscaping within the manufactured home space is encouraged.

8.9

	8.9	**Riparian Protection**
		Exemptions
	8.9.1	A riparian protection development permit is not required for the following development:
		a) subdivision involving only the moving of an interior lot line, where no additional lots are created;
Bylaw 8896		b) temporary buildings and structures in accordance with Section 5 of this *Bylaw*, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit that do not result in harmful

			alteration, disruption or destruction of natural features, functions and conditions that support fish life processes;
		c)	alteration of land, or construction of, addition to or alteration of a building or structure by the City, or the federal or provincial governments, to prevent, control, or reduce flooding, erosion or other immediate threats;
		d)	alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs in accordance with the *Tree Protection Bylaw*;
		e)	alteration of land to restore or create the natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments;
		f)	alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works;
Bylaw 8256		g)	renovation, repair or replacement of a building or structure only to the extent that the renovation, repair or replacement would, when complete, involve no further contravention to the riparian protection area guidelines of this *Bylaw* than existing at the time the renovation or repair was started; or
		h)	construction or alteration of a boat launch or boat lift where such a facility complies with this *Bylaw* and has been approved by relevant provincial agencies.

Guidelines

8.9.2 Leave strips within riparian protection development permit areas must remain free of development, except in accordance with these guidelines, to ensure that natural features, function and conditions that support fish life processes are preserved, protected, restored or enhanced. Watercourses and water bodies shall have:

a) 15.0 m leave strips from the top of bank for agricultural, outdoor recreation, and low density (<18 units/ha) residential developments;

b) 30.0 m leave strips from the top of bank for commercial, industrial and institutional developments;

c) notwithstanding sub-section 8.9.2 a), 30.0 m leave strips from the top of bank of the Fraser River and Nechako River, except 50.0 m leave strips are required where the leave strip area is devoid of trees and there is evidence of active bank erosion;

d) notwithstanding sub-sections 8.9.2 a), and b), 10.0 m leave strips from the top of ravine bank for ravines that are 60.0 m wide or greater; and

e) lesser leave strips shall be considered where the size is determined on the basis of an assessment report provided by a qualified professional in respect of a development proposal.

8.9.3 Development within a leave strip shall not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes.

8.9.4 Subject to section 8.9.3, development within a leave strip may include pedestrian access, vegetation and trees, and training works or protection measures in accordance with these guidelines.

8.9.5 Natural features, functions and conditions that support fish life processes are to be preserved, protected, restored or enhanced within leave strip areas determined under section 8.9.2.

8.9.6 Natural watercourses shall be dedicated if such dedication is to ensure that natural features, functions and conditions that support fish life processes are preserved, protected, restored or enhanced.

8.9.7 Training works shall be required, including their ongoing maintenance or repair, to preserve, protect, restore or enhance the natural features, functions, and conditions that support fish life processes.

8.9.8 Protection measures, including the installation of a fence in agricultural, commercial, industrial, institutional and multiple-family residential zones, and the planting or retention of vegetation and trees, may be required to preserve, protect, restore, or enhance riparian protection development permit areas, control drainage, or control erosion or protect banks.

8.9.9 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to ensure that natural features, functions and conditions that support fish life processes are preserved, protected, restored or enhanced within the riparian protection development permit area.

8.9.10 The sequence and timing of development approved by the permit may be specified in the permit to reduce the potential for harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes.

8.10

8.10 Wildfire Hazard

Exemptions

8.10.1 A wildfire hazard development permit is not required for the following development:

a) subdivisions involving only the moving of an interior lot line, where no additional lots are created;

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b) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;

c) alteration of land, or construction of, addition to or alteration of a building or structure by the City, the federal or provincial governments, or their agents for surveying, construction, or maintenance of access or works; or

d) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement; construction of an accessory building; or an addition to the principal building less than 150 m^2.

Guidelines

8.10.2 The guidelines in The Home Owners Fire Smart Manual (B.C. Edition) shall apply to Wildfire Interface Development Permit Areas as follows:

a) in Priority Zones 1 (within 10.0 m from structures), remove fuel and convert vegetation to fire resistance species to produce an environment that does not support combustion.

b) in Priority Zones 2 (10.0 – 30.0 m from structures), increase fuel modified area by reducing flammable vegetation through thinning and pruning and produce an environment that will only support low-intensity surface fires.

c) in Priority Zones 3 (30.0 – 100.0 m+ from structures), eliminate the potential for a high- intensity crown fire through thinning and pruning, thereby slowing the approach of a fire approach towards structures.

d) fire resistant roofing materials (Class A or B) such as metal, clay tile, asphalt shingles and treated wooden shingles should be used on all buildings and structures;

e) fire resistant exterior walls materials such as stucco, metal, brick, rock, and concrete should be used on all buildings and structures. Logs and heavy timbers, although less effective, are also permitted;

f) roof vents should be closed in and screened;

g) decks, porches and balconies should be sheathed with fire resistant materials;

h) chimneys should have approved spark arrestors; and

i) vegetation should be cleared 3.0 m back from power lines and propane tanks.

8.10.3 Subdivisions should be designed to provide adequate access for evacuation and fire control including the movement of emergency response vehicles. The number of access points and their capacity should be based upon the potential vehicle and housing density of the subdivision and lands beyond.

8.10.4 Direct road access should be provided to forested lands abutting new subdivisions to provide both access for emergency response vehicles and offer a fuel break between the forested lands and the subdivision. Fire hydrants should be located in close proximity to forested lands abutting subdivisions.

8.10.5 8.10.5 Bylaw provisions under Divisions 7 and 11 of Part 26 of the *Local Government Act* may be varied or supplemented to protect persons and property from fire hazards.

Bylaw 8256	8.10.6	The Wildfire Hazard Development Permit Area, or portion thereof, may be specified as areas that must remain free of development to protect persons and property from fire hazards.
Bylaw 8256	8.10.7	The sequence and timing of development approved by the permit may be specified in the permit to ensure the development does not occur during periods of high fire hazard.

AG

Amending Bylaws					
	9. Rural Zones				
Bylaw 8734	**9.1**	**AG: Greenbelt**			**AG**
	9.1.1	**Purpose** The purpose of this zone is primarily to preserve sensitive lands in a natural state. This includes lands with characteristics such as steep slopes, poor drainage, flooding or other hazards, unique scenic values, significant vegetation, and wildlife habitat by providing for a limited range of uses with regulations that maintain lot sizes of at least 15.0 ha within rural areas.			
Bylaw 8734	**9.1.2**	**Principal Uses** • agriculture, general only in the Agricultural Land Reserve • agriculture, intensive impact only in the Agricultural Land Reserve • community care facility, minor • housing, manufactured • housing, single detached	Bylaw 8656	**9.1.3**	**Secondary Uses** • animal breeding & boarding • animal shelter • bed & breakfast • equestrian centre, major only in the Agricultural Land Reserve. • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • temporary sawmill • winery & cidery only in agriculture, general
	9.1.4	**Subdivision Regulations**			
Bylaw 8256		1. The minimum lot width is 100 m, except the minimum lot width is 20.0 m where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the Official Community Plan, and 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, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.			
Bylaw 8256		2. The minimum lot area is 15.0 ha, except the minimum lot area is 845 m² where a split-zoned lot is subdivided, the AG portion forms the remainder that is entirely within the Urban Area of Schedule B-4: Growth Management Map of the Official Community Plan, and 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, and such covenant shall be satisfactory to the approving officer and shall restrict or prohibit the construction of buildings or structures, and the use of any lot.			

	9.1.5	**Regulations for Principal Development**
		1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m.
		2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
		3. The maximum height is 10 m.
		4. The maximum number of storeys for single-detached housing is 2.5.
		5. The minimum front yard is 4.5 m.
		6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
		7. The minimum rear yard is 6.0 m.
Bylaw 9041		8. The minimum setback between principal buildings on a site is 12.0 m, except it is 3.0 m between a principal and secondary dwelling.
	9.1.6	**Regulations for Accessory Development**
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m^2 for lots smaller than 0.4 ha.
Bylaw 9041		2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing.
		3. The minimum front yard is 4.5 m.
Bylaw 9041		4. The minimum interior side yard is 1.2 m.
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.
Bylaw 9041		6. The minimum rear yard is 1.2 m.
Bylaw 8734	**9.1.7**	**Other Regulations**
Bylaw 8947		1. Despite the residential density provisions of this zone, manufactured housing may be located on a 6site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
Bylaw 8496		2. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
Bylaw 8496		3. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.
Bylaw 8256		4. The maximum number of poultry permitted on a lot is: a) 0 on lots less than 2,000 m^2; b) 25 on lots that are 2,000 m^2 or greater, but less than 1.0 ha; c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and d) On lots of 4.0 ha or greater, no limitations.
Bylaw 8256		5. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: a) 0 on lots less than 0.4 ha; b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;

		c) On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and d) On lots 4.0 ha or more, no limitations.

6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AF

Bylaw 8734	**9.2**	**AF: Agriculture & Forestry**			**AF**
	9.2.1	**Purpose** The purpose of this zone is to conserve and manage agricultural and forestry land by providing for a compatible range of uses with regulations that maintain parcels of at least 15.0 ha. The zone also provides for a dwelling on large parcels (and a second dwelling on parcels greater than 30.0 ha) and complementary residential related uses that are compatible with the secondary residential role of an agricultural and forestry area.			
Bylaw 8734	**9.2.2**	**Principal Uses** • agriculture, general • agriculture, intensive impact only in the Agricultural Land Reserve • aquaculture • community care facility, minor • equestrian centre, major • equestrian centre, minor • fish hatchery • forestry • greenhouse & plant nursery • housing, manufactured • housing, single detached • veterinary service, major • veterinary service, minor	Bylaw 8656	**9.2.3**	**Secondary Uses** • agri-tourist accommodation • animal breeding & boarding • animal shelter • auction, major • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • temporary sawmill • winery & cidery only in agriculture, general
	9.2.4	**Subdivision Regulations** 1. The minimum lot width is 100 m. 2. The minimum lot area is 15.0 ha.			
Bylaw 8256	**9.2.5**	**Regulations for Principal Development**			
		1. The maximum residential density is one principal dwelling and one secondary suite per lot if less than 30.0 ha. A maximum of two principal dwellings and one secondary suite are permitted on lots 30.0 ha or larger provided that the lot is within the Agricultural Land Reserve, the second principal dwelling is a secondary agricultural use, and is a manufactured home up to a maximum width of 9.0 m. 2. The maximum site coverage is 30% for lots smaller than 0.4 ha. 3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m.			
Bylaw 9041		8. The minimum setback between principal buildings on the site is			

		12.0 m, except it is 3.0 m between a principal and secondary dwelling.
Bylaw 8256	**9.2.6**	**Regulations for Accessory Development**
		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m² for lots smaller than 0.4 ha.
Bylaw 9041		2. The maximum height is 20.0 m, except it is 6.0 m for lots smaller than 0.4 hectares (ha), 7.0 m for carriage housing and 5.0 m for cottage housing.
		3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
Bylaw 9041		4. The minimum interior side yard is 1.2 m.
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.
Bylaw 9041		6. The minimum rear yard is 1.2 m.
Bylaw 8734	**9.2.7**	**Other Regulations**
		1. Log storage is not permitted within 300 m of any lot zoned AR, RS, RT, RM, C, P, or Z. 2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. No goods may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15 from any other lot line.
Bylaw 8947		3. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
Bylaw 8496		4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
Bylaw 8496		5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.
		6. The maximum number of poultry permitted on a lot is: a) 0 on lots less than 2,000 m²; b) 25 on lots that are 2,000 m² or greater, but less than 1.0 ha; c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and d) On lots of 4.0 ha or greater, no limitations. 7. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: a) 0 on lots less than 0.4 ha; b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; c) On lots of 1.2 ha or more, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and d) On lots 4.0 ha or more, no limitations. 8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and

screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR1

Amending Bylaws					
	9.3	**AR1: Rural Residential**			**AR1**
	9.3.1	**Purpose** The purpose of this zone is to foster agriculture and a rural lifestyle on properties of at least 4.0 ha. This zone also provides for complementary residential related uses that are compatible with the rural character of the area.			
	9.3.2	**Principal Uses** • agriculture, general • agriculture, intensive impact only in the Agricultural Land Reserve • community care facility, minor • forestry • greenhouse & plant nursery • housing, manufactured • housing, single detached • veterinary service, major • veterinary service, minor	Bylaw 8896	**9.3.3**	**Secondary Uses** • agri-tourist accommodation • animal breeding & boarding • animal shelter • auction, major • bed & breakfast • equestrian centre, major • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • temporary sawmill • winery & cidery only in agriculture, general
	9.3.4	**Subdivision Regulations** 1. The minimum lot width is 100 m. 2. The minimum lot area is 4.0 ha.			
	9.3.5	**Regulations for Principal Development** 1. The maximum residential density is one principal dwelling and one secondary suite per lot.			
Bylaw 8256		2. The maximum site coverage is 30% for lots smaller than 0.4 ha.			
		3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m.			
Bylaw 9041		8. The minimum setback between the principal building and secondary dwelling is 3.0 m.			
Bylaw 8256	**9.3.6**	**Regulations for Accessory Development**			
		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m^2 for lots smaller than 0.4 ha.			

Bylaw 9041		2. The maximum height is 15.0 m, except it is 6.0 m for lots smaller than 0.4 hectares (ha), 7.0 m for carriage housing and 5.0 m for cottage housing.
		3. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height.
Bylaw 9041		4. The minimum interior side yard is 1.2 m.
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.
Bylaw 9041		6. The minimum rear yard is 1.2 m.

9.3.7 Other Regulations

Bylaw 8496		1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
		2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. Nothing may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15.0 m from any other lot line.
Bylaw 8947		3. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
Bylaw 8496		4. Animal breeding & boarding and animal shelter are not permitted on lots less than 4.0 ha or within 100 m of any lot zoned AR2, AR3, AR4, RS, RT, RM, C, P, or Z.
Bylaw 8496		5. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.
		6. The maximum number of poultry permitted on a lot is: a) 0 on lots less than 2,000 m^2; b) 25 on lots that are 2,000 m^2 or greater, but less than 1.0 ha; c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and d) On lots of 4.0 ha or greater, no limitations.
		7. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: a) 0 on lots less than 0.4 ha b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and d) On lots 4.0 ha or greater, no limitations.
		8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR2

Amending Bylaws					
	9.4	**AR2: Rural Residential**			**AR2**
	9.4.1	**Purpose** The purpose of this zone is to foster a rural lifestyle on properties larger than 2.0 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area.			
Bylaw 8739	**9.4.2**	**Principal Uses** • agriculture, general • agriculture, intensive impact only in the Agricultural Land Reserve • animal breeding and boarding only on Lot C, District Lot 1597, Cariboo District, Plan 20539 • community care facility, minor • greenhouse & plant nursery • forestry • housing, manufactured • housing, single detached	Bylaw 8896	**9.4.3**	**Secondary Uses** • agri-tourist accommodation • auction, major • bed & breakfast • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing • winery & cidery only in agriculture, general
	9.4.4	**Subdivision Regulations** 1. The minimum lot width is 70.0 m. 2. The minimum lot area is 2.0 ha.			
	9.4.5	**Regulations for Principal Development** 1. The maximum residential density is one principal dwelling and one secondary suite per lot.			
Bylaw 8256		2. The maximum site coverage is 30% for lots smaller than 0.4 ha.			
		3. The maximum height is 20.0 m, except it is 10.0 m for a single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10.0 m for buildings or structures over 10.0 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m.			
Bylaw 9041		8. The minimum setback between the principal building and secondary dwelling is 3.0 m.			
	9.4.6	**Regulations for Accessory Development**			
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m^2 for lots smaller than 0.4 ha.			
Bylaw 8896		2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing.			
		3. The minimum front yard is 4.5 m.			
Bylaw 9041		4. The minimum interior side yard is 1.2 m			
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.			
Bylaw 8896		6. The minimum rear yard is 1.2 m.			

9.4.7 Other Regulations

Bylaw 8496		1. Log storage is not permitted within 300 m of any lot zoned AR3, AR4, RS, RT, RM, C, P, or Z.
		2. Major auctions shall be limited to livestock or agricultural equipment only, for not more than 3 days in a calendar year. Any building or structure used for an auction shall be set back a minimum of 30.0 m from adjacent lots. Nothing may be kept or stored, or refuse disposed of, within 30.0 m of a front lot line or 15.0 m from any other lot line.
Bylaw 8947		3. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
Bylaw 8496		4. Any feedlot is not permitted within 200 m of any lot zoned AR2, AR3, AR4, RS, RT, RM,C, P, or Z.
		5. The maximum number of poultry permitted on a lot is: a) 0 on lots less than 2,000 m^2; b) 25 on lots that are 2,000 m^2 or greater, but less than 1.0 ha; c) 100 on lots that are 1.0 ha or greater, but less than 4.0 ha; and d) On lots of 4.0 ha or greater, no limitations.
		6. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is: a) 0 on lots less than 0.4 ha; b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha of portion thereof; and d) On lots 4.0 ha or greater, no limitations.
		7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR3

AR3m

Amending Bylaws					
	9.5	**AR3, AR3m: Rural Residential**			**AR3**
	9.5.1	**Purpose** The purpose of this zone is to foster a suburban lifestyle primarily on properties larger than 0.4 ha. The zone also provides for complementary residential related uses that are compatible with the rural character of the area. Areas designated AR3m allow manufactured housing.			
Bylaw 9466	**9.5.2**	**Principal Uses** • community care facility, minor • housing, apartment • housing, four-plex • housing, manufactured only in AR3m • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 8256 Bylaw 8896 Bylaw 9466	**9.5.3**	**Secondary Uses** • bed & breakfast • equestrian centre, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite
	9.5.4	**Subdivision Regulations** 1. The minimum lot width is 35.0 m. 2. The minimum lot area is 0.4 ha.			
	9.5.5	**Regulations for Principal Development**			
Bylaw 9466		1. The maximum residential density is three (3) dwelling units on a parcel 280 m^2 or less, or four (4) dwelling units on a parcel greater than 280 m^2, except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.			
Bylaw 8256		2. The maximum site coverage is 30%.			
		3. The maximum height is 10.0 m. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m.			
Bylaw 9466		6. The minimum interior side yard is 1.2 m.			
Bylaw 9466		7. The minimum exterior side yard is 3.0 m.			
		8. The minimum rear yard is 6.0 m.			
Bylaw 9041		9. The minimum setback between the principal building and secondary dwelling is 3.0 m.			
	9.5.6	**Regulations for Accessory Development**			
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m^2.			
Bylaw 9466		2. The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.			
		3. The minimum front yard is 4.5 m.			
Bylaw 9041		4. The minimum interior side yard is 1.2 m.			
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.			
Bylaw 9041		6. The minimum rear yard is 1.2 m.			
		Other Regulations			

	9.5.7	
Bylaw 8947		1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.
		2. The maximum number of horses permitted with a minor equestrian centre is: a) 0 on lots less than 0.4 ha; b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha; and c) On sites of 1.2 ha or more, 1 for each 0.4 ha of portion thereof, up to a maximum of 8.
		3. Note: In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

AR4

Amending Bylaws		
	9.6	**AR4: Rural Residential** **AR4**
	9.6.1	**Purpose** The purpose of this zone is to provide residents with a transitional option between rural and suburban uses on properties larger than 1.0 ha. This zone provides for complementary agricultural related uses that are compatible with the rural character of the area.
	9.6.2	**Principal Uses** • agriculture, general • community care facility, minor • housing, manufactured • housing, single detached
Bylaw 8896	**9.6.3**	**Secondary Uses** • agri-tourist accommodation • bed & breakfast • equestrian center, minor • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite only in single detached housing
	9.6.4	**Subdivision Regulations** 1. The minimum lot width is 50.0 m. 2. The minimum lot area is 1.0 ha.
	9.6.5	**Regulations for Principal Development** 1. The maximum density is one principal dwelling and one secondary suite per lot.
Bylaw 8256		2. The maximum site coverage is 30% for lots smaller than 0.4 ha.
		3. The maximum height is 20.0 m, except it is 10.0 m single detached or manufactured housing. 4. The maximum number of storeys for single-detached housing is 2.5. 5. The minimum front yard is 4.5 m, except it is 10m for buildings or structures over 10 m in height. 6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 7. The minimum rear yard is 6.0 m.
Bylaw 9041		8. The minimum setback between the principal building and secondary dwelling is 3.0 m.
	9.6.6	**Regulations for Accessory Development**
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m^2 for lots smaller than 0.4 ha.
Bylaw 9041		2. The maximum height is 6.0 m, except it is 7.0 m for carriage housing and 5.0 m for cottage housing.
		3. The minimum front yard is 4.5 m.
Bylaw 9041		4. The minimum interior side yard is 1.2 m.
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.
Bylaw 9041		6. The minimum rear yard is 1.2 m.

Bylaw 8256 Bylaw 8947	**9.6.7**	**Other Regulations** 1. Despite the residential density provisions of this zone, manufactured housing may be located on a site and occupied as a dwelling for a period not exceeding two years from the date a building permit has been issued while the owner constructs or supervises the construction of a single detached dwelling, provided that any manufactured housing shall be removed upon completion and occupancy of the single detached dwelling. The City may require security to ensure its removal in accordance with Section 4.7.

2. The maximum number of poultry permitted on a lot is:
   a) 0 on lots less than 2,000 m^2;
   b) 25 on lots that are 2,000 m^2 or greater, but less than 1.0 ha;
   c) 100 on lots that are 1.0 h or greater, but less than 4.0 ha; and
   d) On lots of 4.0 ha or greater, no limitations.
3. The maximum number of livestock that may be bred, trained, ridden, kept, reared or boarded on a lot is:
   a) 0 on lots less than 0.4 ha;
   b) 2 on lots that are 0.4 ha or greater, but less than 1.2 ha;
   c) On lots of 1.2 ha or greater, but less than 4.0 ha, 1 for each 0.4 ha or portion thereof; and
   d) On lots 4.0 ha or greater, no limitations.
4. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RS1

RS1m

10. Residential Zones

10.1 RS1, RS1m: Suburban Residential — RS1

10.1.1 Purpose

The purpose of this zone is to foster a suburban lifestyle on properties larger than 845 m². The district also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing.

Amending Bylaws					
Bylaw 9466	**10.1.2**	**Principal Uses** • community care facility, minor • housing, apartment • housing, four-plex • housing, manufactured only in RS1m • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 9466	**10.1.3**	**Secondary Uses** • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwellings • secondary suite

10.1.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 845 m².
3. The maximum lot area is 0.4 ha.

10.1.5 Regulations for Principal Development

Bylaw 9466	1. The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.
	2. The maximum site coverage is 30%.
	3. The maximum height is 10.0 m.
	4. The maximum number of storeys is 2.5.
	5. The minimum front yard is 4.5 m.
Bylaw 9466	6. The minimum interior side yard is 1.2 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
Bylaw 9466	7. The minimum exterior side yard is 3.0 m.
	8. The minimum rear yard is 6.0 m.
Bylaw 9041	9. The minimum setback between principal building and secondary dwelling is 3.0 m.

10.1.6 Regulations for Accessory Development

Bylaw 8256	1. The total maximum combined gross floor area of accessory buildings and structures on a site is 90.0 m².

Bylaw 9466		2. The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.
		3. The minimum front yard is 4.5 m.
Bylaw 9041		4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.
Bylaw 9041		6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.

10.1.7 Other Regulations

7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RS2

RS2m

Amending Bylaws	10.2	RS2, RS2m: Single Residential			RS2
	10.2.1	**Purpose** The purpose of this zone is to foster an urban lifestyle on properties larger than 500 m². The zone also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS2m provide for manufactured housing.			
Bylaw 9466	**10.2.2**	**Principal Uses** • community care facility, minor • housing, apartment • housing, four-plex • housing, manufactured only in RS2m • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 9466	**10.2.3**	**Secondary Uses** • bed & breakfast • home business 1 • home business 2 • home business 3 only in HBO • secondary dwelling • secondary suite
	10.2.4	**Subdivision Regulations** 1. The minimum lot width is 15.0 m. 2. The minimum lot area is 500 m². 3. The maximum lot area is 0.2 ha.			
	10.2.5	**Regulations for Principal Development**			
Bylaw 9466		1. The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.			
		2. The maximum site coverage is 40%.			
		3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5. 5. The minimum front yard is 4.5 m.			
Bylaw 9466		6. The minimum interior side yard is 1.2 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.			
Bylaw 9466		7. The minimum exterior side yard is 3.0 m.			
		8. The minimum rear yard is 6.0 m.			
Bylaw 9041		9. The minimum setback between principal buildings on the site is 3.0 m.			
	10.2.6	**Regulations for Accessory Development**			
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90 m².			
Bylaw 9466		2. The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.			
		3. The minimum front yard is 4.5 m.			

Bylaw 9041		4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.
Bylaw 9041		5. The minimum exterior side yard is 3.0 m.
Bylaw 9041		6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.

10.2.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RS3

Amending Bylaws					
	10.3	**RS3: Single Residential**			**RS3**
	10.3.1	**Purpose** The purpose of this zone is to foster an urban lifestyle on properties larger than 400 m², primarily with lanes, for innovative, cluster housing, and compact housing. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.			
Bylaw 9466	**10.3.2**	**Principal Uses** • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 8896	**10.3.3**	**Secondary Uses** • bed & breakfast • home business 1 • home business 2 • secondary dwellings • secondary suite
	10.3.4	**Subdivision Regulations** 1. The minimum lot width is 12.0 m. 2. The minimum lot area is 400 m². 3. The maximum lot area is 845 m².			
	10.3.5	**Regulations for Principal Development**			
Bylaw 9466		1. The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.			
		2. The maximum site coverage is 45%.			
		3. The maximum height is 10.0 m.			
		4. The maximum number of storeys is 2.5.			
		5. The minimum front yard is 4.5 m.			
Bylaw 9466		6. The minimum interior side yard is 1.2 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.			
Bylaw 9466		7. The minimum exterior side yard is 3.0 m.			
		8. The minimum rear yard is 6.0 m.			
Bylaw 9041		9. The minimum setback between principal buildings on the site is 3.0 m.			
	10.3.6	**Regulations for Accessory Development**			
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m².			
Bylaw 9466		2. The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.			
		3. The minimum front yard is 4.5 m.			
Bylaw 9041		4. The minimum interior side yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.			
Bylaw 8896		5. The minimum exterior side yard is 3.0 m.			
Bylaw 9041		6. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.			

10.3.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RS4

Bylaw 8603	**10.4**	**RS4: Urban Residential**			**RS4**
	10.4.1	**Purpose** The purpose of this zone is to accommodate single detached housing on lots with lane access. The zone also provides for complementary residential related uses that are compatible with the residential character of the area.			
Bylaw 9466	**10.4.2**	**Principal Uses** • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 8896	**10.4.3**	**Secondary Uses** • home business 1 • home business 2 • secondary suite • secondary dwelling
	10.4.4	**Subdivision Regulations** 1. The minimum lot width is 7.5 m. 2. The maximum lot width is 12.0 m. 3. The minimum lot area is 225 m^2. 4. The maximum lot area is 600 m^2.			
	10.4.5	**Building Site Coverage** 1. For lot widths less than 9.0 m with lane access, the maximum site coverage is 50%.			
Bylaw 9466		2. For all other lots, the maximum site coverage is 45%.			
Bylaw 9466		3. Deleted by Bylaw No. 9466, 2024			
Bylaw 9466		4. Deleted by Bylaw No. 9466, 2024			
Bylaw 8256	**10.4.6**	**Principal Development Regulations**			
Bylaw 9466		1. The maximum residential density is three (3) dwelling units on a parcel 280 m^2 or less, or four (4) dwelling units on a parcel greater than 280 m^2, except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.			
Bylaw 9466		2. The maximum height is 10.0 m.			
Bylaw 9466		3. The maximum number of storeys is 2.5.			
Bylaw 9466		4. Deleted by Bylaw No. 9466, 2024			
		5. The minimum front yard is 4.5 m.			
Bylaw 9466		6. The minimum interior side yard is 1.2 m.			
Bylaw9466		7. The minimum exterior side yard is 3.0 m.			
		8. The minimum rear yard is 6.0 m.			
Bylaw 9041		9. The minimum setback between principal building and secondary dwelling is 3.0 m.			
Bylaw 8256	**10.4.7**	**Accessory Development**			
		1. For lot widths less than 9.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 60.0 m^2.			

2. For lot widths 9.0 m to 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 70.0 m^2.
3. For lot widths greater than 12.0 m, the maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m^2.

Bylaw 9466		4. The maximum height is 7.0 m, except it is 8.0 m for secondary dwellings.
		5. The minimum front yard is 4.5 m.
Bylaw 9041		6. The minimum interior side yard is 1.2 m (, except it is 1.5 m for carriage and cottage housing.
Bylaw 9041		7. The minimum exterior side yard is 3.0 m.
Bylaw 9041		8. The minimum rear yard is 1.2 m, except it is 1.5 m for carriage and cottage housing.

10.4.8 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

	10.5 Deleted by Bylaw No. 8947, 2018	

RT1

Amending Bylaws					
	10.6	**RT1: Two-Unit Residential**			**RT1**
	10.6.1	**Purpose** The purpose of this zone is to provide for housing, primarily in buildings with two dwellings.			
Bylaw 9466	**10.6.2**	**Principal Uses** • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 9466	**10.6.3**	**Secondary Uses** • bed & breakfast • home business 1 • home business 2 • secondary dwelling • secondary suite
	10.6.4	**Subdivision Regulations** 1. The minimum site width is 17.0 m, except it is 15.0 m for single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing. The maximum lot width is 12.0 m. 2. The minimum site area is 650 m^2, except it is 500 m^2 for single detached housing and 325 m^2 for a single unit of attached side-by-side two-unit housing. 3. The maximum lot area is 0.4 ha.			
	10.6.5	**Regulations for Principal Development**			
Bylaw 9466		1. The maximum residential density is three (3) dwelling units on a parcel 280 m^2 or less, or four (4) dwelling units on a parcel greater than 280 m^2, except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.			
Bylaw 9466		2. Deleted by Bylaw No. 9466, 2024			
Bylaw 9466		3. Deleted by Bylaw No. 9466, 2024			
		4. The maximum site coverage is 40%. 5. The maximum height is 10.0 m. 6. The maximum number of storeys is 2.5. 7. The minimum front yard is 4.5 m.			
Bylaw 9466		8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing). Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.			
Bylaw 9466		9. The minimum exterior side yard is 3.0 m.			
		10. The minimum rear yard is 6.0 m.			
	10.6.6	**Regulations for Accessory Development**			
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m^2.			
Bylaw 9466		2. The maximum height is 7.0 m. except it is 8.0 m for secondary dwellings.			

		3. The minimum front yard is 4.5 m.
Bylaw 8256		4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
		5. The minimum rear yard is 1.2 m.

10.6.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RT2

Amending Bylaws					
	10.7	**RT2: Two-Unit Residential**			**RT2**
	10.7.1	**Purpose** The purpose of this zone is to provide for housing, primarily in buildings with two dwellings in subdivisions with lanes for innovative, cluster housing, and compact housing.			
Bylaw 9466	**10.7.2**	**Principal Uses** • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 9466	**10.7.3**	**Secondary Uses** • bed & breakfast • home business 1 • home business 2 • secondary dwelling • secondary suite
	10.7.4	**Subdivision Regulations** 1. The minimum lot width is 15.0 m, except it is 12.0 m for single detached housing and 7.5 m for a single unit of attached side-by-side two-unit housing. 2. The minimum lot area is 500 m^2, except it is 400 m^2 for single detached housing and 250 m^2 for a single unit of attached side-by-side two-unit housing. 3. The maximum lot area is 845 m^2.			
	10.7.5	**Regulations for Principal Development**			
Bylaw 9466		1. The maximum residential density is three (3) dwelling units on a parcel 280 m^2 or less, or four (4) dwelling units on a parcel greater than 280 m^2, except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.			
Bylaw 9466		2. Deleted by Bylaw No. 9466, 2024			
Bylaw 9466		3. Deleted by Bylaw No. 9466, 2024			
		4. The maximum site coverage is 45%. 5. The maximum height is 10.0 m. 6. The maximum number of storeys is 2.5. 7. The minimum front yard is 4.5 m.			
Bylaw 9466		8. The minimum interior side yard is 1.2 m (except not required for a common wall for attached side-by-side units of two-unit housing). Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.			
Bylaw 9466		9. The minimum exterior side yard is 3.0 m.			
		10. The minimum rear yard is 6.0 m.			
	10.7.6	**Regulations for Accessory Development**			
Bylaw 8256		1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m^2.			
Bylaw 9466		2. The maximum height is 7.0 m., except it is 8.0 m for secondary dwellings.			

		3. The minimum front yard is 4.5 m.
Bylaw 8256		4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
		5. The minimum rear yard is 1.2 m.

10.7.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Amending Bylaws

10.8 RT3: Residential Cluster

RT3

10.8.1 Purpose

The purpose is to provide a zone for comprehensively planned clusters of single detached and semi-detached housing, in a bare land strata format with urban services.

Bylaw 9466

10.8.2 Principal Uses

- community care facility, minor
- housing, four-plex
- housing, row
- housing, single detached
- housing, stacked row
- housing, two-unit

Bylaw 9466

10.8.3 Secondary Uses

- home business 1
- home business 2
- secondary suite

10.8.4 Subdivision Regulations

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.2 ha.

10.8.5 Regulations for Principal Development

1. The maximum residential density is 25 units/ha.
2. The maximum site coverage is 45%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.

Bylaw 8256

5. The minimum front, side and rear is 6.0 m.

Bylaw 8256

6. The minimum setback between principal buildings is 2.4 m (except not required for a common wall for attached side-by-side units of two-unit housing).

10.8.6 Regulations for Accessory Development[+]

[+]Buildings located on common property are not accessory buildings for the purpose of development regulations and need to comply with the provisions for principal buildings.

1. The maximum height is 5.0 m.
2. The minimum front yard is 6.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.8.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM1

Amending Bylaws					
	10.9	**RM1: Multiple Residential**			**RM1**

10.9.1 Purpose

The purpose of this zone is to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 30 dwellings/ha.

Bylaw 9466	**10.9.2**	**Principal Uses** • community care facility, major • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 8256 Bylaw 9466	**10.9.3**	**Secondary Uses** • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite

10.9.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

10.9.5 Regulations for Principal Development

1. The maximum residential density is 30 dwellings/ha.
2. The maximum number of dwellings in one building is 6.
3. The maximum site coverage is 45%.
4. The maximum height is 10.0 m.
5. The maximum number of storeys is 2.5.
6. The minimum front yard is 4.5 m.

Bylaw 8256		7. The minimum interior side yard is 1.2 m except it is not required for a common wall for attached housing.
Bylaw 8256		8. The minimum exterior side yard is 3.0 m
		9. The minimum rear yard is 6.0 m.
Bylaw 9362		10. The minimum setback between housing, single detached and housing, two-unit is 2.4 m, the minimum setback between all other principal buildings is 4.5 m.

10.9.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 4.5 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.9.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM2

Amending Bylaws					
	10.10	**RM2: Multiple Residential**			**RM2**
	10.10.1	**Purpose** The purpose of this zone is to provide primarily for row housing and apartments with not more than six units in a building, and a maximum density of 60 dwellings/ha.			
Bylaw 9466	**10.10.2**	**Principal Uses** • community care facility, major • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, single detached • housing, stacked row • housing, two-unit	Bylaw 9466	**10.10.3**	**Secondary Uses** • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite
	10.10.4	**Subdivision Regulations** 1. The minimum lot width is 20.0 m, except it is 15.0 m for single detached housing. 2. The minimum lot area is 845 m^2, except it is 500 m^2 for single detached housing.			
	10.10.5	**Regulations for Principal Development** 1. The maximum residential density is 60 dwellings/ha. 2. The maximum number of dwellings in one building is 6. 3. The maximum site coverage is 55%. 4. The maximum height is 12.0 m, except it is 10.0 m for single detached and two-unit housing. 5. The maximum number of storeys is 3, except it is 2.5 single detached and two-unit housing. 6. The minimum front yard is 6.0 m. 7. The minimum interior side yard is 3.0 m (except it is 1.2 m for single detached and two-unit housing) and is not required for a common wall for attached housing. 8. The minimum exterior side yard is 3.0 m 9. The minimum rear yard is 6.0 m.			
Bylaw 8256		10. The minimum setback between principal buildings is 4.5 m.			
	10.10.6	**Regulations for Accessory Development** 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m. 3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. 4. The minimum rear yard is 1.2 m.			
	10.10.7	**Other Regulations**			

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM3

Amending Bylaws					
	10.11	**RM3: Multiple Residential**			**RM3**
	10.11.1	**Purpose** The purpose of this zone is to provide for multiple housing with a maximum density of 60 dwellings/ha.			
Bylaw 9138	**10.11.2**	**Principal Uses** • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, single detached • housing, stacked row • Housing, Supportive only on Parcel Z (DF24049) of District Lot 1429, Cariboo District, Plan 646 Except the East 256 Feet Thereof and Plans 20803 and PGP40268 • Housing Supportive only on Lots 1 – 3, District Lot 937, Cariboo District, Plan 18167 • housing, two-unit	Bylaw 9466	**10.11.3**	**Secondary Uses** • bed & breakfast only in single detached and two-unit housing • home business 1 • home business 2 only in single detached and two-unit housing • secondary suite
	10.11.4	**Subdivision Regulations** 1. The minimum lot width is 18.0 m, except it is 15.0 m for single detached housing. 2. The minimum lot area is 750 m^2, except it is 500 m^2 for single detached housing.			
	10.11.5	**Regulations for Principal Development** 1. The maximum residential density is 60 dwellings/ha. 2. The maximum site coverage is 55%. 3. The maximum height is 12.0 m, except it is 10.0 m for single detached and two-unit housing. 4. The maximum number of storeys is 3, except it is 2.5 single detached and two-unit housing. 5. The minimum front yard is 6.0 m. 6. The minimum interior side yard is 3.0 m (except it is 1.2 m for single detached and two-unit housing) and is not required for a common wall for attached housing. 7. The minimum exterior side yard is 3.0 m 8. The minimum rear yard is 6.0 m.			
Bylaw 8256		9. The minimum setback between principal buildings is 4.5 m.			

10.11.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

10.11.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM4

Amending Bylaws					
	10.12	**RM4: Multiple Residential**			**RM4**

10.12.1 Purpose

The purpose of this zone is to provide for multiple housing with a maximum density of 90 dwellings/ha.

Bylaw 9466	**10.12.2**	**Principal Uses** • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • housing, two-unit	Bylaw 9466	**10.12.3**	**Secondary Uses** • home business 1 • secondary suite

10.12.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,000 m^2.

10.12.5 Regulations for Principal Development

1. The maximum residential density is 90 dwellings/ha.
2. The maximum site coverage is 55%.
3. The maximum height is 12.0 m.
4. The maximum number of storeys is 3.
5. The minimum front yard is 6.0 m.

Bylaw 8256		6. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.
Bylaw 8256		7. The minimum exterior side yard is 3.0 m
		8. The minimum rear yard is 6.0 m.
Bylaw 8256		9. The minimum setback between principal buildings is 4.5 m.

10.12.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0m.

Bylaw 8256		3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.

4. The minimum rear yard is 1.2 m.

10.12.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM5

Amending Bylaws					
	10.13	**RM5: Multiple Residential**			**RM5**
	10.13.1	**Purpose** The purpose of this zone is to provide for multiple housing with a maximum density of 125 dwellings/ha for areas defined by the OCP as suitable for higher density housing.			
Bylaw 9466	**10.13.2**	**Principal Uses** • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • housing, supportive only on Lot 6, District Lot 343, Cariboo District, Plan 18815 • housing, two-unit • religious assembly only on sites less than 1.0 ha.	Bylaw 9466	**10.13.3**	**Secondary Uses** • club • health service, minor • home business 1 • retail, convenience • retail, general only on Lot 6, District Lot 343, Cariboo District, Plan 18815 • secondary suite • service, massage therapy • service, personal
	10.13.4	**Subdivision Regulations** 1. The minimum lot width is 22.0 m. 2. The minimum lot area is 1,200 m^2.			
	10.13.5	**Regulations for Principal Development** 1. The maximum density is 125 dwellings/ha. 2. The maximum site coverage is 55%. 3. The maximum height is 15.0 m. 4. The maximum number of storeys is 4. 5. The minimum front yard is 4.5 m.			
Bylaw 8256		6. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.			
Bylaw 8256		7. The minimum exterior side yard is 3.0 m			
		8. The minimum rear yard is 6.0 m.			
Bylaw 8256		9. The minimum setback between principal buildings is 6.0 m.			
	10.13.6	**Regulations for Accessory Development** 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m.			
Bylaw 8256		3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.			
		4. The minimum rear yard is 1.2 m.			
	10.13.7	**Other Regulations**			

Bylaw 8256		1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m^2. The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m^2 or 10% of the gross floor area of all principal buildings on the site.
		2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM6

Amending Bylaws	10.14	RM6: Mid-rise Residential	RM6

10.14.1 Purpose

The purpose of this zone is to provide for mid-rise multiple housing with a maximum density of 140 dwellings/ha for areas defined by the OCP as suitable for higher density housing.

	10.14.2 Principal Uses • Apartment hotel • community care facility, major • community care facility, minor • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • religious assembly only on sites less than 1.0 ha.	Bylaw 9466	**10.14.3 Secondary Uses** • club • health service, minor • home business 1 • retail, convenience • secondary suite • service, massage therapy • service, personal	

10.14.4 Subdivision Regulations

1. The minimum lot width is 27.0 m.
2. The minimum lot area is 1,500 m².

10.14.5 Regulations for Principal Development

1. The maximum density is 140 dwellings/ha.
2. The maximum site coverage is 45%. An additional 30% may be used for covered or enclosed off-street parking.
3. The maximum height is 30.0 m.
4. The minimum front yard is 4.5 m.

Bylaw 8256		5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.
Bylaw 8256		6. The minimum exterior side yard is 3.0 m

7. The minimum rear yard is 4.5 m.
8. The minimum setback between principal buildings is 6.0 m.

10.14.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0m.

Bylaw 8256		3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.

4. The minimum rear yard is 1.2 m.

10.14.7 Other Regulations

Bylaw 8256		1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m². The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m² or 10% of the gross floor area of all principal buildings on the site.

2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM7

Amending Bylaws					
	10.15	**RM7: High-rise Residential**			**RM7**
	10.15.1	**Purpose** The purpose of this zone is to provide for high-rise multiple housing with a maximum density of 280 dwellings/ha for areas defined by the OCP as suitable for higher density housing.			
Bylaw 9358	**10.15.2**	**Principal Uses** • community care facility, major • community care facility, minor • apartment hotel • housing, apartment • housing, congregate • housing, fourplex • housing, row • housing, stacked row • religious assembly only on sites less than 1.0 ha. • housing, supportive, only on Parcel A (W19288), Parcel C (Plan B7858), Lot 19 and Lot 20, Block 257, District Lot 343, Cariboo District, Plan 1268	Bylaw 9466	**10.15.3**	**Secondary Uses** • club • health service, minor • home business 1 • retail, convenience • secondary suite • service, massage therapy • service, personal
	10.15.4	**Subdivision Regulations** 1. The minimum lot width is 30.0 m. 2. The minimum lot area is 1,800 m².			
	10.15.5	**Regulations for Principal Development** 1. The maximum density is 280 dwellings/ha. 2. The maximum site coverage is 55%. An additional 30% may be used for covered or enclosed off-street parking. 3. The maximum height is 55.0 m. 4. The minimum front yard is 4.5 m.			
Bylaw 8256		5. The minimum interior side yard is 3.0 m, except it is not required for a common wall for attached housing.			
Bylaw 8256		6. The minimum exterior side yard is 3.0 m			
		7. The minimum rear yard is 4.5 m. 8. The minimum setback between principal buildings is 6.0 m.			
	10.15.6	**Regulations for Accessory Development** 1. The maximum height is 5.0 m. 2. The minimum front yard is 15.0m.			
Bylaw 8256		3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.			
		4. The minimum rear yard is 1.2 m.			
	10.15.7	**Other Regulations**			

Bylaw 8256		1. Service, retail, and health service uses shall not be in any freestanding building separate from a building containing a residential use. The maximum gross leasable floor area of any service, retail, or health service use in one tenancy is 150 m^2. The maximum total combined gross floor area of all service, retail, and health service uses shall not exceed the lesser of 260 m^2 or 10% of the gross floor area of all principal buildings on the site.
		2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM8

Bylaw 8700	10.16	RM8: Mixed-Use Residential	RM8

10.16.1 Purpose

The purpose of this zone is to provide for mixed-use developments which have a residential and local commercial focus within neighbourhood corridors.

Bylaw 9466	10.16.2	Principal Uses	Bylaw 9466	10.16.3	Secondary Uses
		• club • community care facility, major • community care facility, minor • education, commercial • housing, apartment • housing, congregate • housing, four-plex • housing, row • housing, stacked row • housing, two-unit • office • restaurant • retail, general • service, business support • service, financial • service, massage therapy • service, personal			• home business 1, only to housing • secondary suite

10.16.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,200 m².

10.16.5 Development Regulations

1. The maximum density is 60 dwellings/ha.
2. The maximum site coverage is 55%.
3. The minimum Gross Floor Area for commercial uses is 10% of the total Gross Floor Area of all buildings on a site.
4. The maximum Gross Floor Area for commercial uses is 35% of the total Gross Floor Area of all buildings on a site, up to 1680 m².
5. The maximum height is 15.0 m.
6. The maximum number of storeys is 4.
7. The minimum front yard is 4.5 m.
8. The minimum side yard is 3.0 m
9. The minimum rear yard is 4.5 m.
10. The minimum setback between principal buildings is 6.0 m.

10.16.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.

4. The minimum rear yard is 1.2 m.

10.16.7 Other Regulations

1. Club, education, health service, office, restaurant, retail and service uses are permitted only on the ground floor of a building that includes housing uses.
2. The maximum size of any one tenancy for club, education, health service, office, restaurant, retail and service use is 280 m^2.
3. The total combined gross floor area for all club, education, health service, office, restaurant, retail and service uses shall not exceed 1,680 m^2.
4. There is a maximum of one restaurant tenancy per lot.
5. Outdoor use is not permitted except for residential and restaurant, provided that all outdoor areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 16 people.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

RM9

RM9r

Bylaw 8947

10.17 RM9, RM9r: Manufactured Home Park — RM9

10.17.1 Purpose

The purpose of this zone is to regulate manufactured home park uses in a rental or bare land strata format. Areas designated RM9r allow for a recreational campground use.

10.17.2 Principal Uses

- community care facility, minor
- Campground, only in RM9r
- housing, manufactured
- manufactured home park

10.17.3 Secondary Uses

- home business 1
- residential security/operator unit
- retail, convenience
- park
- indoor recreation

10.17.4 Subdivision Regulations

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.2 ha.

10.17.5 Manufactured Home Park Regulations

1. The maximum residential density is 22 units/ha.
2. The maximum site coverage is 45%.
3. The minimum manufactured home space is width is 13.0 m.
4. The minimum manufactured home space area is 350 m².

10.17.6 Regulations for Principal Development

*The setback Regulations for Principal Development is measured from the boundary of the manufactured home space.

1. The maximum height is 7.5 m.
2. The maximum number of storeys is 1.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 3.0 m.

10.17.7 Regulations for Accessory Development

*The setback Regulations for Accessory Development is measured from the boundary of the manufactured home space.

1. The total maximum combined gross floor area of accessory buildings and structures within a manufactured home park space is 10.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 1.2 m.
5. The minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 1.2 m.

10.17.8 Regulations for Accessory Development

1. Secondary uses shall have a minimum setback of 2.4 m from other secondary uses.
2. Secondary uses shall be located 4.5 m from the manufactured home space.

		3. The maximum total gross leasable floor area of any retail convenience uses in any manufactured home park is 140 m^2.
Bylaw 9417		4. The occupancy and storage of recreational vehicles are not permitted in a manufactured home park, except that recreational vehicles may be stored within a designated area on the property legally defined as the North East ¼ of District Lot 750, Cariboo District, Except Plan 15470, 16630, 18608, 18991, 20076, 23849, PGP36675, PGP42228, and EPP73945.
		5. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C1

C1c

C1l

Amending Bylaws	11. Commercial Zones				
Bylaw 8974	**11.1**	**C1, C1c, C1l: Downtown**			**C1**
	11.1.1	**Purpose** The purpose of this zone is to provide for a mix of uses for the central business area of the city.			
Bylaw 9417	**11.1.2**	**Principal Uses** • apartment hotel • auction, minor • boarding or lodging house • brewery & distillery, minor only in C1l • club • community care facility, major • community care facility, minor • education • education, commercial • education, higher • emergency service • entertainment, adult-oriented • entertainment, spectator • exhibition & convention facility • greenhouse & plant nursery • health service, minor • hotel • housing, apartment • housing, congregate • housing, row • housing, stacked row • library & exhibit • liquor primary establishment, major only in C1l • liquor primary establishment, minor only in C1l • motel • office	Bylaw 9426	**11.1.2**	**Principal Uses (Continued)** • park • parking, non-accessory • recreation, indoor • religious assembly • restaurant • retail, adult-oriented • retail, cannabis only in C1c • retail, convenience • retail, farmers market • retail, flea market • retail, general • retail, liquor, in C1l only • service, business support • service, dating or escort • service, financial • service, funeral • service, household repair • service, massage • service, massage therapy • service, personal • service, pet grooming & day care • service station, minor • temporary shelter services • transportation depot • utility, minor • vehicle rental, minor • vehicle repair, minor only on lots abutting 1st Avenue (not including recreational vehicles) • vehicle sale, minor only on lots abutting 1st Avenue (not including manufactured housing or recreational vehicles) • vehicle repair, minor only on Lots 4-6, Block 21,

					District Lot 343, Cariboo District, Plan 1268
				11.1.3	**Secondary Uses** • home business 1

11.1.4 Subdivision Regulations

1. The minimum lot width is 4.5 m.
2. The minimum lot area is 135 m².

11.1.5 Development Regulations

Bylaw 9388		1. The maximum residential density is 280 dwellings/ha., except the maximum residential density is 80 dwelling units on the consolidation of Parcel A (N24555) of Lot 8 and Lots 9-10, Block 173, District Lot 343, Cariboo District, Plan 1268.
		2. The maximum site coverage is 100%. 3. The maximum height is 55.0 m.
Bylaw 8256		4. The minimum front, side, and rear yard is 0.0 m.

11.1.6 Other Regulations

Bylaw 8256		1. Outdoor use is not permitted except for retail, farmers market; utility; vehicle, sale; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; service station, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
Bylaw 8256		2. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people.
		3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C2

C2c

Bylaw 8974

11.2 C2, C2c: Regional Commercial — C2

11.2.1 Purpose

The purpose of this zone is to provide for major shopping centres and complementary residential uses.

Bylaw 9041

11.2.2 Principal Uses

- auction, minor
- brewery & distillery, minor
- building & garden supply
- community care facility, major
- community care facility, minor
- education, commercial
- emergency service
- entertainment, spectator only involving the showing of motion pictures on Lot 1, District Lot 343, CD, Plan PGP40918
- greenhouse & plant nursery
- health service, minor
- library & exhibit
- liquor primary establishment, minor
- office
- parking, non-accessory
- recreation, indoor
- recycling centre, minor
- restaurant
- retail, adult-oriented

Bylaw 9110

11.2.2 Principal Uses (Continued)

- retail, convenience
- retail, cannabis only in C2c
- retail, farmers market retail, flea market
- retail, general
- retail, liquor
- service, business support
- service, dating or escort
- service, financial
- service, funeral
- service, household repair
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- transportation depot
- vehicle rental, minor
- vehicle wash, minor service station, minor

11.2.3 Secondary Uses

- home business 1
- housing, apartment
- housing, congregate

11.2.4 Subdivision Regulations

1. The minimum lot area is 1.0 ha.

11.2.5 Development Regulations

1. The maximum residential density is 60 dwellings/ha.
2. The maximum site coverage is 75%.
3. The maximum height is 20.0 m.
4. The minimum front yard is 6.0 m.
5. The minimum side yard is 3.0 m.
6. The minimum rear yard is 6.0 m.

11.2.6 Other Regulations

1. Dwellings may only be located above the first storey of a principal building.

Bylaw 8256		2. Service, financial uses shall have a maximum gross leasable floor area of 300 m^2 per tenancy unless a larger branch of the same service, financial company is located within the C1 zone.
		3. The maximum gross leasable floor area of an office use in one tenancy is 280 m^2. 4. The maximum total gross leasable floor area of office uses for any site is 2,800 m^2.
Bylaw 8256		5. Outdoor use is not permitted except for retail, farmers market; vehicle, rental; restaurant; liquor primary establishment; greenhouse & plant nursery; recycling centre; service station; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
		6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C3

11.3 C3: Neighbourhood Commercial — C3

11.3.1 Purpose

The purpose of this zone is to provide for neighbourhood commercial areas and complementary residential uses.

11.3.2 Principal Uses

- community care facility, major
- community care facility, minor
- education, commercial
- emergency service
- exhibition & convention facility, only on Lot 6, District Lot 343, Cariboo District, Plan 18815
- health service, minor
- greenhouse & plant nursery
- office
- recreation, indoor
- recycling centre, minor
- restaurant
- retail, adult-oriented only on Lot A, District Lot 343, Cariboo District, Plan 9637
- retail, convenience
- retail, farmers market
- retail, general
- retail, Liquor only on Lot 1, District Lot 450, Cariboo District, Plan 25854, Except Plan EPP89775

Bylaw 9083

Bylaw 9275

Bylaw 9453

11.3.2 Principal Uses (Continued)

- service, business support
- service, financial
- service, household repair
- Service, Industrial Support only on Block C, District Lot 1574, Cariboo District, Plan 8540, Except Plans 11535, 14080, 27425 and H699
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, minor
- vehicle wash, minor

11.3.3 Secondary Uses

- home business 1
- housing, apartment
- housing, congregate
- Liquor Primary Establishment, Major only on Block C, District Lot 1574, Cariboo District, Plan 8540, Except Plans 11535, 14080, 27425, and H699

11.3.4 Subdivision Regulations

1. The minimum lot area is 0.8 ha.

11.3.5 Development Regulations

1. The maximum residential density is 30 dwellings/ha.
2. The maximum site coverage is 50%.
3. The maximum height is 12.0 m.
4. The minimum front yard is 3.0 m.
5. The minimum side yard is 3.0 m.
6. The minimum rear yard is 3.0 m.

11.3.6 Other Regulations

1. Dwellings may only be located above the first storey of a principal building.

Bylaw 8256

2. Service, financial uses shall have a maximum gross leasable floor area of 300 m^2 per tenancy unless a larger branch of the same service, financial company is located within the C1 zone.

Bylaw 8256		3. The maximum gross leasable floor area of an office use in one tenancy is 280 m².
Bylaw 8256		4. The maximum total gross leasable floor area of office uses for any site is 840 m².
		5. The maximum total gross leasable floor area of industrial support service uses for any site is 1,177 m².
Bylaw 8256		6. Outdoor use is not permitted except for a retail, farmers market; restaurant; greenhouse & plant nursery; service station; recycling centre; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
		7. Outdoor restaurant patios have a maximum occupant load of 40 people.
		8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C4

C4c

C4l

Bylaw 8974

11.4 C4, C4c, C4l: Local Commercial — C4

11.4.1 Purpose

The purpose of this zone is to provide for local commercial areas and complementary residential uses.

Bylaw 9312

11.4.2 Principal Uses

- community care facility, major
- community care facility, minor
- health service, minor
- liquor primary establishment, major only on Strata Lot 1, District Lot 2508, Cariboo District, Plan PGS353
- liquor primary establishment, minor only in C4l
- office
- recreation, indoor
- restaurant
- retail, cannabis only in C4c
- retail, convenience
- retail, general
- retail, liquor only in C4l
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care

11.4.2 Principal Uses (Continued)

- vehicle rental, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447
- vehicle sale, minor only on Lot B, District Lots 417 and 934, Cariboo District, Plan 28447
- vehicle sale, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701
- vehicle rental, minor only on Parcel A (PM6183), Block 9, District Lot 934, Cariboo District, Plan 701; Lot 5, Block 9, District Lot 934, Cariboo District, Plan 701; and Lot 6, Block 9, District Lot 934, Cariboo District, Plan 701
- vehicle wash, minor only on Lot 3 and Lot 4, Block 10, District Lot 934, Cariboo District, Plan 701

11.4.3 Secondary Uses

- home business 1
- housing, apartment
- residential security/operator unit

11.4.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

Bylaw 8449

3. The maximum lot area is 4,000 m².

	11.4.5	**Development Regulations** 1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot. 2. The maximum site coverage is 50%. 3. The maximum height is 10.0 m. 4. The maximum number of storeys is 2.5.
Bylaw 8256		5. The minimum front, side, and rear yard is 3.0 m.
Bylaw 8256	**11.4.6**	**Other Regulations**
		1. Dwellings may only be located above the first storey of a principal building. 2. The maximum gross leasable floor area of a restaurant or the retail of food is 420 m^2. 3. The maximum gross leasable floor area of a service, financial; office; or retail use in one tenancy is 280 m^2. 4. The maximum total gross leasable floor area of office uses for any site is 560 m^2. 5. Outdoor use is not permitted except for a restaurant; liquor primary establishment, minor; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 6. Outdoor liquor primary establishment, minor patios have a maximum occupant load of 20 people. 7. Outdoor restaurant patios have a maximum occupant load of 40 people. 8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C5

11.5 C5: Visitor Commercial

C5

11.5.1 Purpose

The purpose of this zone is to provide for uses to serve visitors and travelers.

Bylaw 8256

11.5.2 Principal Uses

- campground
- hotel
- motel
- parking, non-accessory
- restaurant
- service station, minor
- vehicle rental, minor
- vehicle wash, minor

11.5.3 Secondary Uses

- residential security/operator unit

Bylaw 8256

11.5.4 Uses Secondary to Hotels & Motels Only

- exhibition & convention facility
- liquor primary establishment, minor
- office
- service, business support
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care
- retail, convenience
- recreation, indoor
- recreation, outdoor

11.5.5 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 835 m².

11.5.6 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m, except the maximum height for a hotel or motel is 30.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 3.0 m.

Bylaw 8256

11.5.7 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing that is secondary to a campground.
2. The maximum gross leasable floor area of an office, retail, or service use in one tenancy is 100 m².
3. The maximum total gross leasable floor area of office, retail and service uses for any site is 400 m².
4. The minimum lot area for a campground is 1.0 ha.
5. Outdoor use is not permitted except for campground; restaurant; liquor primary establishment; service station; vehicle, rental; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 40 people.

7. Outdoor liquor primary establishment patios have a maximum occupant load of 20 people.
8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C6

C6c

C6l

Bylaw 8974

11.6 C6, C6c, C6l: Highway Commercial — C6

11.6.1 Purpose

The purpose of this zone is to provide for uses appropriate for some highway locations.

Bylaw 9359

11.6.2 Principal Uses

- auction, minor
- brewery & distillery, minor only in C6l
- building & garden supply
- Community Care Facility, Major only on Lot 3, District Lot 754, Cariboo District, Plan 23130
- education, commercial
- greenhouse & plant nursery
- health service, minor
- liquor primary establishment, minor only on Lot A, District Lot 1432, Cariboo District, Plan 26796
- office
- parking, non-accessory
- recreation, indoor
- recycling centre, intermediate, only on Lots 21 and 22, District Lot 753, Cariboo District, Plan 8391
- recycling centre, minor
- restaurant
- retail, adult-oriented
- retail, cannabis only in C6c
- retail, convenience
- retail, farmers market

11.6.2 Principal Uses (Continued)

- retail, general
- retail, liquor, only in C6l
- self-storage facility
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- service station, minor
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, minor

11.6.3 Secondary Uses

- residential security/operator unit

11.6.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

11.6.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 0.0 m.

4. The minimum side yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting an AR, RS, RT, RM, or Z7 zone.

11.6.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building or in single detached housing.

Bylaw 8256		2. The maximum gross leasable floor area of a service, financial; retail or health service use in one tenancy is 280 m^2, except on a site designated Service Commercial in the Official Community Plan the maximum gross floor area of a retail use in one tenancy is 2,500 m^2.
Bylaw 8256		3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m^2.
Bylaw 8256		4. Outdoor use is not permitted except for retail, farmers market; service station; vehicle, sale; recycling centre, minor; restaurant; greenhouse & plant nursery; building & gardening supply; parking and loading, provided that all outdoor storage areas are enclosed by a screen.

5. The maximum lot area for outdoor retail farmers market is 100 m^2.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C7

11.7 C7: Transitional Commercial

C7

11.7.1 Purpose

The purpose of this zone is to provide for vehicle-oriented service and office uses.

11.7.2 Principal Uses

- community care facility, major
- community care facility, minor
- education
- education, commercial
- emergency service
- health service, minor
- office
- parking, non-accessory
- recreation, indoor
- restaurant

11.7.2 Principal Uses Continued

- service, business support
- service, financial
- service, funeral
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care

11.7.3 Secondary Uses

residential security/operator unit

11.7.4 Subdivision Regulations

1. The minimum lot width is 15.0 m.
2. The minimum lot area is 500 m².

11.7.5 Development Regulations

1. The maximum site coverage is 75%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 0.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone.
5. The minimum rear yard is 0.0 m, except it is 3.0 m abutting a RS, RT, RM, or Z7 zone.

Bylaw 8256

11.7.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building.
2. The maximum gross leasable floor area of an office or service, financial use in one tenancy is 280 m².
3. The maximum total gross leasable floor area of office and service, financial uses for any site is 1400 m².
4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
5. Outdoor restaurant patios have a maximum occupant load of 40 people.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C8

11.8 C8: Commercial Conversion

C8

11.8.1 Purpose

The purpose of this zone is to provide for the conversion and replacement of older dwellings to a limited range of non-retail commercial uses.

11.8.2 Principal Uses

- community care facility, major
- community care facility, minor
- education
- education, commercial
- health service, minor
- housing, single detached
- office
- restaurant
- service, massage therapy
- service, personal
- service, pet grooming & day care

Bylaw 8304

11.8.3 Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- housing, apartment except in single detached housing
- secondary suite

11.8.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m².

Bylaw 8256

3. The maximum lot area is 3,000 m².

11.8.5 Regulations for Principal Development

Bylaw 8304

1. The maximum number of principal buildings per site is one.
2. The maximum site coverage is 30%.
3. The maximum height is 10.0 m.
4. The minimum front yard is 4.5 m.
5. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
6. The minimum rear yard is 6.0 m.

11.8.6 Regulations for Accessory Development+

Bylaw 8256

1. The maximum total combined gross floor area of accessory buildings and structures on a site is 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
5. The minimum rear yard is 1.2 m.

11.8.7 Other Regulations

Bylaw 8256

1. The maximum gross leasable floor area of any restaurant is 300 m².
2. The maximum gross leasable floor area of an office use in one tenancy is 280 m².
3. The maximum total gross leasable floor area of any health service, and office uses for any site is 560 m².

4. Outdoor use is not permitted except for restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
5. Outdoor restaurant patios have a maximum occupant load of 16 people.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

C9

Bylaw 8947	**11.9**	**C9: Outdoor Recreation**			**C9**
Bylaw 8256	**11.9.1**	**Purpose**			
		The purpose of this zone is to provide primarily for land use extensively for outdoor recreation uses.			
Bylaw 8256	**11.9.2**	**Principal Uses** • recreation, outdoor		**11.9.3**	**Secondary Uses** • residential security/operator unit

11.9.4 Subdivision Regulations

1. The minimum lot area is 1.0 ha.

11.9.5 Development Regulations

1. The maximum site coverage is 20%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 6.0 m.
4. The minimum side yard is 6.0 m.
5. The minimum rear yard is 6.0 m.

11.9.6 Other Regulations

1. A residential security/operator unit is only permitted in single detached or manufactured housing.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8

M1

M1n

Amending Bylaws	12. Business and Industrial Zones				
Bylaw 8586	12.1	**M1, M1n: Light Industrial**			**M1**
	12.1.1	**Purpose** The purpose of this zone is to provide for a mix of business and light industrial uses.			
Bylaw 9273	12.1.2	**Principal Uses** • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • greenhouse & plant nursery • industry, light • manufacturing, custom indoor • Medical marihuana production facility, only in M1n • parking, non-accessory • railway • recreation, indoor • recycling centre, intermediate • recycling centre, minor • restaurant • retail, general of only business or office supplies • self-storage facility • service, business support • service, food bank only on Lot A, District Lot		12.1.2	**Principal Uses (Continued)** • service, household repair • service, industrial support • service, pet grooming & day care • service station, major • service station, minor • transportation depot • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • veterinary service, major • veterinary service, minor • vehicle wash, major • vehicle wash, minor • warehousing • wholesale
			Bylaw 9488	12.1.3	**Secondary Uses** • Liquor Primary establishment, Minor only for Parcel B (PL39468), Block 35, District Lot 343, Cariboo District, Plan 1268 • Liquor Primary, Minor only on Lot 1, District Lot 936, Cariboo District, Plan 21687 • outdoor storage • residential security/operator unit • Liquor Primary Establishment, Minor only on Lots 9-10, Block 141,

		936, Cariboo District, Plan 16524			District Lot 343, Cariboo District, Plan 1268 • Retail, Convenience only on Lot A, District Lot 936, Cariboo District, Plan 16962
			Bylaw 8532	**12.1.4**	**Uses Secondary to Food Bank Service Only** • Retail, general of second hand goods only

12.1.5 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m².

12.1.6 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.
5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.
6. Notwithstanding the previous sections, no yards are required in the area bounded by First Avenue, Lower Patricia Boulevard, and Queensway.

12.1.7 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

M2

M2n

Bylaw 8586	12.2	**M2, M2n: General Industrial**			**M2**
	12.2.1	**Purpose** The purpose of this zone is to provide for a mix of business and light industrial uses.			
Bylaw 9273	**12.2.2**	**Principal Uses** • animal shelter • auction, major • auction, minor • brewery & distillery, minor • building & garden supply • consulting, scientific and technical • contractor service, major • contractor service, minor • education, commercial • emergency service • equipment, major • equipment, minor • fleet service • industry, light • manufacturing, custom indoor • outdoor storage • medical marihuana production facility, only in M2n • parking, non-accessory • railway • recycling centre, intermediate • recycling centre, major • recycling centre, minor		**12.2.2**	**Principal Uses (Continued)** • restaurant • retail, convenience only on Lots 3 and 5, District Lot 4039, Cariboo District, Plan EPP56988 • self-storage facility • service, household repair • service, industrial support • service station, major • service station, minor • transportation depot • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor • vehicle repair, major • vehicle repair, minor • vehicle sale, major • vehicle sale, minor • vehicle wash, major • vehicle wash, minor • veterinary service, major • veterinary service, minor • warehousing • wholesale • wrecking yard **12.2.3** **Secondary Uses** • Residential security / operator unit
	12.2.4	**Subdivision Regulations** 1. The minimum lot width is 18.0 m. 2. The minimum lot area is 1,000 m².			
	12.2.5	**Development Regulations** 1. The maximum site coverage is 80%. 2. The maximum height is 12.0 m. 3. The minimum front yard is 3.0 m. 4. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street. 5. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.			

Bylaw 8256	**12.2.6**	**Other Regulations**
		1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
Bylaw 8119		2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3.0 m above the natural grade.
		3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

M3

M3n

12.3 M3, M3n: Business Industrial — M3

12.3.1 Purpose

The purpose of this zone is to provide for a mix of business and light industrial uses, generally without outdoor storage.

Bylaw 9273

12.3.2 Principal Uses

- auction, minor
- broadcasting studio
- building & garden supply
- consulting, scientific and technical
- contractor service, major only on Lot 6, District Lot 4039, Cariboo District, Plan EPP56988
- contractor service, minor
- education, commercial
- equipment, major
- equipment, minor
- greenhouse & plant nursery
- industry, light
- manufacturing, custom indoor
- medical marihuana production facility, only in M3n
- parking, non-accessory
- recreation, indoor
- recycling centre, intermediate
- recycling centre, minor
- restaurant
- retail, convenience retail, flea market

12.3.2 Principal Uses (Continued)

- retail, general of only business or office supplies; and home furnishings only on Lot 1, DL 2508, Cariboo District, Plan 19210
- self-storage facility
- service, business support
- service, industrial support
- service, household repair
- service, pet grooming & daycare
- service station, major
- service station, minor
- transportation depot
- utility, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- vehicle wash, major
- vehicle wash minor
- veterinary service, minor
- warehousing
- wholesale

12.3.3 Secondary Uses

- residential security/operator unit
- outdoor storage

12.3.4 Subdivision Regulations

1. The minimum lot width is 18.0 m.
2. The minimum lot area is 600 m^2.

12.3.5 Development Regulations

1. The maximum site coverage is 80%.
2. The maximum floor area ratio is 1.6.
3. The maximum height is 12.0 m.
4. The minimum front yard is 3.0 m.
5. The minimum side yard is 0.0 m, except it is 3.0 m if it abuts a residential lot or a flanking street.

		6. The minimum rear yard is 3.0 m, except it is 1.2 m if it abuts a lane.
Bylaw 8256	**12.3.6**	**Other Regulations**
		1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.
Bylaw 8330		2. Outdoor use is not permitted except for auction; building & garden supply; equipment, minor; restaurant; greenhouse & plant nursery; recycling centre; service station; utility, contractor service; industry; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
		3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

M4

12.4 M4: Transition Industrial

M4

12.4.1 Purpose

The purpose of this zone is to provide for a mix of business, office, and light industrial uses in Queensway East transition area near downtown. This zone allows multiple housing above the first storey.

Bylaw 9489

12.4.2 Principal Uses

- auction, minor
- brewery & distillery, minor
- broadcasting studio
- club
- contractor service, minor
- education
- education, commercial
- emergency service
- equipment, minor
- greenhouse & plant nursery
- health service, minor only on Lots 16 and 17, Block 136, District Lot 343, Cariboo District, Plan 1268
- industry, light
- manufacturing, custom indoor
- office
- parking, non-accessory
- recycling centre, minor
- restaurant
- retail, farmers market

12.4.2 Principal Uses (Continued)

- retail, general of only business or office supplies
- self-storage facility
- service, business support
- service, household repair
- service, industrial support
- service, pet grooming & daycare
- service station, minor
- transportation depot
- utility, major
- utility, minor
- vehicle rental, minor
- vehicle repair, minor
- veterinary service, minor
- warehousing
- wholesale

12.4.3 Secondary Uses

- home business 1
- housing, apartment
- residential security/ operator unit

12.4.4 Subdivision Regulations

1. The minimum lot width is 9.0 m.
2. The minimum lot area is 300 m².

12.4.5 Development Regulations

1. The maximum residential density is the lesser of 30 dwellings/ha or 6 dwellings/lot.
2. The maximum site coverage is 80%.
3. The maximum height is 12.0 m.
4. The minimum front yard, side yard, and rear yard is 0.0 m.

Bylaw 8256

12.4.6 Other Regulations

1. Dwellings are only permitted above the first storey.
2. Access to apartment housing must be separate from access to commercial uses.
3. Outdoor use is not permitted except for auction; retail, farmers market; restaurant; greenhouse & plant nursery; recycling centre; utility, minor;

parking and loading, provided that all outdoor storage areas are enclosed by a screen.

4. The maximum gross leasable floor area of an office use in one tenancy is 280 m^2.
5. The maximum total gross leasable floor area of office uses for any site is 1,000 m^2.
6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

M5

M5n

Bylaw 9006	**12.5**	**M5, M5n: Heavy Industrial**	**M5**

12.5.1 Purpose

The purpose of this zone is to provide for heavy industries and other uses that may have an impact beyond site boundaries.

Bylaw 9273

12.5.2 Principal Uses

- auction, major
- brewery & distillery, major
- cannabis production facility, only in M5n
- concrete & asphalt plant
- consulting, scientific and technical
- contractor service, major
- contractor service, minor
- equipment, major
- equipment, minor
- industry, heavy
- industry, light
- manufacturing, custom indoor
- outdoor storage
- railway

12.5.2 Principal Uses (Continued)

- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- self-storage facility
- truck or rail terminal, major
- truck or rail terminal, minor
- utility, major
- utility, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- warehousing
- wrecking yard

12.5.3 Secondary Uses

- residential security/operator unit

12.5.4 Subdivision Regulations

1. The minimum lot width is 35.0 m.
2. The minimum lot area is 0.4 ha.

12.5.5 Development Regulations

1. The maximum site coverage is 75%.
2. The maximum height is 15.0 m.
3. The minimum front, side, and rear yards are 6.0 m.

Bylaw 8256

12.5.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in a single detached or manufactured housing.

Bylaw 8119

2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

M6

12.6 M6: Special Heavy Industrial

M6

12.6.1 Purpose

The purpose of this zone is to provide for specialized heavy industries.

Bylaw 8656	12.6.2	**Principal Uses** • abattoir • brewery & distillery, major • crematorium • industry, heavy • industry, special heavy • outdoor storage • railway • service station, major only on Lot 1, District Lot 751, Cariboo District, Plan 14660, Except Plan 22376 • utility, major • utility, minor		12.6.3	**Secondary Uses** • residential security/operator unit
Bylaw 9320					

12.6.4 Subdivision Regulations

1. The minimum lot width is 100.0 m, except it is 15.0 m for a minor or major utility.
2. The minimum lot area is 4.0 ha, except it is 500 m² for a minor or major utility.

12.6.5 Development Regulations

1. The maximum site coverage is 75%.

Bylaw 8256

2. The minimum front, side and rear yard is 10.0 m.

12.6.6 Other Regulations

1. A residential security/operator unit is only permitted in single detached or manufactured housing.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

M7

12.7 M7: Concrete and Asphalt

M7

12.7.1 Purpose

The purpose of this zone is to provide primarily for a concrete and asphalt plant.

12.7.2 Principal Uses

- concrete & asphalt plant
- snow storage

12.7.3 Secondary Uses

- residential security/operator unit
- outdoor storage

12.7.4 Subdivision Regulations

1. The minimum lot area is 1.0 ha.

12.7.5 Development Regulations

1. The maximum site coverage is 20%.

Bylaw 8256

2. The minimum front, side, and rear yard is 10.0 m.

12.7.6 Other Regulations

1. A residential security/operator unit is only permitted in single detached or manufactured housing.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

P1

Amending Bylaws

13. Recreational and Institutional Zones

13.1 P1: Parks and Recreation

P1

13.1.1 Purpose

The purpose of this zone is to provide for the preservation and enhancement of open space while supporting limited, complementary secondary uses.

13.1.2 Principal Uses

- park
- recreation, outdoor

13.1.3 Secondary Uses

- boat launch
- boat lift
- community care facility, major
- community care facility, minor
- dock
- equestrian centre, minor
- residential security/operator unit
- restaurant
- retail, convenience
- utility, minor

13.1.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except there is no minimum for a park.
2. The minimum lot area is 500 m^2, except there is no minimum for a park.

13.1.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 30%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.1.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

P2

13.2 P2: Minor Institutional

P2

13.2.1 Purpose

The purpose of this zone is to provide for educational and recreational uses, and religious assemblies.

Bylaw 8256	13.2.2	**Principal Uses** • club • community care facility, major • community care facility, minor • education • education, commercial • library & exhibit • park • recreation, indoor • recreation, outdoor • recycling centre, minor • religious assembly • service, funeral	Bylaw 9042	13.2.3	**Secondary Uses** • residential security/operator unit • utility, minor • retail, flea market • retail, general only in religious assembly, on Lot 1 District Lot 2507, Cariboo District Plan EPP84493 • liquor primary establishment, minor, only on Parcel 1, District Lot 4047, Cariboo District, Plan BCP17734 and Lot 1, District Lot 4047, Cariboo District, Plan PGP42458

13.2.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 1,000 m².

13.2.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 40%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.2.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

P3

13.3 P3: Major Institutional

P3

13.3.1 Purpose

The purpose of this zone is to provide for minor and major institutional and recreational uses.

13.3.2 Principal Uses

- claims centre only on Lot A, District Lot 2508, Cariboo District, Plan 25445
- club
- community care facility, major
- community care facility, minor
- community care facility,
- specialized only on Lot 4, District Lot 343, Cariboo District, Plan 34806
- education
- education, commercial
- education, higher
- emergency service
- exhibition & convention facility
- fish hatchery
- health service, major
- health service, minor
- library & exhibit

Bylaw 9273

13.3.2 Principal Uses (Continued)

- park
- parking, non-accessory
- recreation, indoor
- recreation, outdoor
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- religious assembly
- self-storage facility
- transportation depot
- warehousing

Bylaw 7958

13.3.3 Secondary Uses

- broadcasting studio
- office
- restaurant
- residential security/operator unit
- retail, convenience
- retail, farmers market
- retail, general
- service, business support
- utility, minor

13.3.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 1,000 m^2.

13.3.5 Development Regulations

1. The maximum height is 15.0 m.
2. The maximum site coverage is 50%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.3.6 Other Regulations

1. The maximum gross leasable floor area of any office use is 100 m^2 per site.

Bylaw 7958

2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

P4

13.4 P4: Higher Education

P4

13.4.1 Purpose

The purpose of this zone is to provide for colleges and universities and related facilities and services.

13.4.2 Principal Uses

- education
- education, commercial
- education, higher

Bylaw 9273

13.4.3 Secondary Uses

- community care facility, major
- community care facility, minor
- exhibition & convention facility
- library & exhibit
- liquor primary establishment, major
- liquor primary establishment, minor
- park
- recreation, indoor
- recreation, outdoor
- restaurant
- retail, convenience
- retail, general
- self-storage facility
- service, personal
- warehousing

13.4.4 Subdivision Regulations

1. N/A.

13.4.5 Development Regulations

1. The maximum height is 30.0 m.

Bylaw 8256

2. The minimum front, side, and rear yard is 15.0 m.

13.4.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

P5

13.5 P5: Cemetery

P5

13.5.1 Purpose

The purpose of this zone is to provide for cemeteries.

13.5.2 Principal Uses

- cemetery
- crematorium
- service, funeral
- park

13.5.3 Secondary Uses

- residential security/operator unit

13.5.4 Subdivision Regulations

1. The minimum lot width is 100 m.
2. The minimum lot area is 1.0 ha.

13.5.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 30%.

Bylaw 8256

3. The minimum front, side, and rear yard is 6.0 m.

13.5.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

P6

13.6 P6: Special Institutional

P6

13.6.1 Purpose

The purpose of this zone is to provide for institutional uses such as jails, halfway houses, or facilities providing detoxification or rehabilitative services.

13.6.2 Principal Uses

- community care facility, major
- community care facility, minor
- community care facility, specialized
- correction service
- temporary shelter services

13.6.3 Secondary Uses

- residential security/operator unit

13.6.4 Subdivision Regulations

1.The minimum lot width is 22.0 m.
2. The minimum lot area is 1,000 m^2.

13.6.5 Development Regulations

1. The maximum height is 12.0 m.
2. The maximum site coverage is 40%.
3. The minimum front yard is 6.0 m.
4. The minimum interior side yard is 3.0 m and the minimum exterior side yard is 4.5 m.
5. The minimum rear yard is 6.0 m.

13.6.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

W

13.7 W: Water Recreational

W

13.7.1 Purpose

The purpose of this zone is to provide for the recreational enjoyment of upland property owners and foreshore public access while minimizing impacts on fish, wildlife, and vegetation communities.

Bylaw 8256	**13.7.2**	**Principal Uses** • aquaculture • fish hatchery • park • recreation, outdoor		**13.7.3**	**Secondary Uses** • boat launch • boat lift • dock • utility, minor

13.7.4 Subdivision Regulations

1. N/A

13.7.5 Development Regulations

1. The maximum height is 10.0 m.

13.7.6 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

U1

Amending Bylaws

14. Utility Zones

14.1 U1: Minor Utilities — U1

14.1.1 Purpose

The purpose of this zone is to provide for utilities that may only have a minor impact on adjacent uses.

14.1.2 Principal Uses

- recycling centre, intermediate
- recycling centre, minor
- utility, minor

14.1.3 Secondary Uses

- residential security/operator unit

14.1.4 Subdivision Regulations

1. N/A.

14.1.5 Development Regulations

1. The maximum height is 15.0 m.
2. The minimum front yard is 4.5 m.
3. The minimum side yard is 4.5 m.
4. The minimum rear yard is 4.5 m.

14.1.6 Other Regulations

1 A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing that is secondary to an intermediate recycling centre.

2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

U2

14.2 U2: Major Utilities

U2

14.2.1 Purpose

The purpose of this zone is to provide for private and public utilities that may have a major impact on adjacent uses.

Bylaw 8256

14.2.2 Principal Uses

- animal breeding & boarding
- animal shelter
- parking, non-accessory
- recycling centre, intermediate
- recycling centre, major
- recycling centre, minor
- snow storage
- utility, major
- utility, minor
- waste management

14.2.3 Secondary Uses

- outdoor storage
- residential security/operator unit
- wrecking yard

14.2.4 Subdivision Regulations

1. N/A.

14.2.5 Development Regulations

1. The maximum height is 15.0 m.
2. The minimum front yard is 6.0 m.
3. The minimum side yard is 7.5 m.
4. The minimum rear yard is 7.5 m.

Bylaw 8256

14.2.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.

Bylaw 8119

2. The maximum height for any wrecking yard use, not enclosed within a building, is the height of the solid screen which surrounds it, but in no case shall the wrecking yard use be higher than 3 m above the natural grade.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z1

Amending Bylaws

15. Site Specific Zones

15.1 Z1: Airport — Z1

15.1.1 Purpose

The purpose of this zone is to provide for the orderly operation of an airport.

15.1.2 Principal Uses	Bylaw 9454	15.1.3 Secondary Uses
• Airport		• aircraft sale & rental • fleet service • hotel • liquor primary establishment, minor • residential security/operator unit • restaurant • retail, cannabis only on Lot A, District Lots 626, 627, 629, 630 and 631, Cariboo District, Plan EPP49265 • retail, convenience • retail, general • service station, minor • transportation depot • truck or rail terminal, major • truck or rail terminal, minor • utility, major • utility, minor • vehicle rental, major • vehicle rental, minor

15.1.4 Subdivision Regulations

1. N/A

15.1.5 Development Regulations

1. N/A
2. The minimum front yard is 6.0 m.
3. The minimum side yard is 4.5 m, except it is 7.5 m where it abuts an AR zone.
4. The minimum rear yard is 4.5 m, except it is 7.5 m where it abuts an AR zone.

15.1.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.

Bylaw 8256

2. The maximum gross leasable floor area for a retail use in one tenancy is 150 m^2.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4,

	the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z2

15.2 Z2: Exhibition Park

Z2

Bylaw 8256

15.2.1 Purpose

The purpose of this zone is to provide site-specific regulations for Exhibition Park.

Bylaw 8714

15.2.2 Principal Uses

- exhibition & convention facility
- animal shelter

Bylaw 8256

15.2.3 Secondary Uses

- campground
- club
- education, commercial
- entertainment, spectator
- equestrian centre, major
- equestrian centre, minor
- liquor primary establishment, major

15.2.3 Secondary Uses (Continued)

- liquor primary establishment, minor
- recreation, indoor
- recreation, outdoor
- residential security/operator unit
- restaurant
- retail, flea market
- retail, farmers market
- retail, general
- vehicle sale, major
- vehicle sale, minor
- veterinary service, major
- veterinary service, minor

15.2.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,000 m².

15.2.5 Development Regulations

1. The maximum site coverage is 40%.
2. The maximum height is 15.0 m.
3. The minimum front yard is 6.0 m.
4. The minimum side yard is 6.0 m.
5. The minimum rear yard is 6.0 m.

15.2.6 Other Regulations

1. A residential security/operator unit is only permitted in a principal building, or in single detached or manufactured housing.

Bylaw 8256

2. The minimum gross leasable floor area of a retail use in one tenancy is 100 m².
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z3

15.3 Z3: Retail & Warehouse Sales

Z3

15.3.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that require large, low profile buildings in highly visible locations.

15.3.2 Principal Uses

- building & garden supply
- restaurant
- retail, general
- vehicle repair, minor
- vehicle sale, minor
- wholesale

Bylaw 8735

15.3.3 Secondary Uses

- health service, minor
- service, financial
- service station, minor
- Vehicle Wash, Minor only for Lot B, District Lot 8170, Cariboo District, Plan 23659

15.3.4 Subdivision Regulations

1. The minimum lot width is 30.0 m.
2. The minimum lot area is 3,000 m².

15.3.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 9.0 m.
4. The minimum side yard is 9.0 m.
5. The minimum rear yard is 9.0 m.

Bylaw 8256

15.3.6 Other Regulations

1. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m². These uses shall be located within the same building as the principal use.
2. Outdoor use is not permitted except for building & garden supply; restaurant; retail; service station; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z4

15.4 Z4: Limited Retail

Z4

15.4.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for a limited range of office and retail uses.

15.4.2 Principal Uses

- building & garden supply
- office
- retail, general
- service, business support

15.4.3 Secondary Uses

- restaurant

15.4.4 Subdivision Regulations

1 The minimum lot width is 30.0 m.
2 The minimum lot area is 3,000 m².
3 The maximum site area is 1.0 ha.

15.4.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m.
3. The minimum front yard is 3.0 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 3.0 m.

Bylaw 8256

15.4.6 Other Regulations

1 Only one principal building is permitted on a lot.
2 The maximum gross leasable floor area of a retail or building & garden supply use in one tenancy is 1,000 m².
3 The maximum gross leasable floor area of any other use in one tenancy is 280 m².
4 The maximum total gross leasable floor area of office uses for any site is 840 m².
5 Outdoor use is not permitted except for a building & garden supply; restaurant; parking and loading, provided that all outdoor storage areas are enclosed by a screen.
6 **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z5

Bylaw 8256	15.5	**Z5: Auto-Oriented Retail**	**Z5**

15.5.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for auto-oriented retail and wholesale uses that have screened outdoor storage or display.

15.5.2 Principal Uses

- building & garden supply
- hotel
- motel
- parking, non-accessory
- restaurant
- retail, general
- service station, major
- service station, minor
- vehicle repair, major
- vehicle repair, minor
- vehicle sale, major
- vehicle sale, minor
- wholesale

15.5.3 Subdivision Regulations

1 The minimum lot width is 50.0 m.
2 The minimum lot area is 1.6 ha.

15.5.4 Development Regulations

1 The maximum site coverage is 30%.
2 The maximum height is 12.0 m, except it is 30.0 m for a hotel.
3 The minimum front yard is 9.0 m.
4 The minimum side yard is 9.0 m.
5 The minimum rear yard is 9.0 m.

15.5.5 Other Regulations

1. The maximum total gross leasable floor area of any retail use on a site is 1,860 m^2, except the maximum gross leasable floor area for retail of home furnishings on a site is 3,720 m^2.

Bylaw 8256

2. Outdoor use is not permitted except for building & garden supply; restaurant; service station; vehicle sale; parking and loading, provided that all outdoor storage areas are enclosed by a screen.

3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z6

15.6 Z6: Casino & Accommodation

Z6

15.6.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for casinos and related uses like tourist accommodation.

Bylaw 8256

15.6.2 Principal Uses

- gaming facility
- hotel
- restaurant
- retail, general
- vehicle rental, minor

Bylaw 8256

15.6.3 Use Secondary to Hotels only

- exhibition & convention facility
- liquor primary establishment, major
- liquor primary establishment, minor
- recreation, indoor
- retail, convenience
- service, massage
- service, massage therapy
- service, personal
- service, pet grooming & day care

15.6.4 Subdivision Regulations

1. The minimum lot area is 1.0 ha.

15.6.5 Development Regulations

1. The maximum site coverage is 40%.
2. The maximum height is 12.0 m, except it is 20.0 m for a hotel or a casino.
3. The minimum front yard is 6.0 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 3.0 m.

Bylaw 8256

15.6.6 Other Regulations

1 The maximum total gross leasable floor area of retail and service uses for any site is 2,790 m^2.

2 The maximum total gross leasable floor area of retail and service uses in one building is 840 m^2.

3 The maximum gross leasable floor area of a retail and service use in one tenancy is 280 m^2.

4 Outdoor use is not permitted except for a restaurant; parking and loading, provided that outdoor storage areas are enclosed by a screen.

5 **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z7

15.7 Z7: La Salle Family Resource Centre

Z7

15.7.1 Purpose

The purpose of this zone is to provide site-specific regulations for a specific area, primarily for variety of education, parks and recreation, and institutional uses.

Bylaw 8256

15.7.2 Principal Uses

- community care facility, major
- community care facility, minor
- community care facility, specialized
- education
- health service, major
- health service, minor
- park
- recreation, outdoor

Bylaw 8256

15.7.3 Secondary Uses

- club
- library & exhibit
- office
- recreation, indoor

15.7.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except there is no minimum for a park.
2. The minimum lot area is 500 m^2, except there is no minimum for a park.

15.7.5 Regulations for Principal Development

1. The maximum site coverage is 30%.
2. The maximum height is 12.0 m.

Bylaw 8256

3. The minimum front, side, and rear yard is 6.0 m.

15.7.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.

Bylaw 8256

2. The minimum front, side, and, rear yard is 1.2 m.

15.7.7 Other Regulations

1 The maximum total gross leasable floor area of office uses for any site is 100 m^2.

Bylaw 8256

2 Every use shall be within an enclosed building, except for a park or outdoor recreation use.

3 There shall be at least 55 on-site parking spaces, including 2 parking stalls for the disabled. There shall be at least 1 loading space. Except for parking along a lane, parking along any highway shall have a landscape screen at least 1.0 m wide.

4 **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z8

15.8 Z8: Regional Shopping

Z8

15.8.1 Purpose

Bylaw 8582

The purpose of this zone is to provide site-specific regulations for regional shopping areas, primarily for retail uses that require large, low profile buildings or large tenancies within buildings.

15.8.2 Principal Uses

Bylaw 8269
Bylaw 8875
Bylaw 8999

- building & garden supply
- community care facility, major
- community care facility, minor
- greenhouse & plant nursery
- health service, minor
- hotel
- library & exhibit
- liquor primary establishment, major only for Lot B, District Lot 8180, Cariboo District, Plan BCP25328 Except Plan EPP43542
- motel
- office
- recreation, indoor
- recreation, outdoor
- recycling centre, minor
- restaurant
- retail, cannabis permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820

15.8.2 Principal Uses (Continued)

- retail, farmers market
- retail, general
- retail, liquor permitted only on Lot A, District Lot 2003, Cariboo District, Plan BCP26820
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- service station, major
- service station, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor

15.8.3 Secondary Uses

- exhibition & convention facility, only with a hotel

15.8.4 Subdivision Regulations

1. The minimum lot width is 22.0 m.
2. The minimum lot area is 1,000 m².

15.8.5 Development Regulations

1. The maximum site coverage is 30%, except it is 50% for a hotel on a separate lot.
2. The maximum floor area ratio is 0.4, except it is 2.0 for a hotel on a separate lot.
3. The maximum height is 12.0 m, except it is 16.0 m for a hotel.

Bylaw 8256

4. The minimum front, side, and rear yard is 3.0 m.

Bylaw 8256	**15.8.6**	**Other Regulations**
		1. The minimum gross leasable floor area of a retail, building & garden supply, or greenhouse & plant nursery use in one tenancy is 700 m^2, except that a combined maximum of 10% of the gross leasable floor area of a commercial area may be independently managed tenancies. Notwithstanding this, 20% of gross leasable existing floor area, up to a maximum of 5,600 m^2 may be permitted for building & garden supply; retail; office; service, personal; or health service with no minimum area per tenancy. 2. The maximum total gross floor area of office; service, financial and health service for any site is 500 m^2.
Bylaw 7973		3. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot C, District Lot 8180, Cariboo District, Plan BCP25328 in one tenancy is 300 m^2, unless a larger branch of the same service, financial company is located with the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 750 m^2.
Bylaw 8023		4. Notwithstanding Section 15.8.6 2., the maximum gross floor area of a service, financial use on Lot A, District Lot 2003, Cariboo District, Plan BCP26820 in one tenancy is 300 m^2, unless a larger branch of the same service, financial company is located within the C1: Downtown zone, provided that in no case shall the maximum gross floor area of a service, financial use in one tenancy exceed 450 m^2.
		5. Outdoor use is not permitted except for building & gardening supply; retail, farmers market; service station; vehicle sale; recycling centre; restaurant; greenhouse & plant nursery; outdoor recreation; parking and loading, provided that all outdoor storage areas are enclosed by a screen. 6. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

15.9 Z9: Hill Avenue

Z9

15.9.1 Purpose

The purpose of this zone is to provide an innovative residential subdivision design for a variety of housing types along with neighbourhood commercial and recreation opportunities in a pedestrian friendly environment that focuses on green infrastructure.

Bylaw 8256

15.9.2 Principal Uses

Bylaw 9466

- community care facility, minor
- housing, apartment (B)
- housing, four-plex
- housing, row
- housing, single detached
- housing, stacked row
- housing, two-unit
- park (C)

15.9.3 Secondary Uses

- health service, minor (B)
- home business 1 (A and B)
- office (B)
- restaurant (B)
- retail, general (B)
- secondary dwelling
- secondary suite
- service, personal (B)
- service, massage therapy (B)

15.9.4 Subdivision Regulations

	Housing, single detached	Housing, two-unit	All other housing
Minimum Site Area	500 m²	500 m²	7,500 m²
Maximum Site Area	800 m²	845 m²	10,000 m²
Minimum Site Width	14.0 m	14.0 m	25.0 m

Bylaw 8380

15.9.5 Regulations for Principal Development

	Housing, single detached	Housing, two-unit	All other housing
Minimum Gross Floor Area	80 m²	120 m²	N/A
Maximum Site Coverage	40%	45%	55%
Maximum Density (Bylaw 9466)	The maximum residential density is three (3) dwelling units on a parcel 280 m² or less, or four (4) dwelling units on a parcel greater than 280 m², except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.		60 dwellings/ha
Minimum Height Maximum Height	6.0 m 10.0 m	6.0 m 10.0 m	8.0 m 15.0 m
% of dwellings	N/A	Maximum 20%	N/A
Minimum Front Yard Maximum Front Yard	4.0 m 10.0 m	4.0 m 10.0 m	1.0 m 3.0 m
Minimum Rear Yard	3.0 m	3.0 m	6.0 m
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Minimum Interior Side Yard	1.2 m	1.2 m	3.0 m

Minimum Separation between Principal Buildings	N/A	N/A	4.5 m

15.9.6 Regulations for Accessory Development

	Housing, single detached	Housing, two-unit	All other housing
Minimum Front Yard	15.0 m	15.0 m	N/A
Minimum Rear and Interior Side Yard	1.2 m	1.2 m	1.2 m
Minimum Exterior Side Yard	3.0 m	3.0 m	3.0 m
Attached Garage Permitted	Yes, maximum two vehicle garage	Yes, maximum two vehicle garage	No, however underground parking garage permitted
Accessory Building	Yes	Yes	Yes, only entirely enclosed roof and walls
Bylaw 8256 Maximum Height	5.0 m	5.0 m	5.0 m
Maximum total combined gross floor area of accessory buildings and structures	90 m²	90 m²	N/A

Bylaw 8256

15.9.7 Other Regulations

1. One secondary suite is permitted only within the principal building of a single detached house.
2. The location of the uses listed in Sections 15.9.2 and 15.9.3 shall be as shown on the corresponding areas A, B, or C, on the attached Schedule "C" of this Bylaw.
3. An office; retail; service, personal; health service; or restaurant use is permitted only on the ground floor of a principal building that includes dwellings.
4. The maximum gross floor area for an office; retail; service; health service; or restaurant use in one tenancy is 280 m².
5. The maximum total gross floor area of office; retail; service; health service; and restaurant uses for any site is 1,680 m².
6. There is a maximum of one restaurant tenancy per building.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z10

15.10 Z10: Inland Plaza — Z10

Bylaw 8611

15.10.1 Purpose

The purpose of this zone is to offer amenities and services, such as overnight accommodations, restaurants, personal services and retail uses catering mainly to travelers, commercial vehicle operators and people accessing the adjacent Airport Light Industrial Area.

Bylaw 8256

15.10.2 Principal Uses

- building & garden supply
- community care facility, major
- community care facility, minor
- education, commercial
- greenhouse & plant nursery
- hotel
- liquor primary establishment, minor
- motel
- recreation, indoor
- recreation, outdoor
- restaurant
- restaurant, drive-in
- retail, convenience
- retail, farmers market
- retail, general
- retail, liquor
- service, business support
- service, pet grooming & daycare

Bylaw 8256

15.10.3 Principal Uses (Continued)

- service station, major
- service station, minor
- vehicle rental, major
- vehicle rental, minor
- vehicle repair, minor
- vehicle sale, minor
- vehicle wash, major
- vehicle wash, minor
- veterinary service, minor

Bylaw 8256

15.10.3 Secondary Uses

- health service, minor
- office
- parking, non-accessory
- service, financial

15.10.4 Uses Secondary to Hotels & Motels

- exhibition & convention facility
- service, massage
- service, massage therapy
- service, personal

15.10.5 Subdivision Regulations

1. The minimum lot width is 55.0 m.
2. The minimum lot area is 0.5 ha.

15.10.6 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 12.0 m, except for a hotel or motel is 30.0 m.
3. The minimum front and side yard is 3.0 m.
4. The minimum rear yard is 5.0 m.

Bylaw 8256

15.10.7 Other Regulations

1. The maximum gross leasable floor area of a service, financial; health service; or office use in one tenancy is 280 m^2.
2. The maximum gross leasable floor area of a retail use in one tenancy is 1,000 m^2.
3. The maximum gross floor area of any commercial building is 2,500 m^2.
4. The maximum total gross leasable floor area of office and service, financial uses for any site is 1,400 m^2.

5. Outdoor use is not permitted except for retail, farmers market; service station; vehicle sale; restaurant; liquor primary; greenhouse & plant nursery; building & gardening supply; parking and loading provided that all outdoor storage areas are enclosed by a screen.
6. Outdoor restaurant patios have a maximum occupant load of 40 people.
7. Outdoor minor liquor primary establishment patios have a maximum occupant load of 20 people.
8. The maximum lot area for outdoor retail, farmers market is 100 m^2.
9. A residential security/operator unit is only permitted in a principal building.
10. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z11

Bylaw 8050	15.11	Z11: Fraser River Bench Lands	Z11

15.11.1 Purpose

The purpose of this zone is to provide site specific regulations for the area demonstrated on Schedule "A" of *Bylaw* No. 8050. The purpose of this zone is to create a mix of land uses by permitting local commercial development in conjunction with multiple family dwelling units in a pedestrian-oriented environment with generous open space and focus on green infrastructure as well as noise abatement.

15.11.2 Principal Uses		15.11.3 Secondary Uses
• housing, apartment • housing, four-plex • housing, row • housing, stacked row • park		• health service, minor • home business 1 • office • restaurant • retail, general • service, personal • service, massage therapy

15.11.4 Subdivision Regulations

1. The minimum lot width is 25.0 m.
2. The minimum lot area is 2,500 m^2 and the maximum lot area is 10,000 m^2.

Bylaw 8256	15.11.5	Regulations for Principal Development

1. The maximum density is 40 dwelling units/ha.
2. The maximum site coverage is 60%.
3. The minimum height is 8.0 m and the maximum height is 15.0 m.
4. The maximum number of storeys is 4.
5. The minimum front yard is 1.0 m and the maximum front yard is 3.0 m.
6. The minimum rear yard is 6.0 m.
7. The minimum side yard is 3.0 m.
8. The minimum setback between principal buildings is 4.5 m.

15.11.6 Regulations for Accessory Development

1. The minimum front yard is 6.0 m.
2. The minimum rear yard is 1.2 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 6.0 m.

Bylaw 8256	15.11.7	Other Regulations

1. Secondary Uses, other than Home Business 1, are permitted only on the ground floor of a principal building.
2. The maximum gross floor area for a Secondary Use, other than Home Business 1, in one tenancy is 280 m^2.
3. The maximum total gross floor area of Secondary Uses, other than Home Business 1, for any site is 1,680 m^2.
4. There is a maximum of one restaurant tenancy per principal building.
5. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z12

Bylaw 8884

15.12 Z12: Non-Profit Housing Zoning District — Z12

15.12.1 Purpose

The purpose of this zone is to facilitate the development of non-profit housing.

15.12.2 Principal Uses

- housing, apartment
- housing, congregate
- housing, transitional

15.12.3 Secondary Uses

- health service, minor to housing transitional only
- office to housing, transitional only

15.12.4 Subdivision Regulations

1. The minimum lot width is 45.0 m.
2. The minimum lot area is 1,500 m^2.

15.12.5 Development Regulations

1. The maximum site coverage is 50%.
2. The maximum height is 14.0 m.
3. The maximum number of storeys is 3.
4. The minimum front yard is 3.0 m.
5. The minimum side yard is 3.0 m.
6. The minimum rear yard is 3.0 m.
7. No more than 1 principal building shall be permitted on site.

15.12.6 Other Regulations

1. The total combined gross floor area of all office and health service uses shall not exceed 90.0 m^2.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z14

Bylaw 8050	**15.14**	**Z14: Fraser River Bench Lands Compact Community**	**Z14**

15.14.1 Purpose

The purpose of this zone is to provide site specific regulations for the area demonstrated on Appendix "A" of *Bylaw* No. 8050. The area is to provide for a mix of single and two-family dwellings with increased building height. The site-specific area is intended to be developed on narrow roads, with street trees, and decorative street lamps in an effort to increase the area's streetscape.

Bylaw 9466	**15.14.2**	**Principal Uses** • housing, single detached • housing, two-unit • community care facility, minor • housing, apartment • housing, four-plex • housing, row • housing, stacked row	Bylaw 9466	**15.14.3**	**Secondary Uses** • home business 1 • secondary dwelling • secondary suite

15.14.4 Subdivision Regulations

Bylaw 9041		1. The minimum lot width is 15.0 m, except it is 12 m for single detached housing and 7.5 m for a single unit of attached side-by-side two-unit housing.
Bylaw 9041		2. The maximum lot width is 17.0 m, except it is 15 m for a single detached housing and 8.5 m for a single unit of attached side-by-side two-unit housing. Notwithstanding this, 10 % of the lots identified in Appendix "A" of Bylaw No. 8050 may exceed the maximum lot width provided that the area of such lots does not exceed 1,000 m^2.
		3. The minimum lot area is 500 m^2, except it is 400 m^2 for single detached housing and 250 m^2 for a single unit of attached side-by-side two-unit housing.
		4. Notwithstanding Section 15.14.4.2, with the exception of the 10% of the lots identified in Appendix "A" of Bylaw No. 8050 the maximum lot area is 845m^2.

15.14.5 Regulations for Principal Development

Bylaw 9466		1. The maximum residential density is three (3) dwelling units on a parcel 280 m^2 or less, or four (4) dwelling units on a parcel greater than 280 m^2, except where Small-Scale Multi-Unit Housing densities are exempt by Section 5.18, the maximum residential density is one principal dwelling and one secondary suite or dwelling.
Bylaw 9466		2. Deleted by Bylaw No. 9466, 2024
Bylaw 9466		3. Deleted by Bylaw No. 9466, 2024
Bylaw 9466		4. Deleted by Bylaw No. 9466, 2024
Bylaw 9466		5. Deleted by Bylaw No. 9466, 2024
		6. The maximum site coverage is 45%.
		7. The maximum height is 12 m.
		8. The maximum number of storeys is 3.
		9. The minimum front yard is 4.0 m.

Bylaw 9466		10. The minimum interior side yard is 1.5 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
Bylaw 9466		11. The minimum exterior side yard is 3.0 m.
		12. The minimum rear yard is 6.0 m.
Bylaw 8256	**15.14.6**	**Regulations for Accessory Development**
		1. The total combined gross floor area of accessory buildings on a site is 90.0 m^2. 2. The maximum height is 5.0 m. 3. The minimum front yard is 4.0 m. 4. The minimum interior side yard is 1.2 m. 5. The minimum rear yard is 1.2 m.
	15.14.7	**Other Regulations**
		1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z15

Bylaw 8077	15.15	**Z15 Highland Community Centre**	**Z15**

15.15.1 Purpose

The purpose of this zone is to provide site specific regulations for the Highland Community Centre to accommodate a variety of education, community care facility, community outreach health services, and indoor and outdoor minor recreation uses.

15.15.2 Principal Uses	Bylaw 9041	15.15.3 Secondary Uses
• community care facility, major • community care facility, minor • education • health service, community outreach • park • recreation, outdoor		• club • library & exhibit • recreation, indoor

15.15.4 Subdivision Regulations

1. The minimum lot width is 15.0 m, except there is no minimum for a park.
2. The minimum lot area is 500 m^2, except there is no minimum for a park.

15.15.5 Regulations for Principal Development

1. The maximum site coverage is 30%.
2. The maximum height is 12.0 m.
3. The minimum front, side, and rear yard is 6.0 m.

15.15.6 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front, side, and rear yard is 1.2 m.

15.15.7 Other Regulations

Bylaw 8256		1. Every use shall be within an enclosed building, except for park or outdoor recreation. No fleet storage is permitted on site.

2. There shall be at least 97 on-site parking spaces, including 3 parking stalls for the disabled. There shall be at least 1 loading space. Any expansion development or change in use will be subject to compliance to the parking and loading regulations of Section 7.
3. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z16

Bylaw 8406	**15.16**	**Z16: Blackburn Commercial**	**Z16**

15.16.1 Purpose

Bylaw 9443	The Purpose of this zone is to provide site-specific regulations to serve residents of the Blackburn area by offering retail and service commercial uses that are accessed primarily by vehicle.

Bylaw 9443	**15.16.2**	**Principal Uses** • animal shelter • auction, minor • building & garden supply • contractor service, major • contractor service, minor • education, commercial • greenhouse & plant nursery • health service, minor • manufacturing, custom indoor • outdoor storage • recreation, indoor • recreation, outdoor • recycling center, minor • restaurant • retail, convenience • retail, farmers market • retail, general • retail, liquor • self-storage facility • service, business support • service, financial • service, household repair • service, massage therapy • service, personal • service, pet grooming & daycare • service station, minor • vehicle repair, minor • vehicle wash, minor • veterinary service, major • veterinary service, minor • warehousing	Bylaw 9443	**15.16.3**	**Deleted by Bylaw No. 9443, 2024**
			Bylaw 9443	**15.16.4**	**Secondary Uses** • residential security/operator unit

15.16.5 Subdivision Regulations

1. The minimum lot area is 15 ha.

15.16.6 Development Regulations

Bylaw 9443	1. The maximum site coverage is 70%.

Bylaw 9443		2. Deleted by Bylaw No. 9443, 2024
Bylaw 9443		3. The maximum height is 15.0 m.
		4. The minimum front and side year is 3.0 m. 5. The minimum rear yard is 5.0 m.
Bylaw 8256	**15.16.7**	**Other Regulations**
Bylaw 9443		1. Deleted by Bylaw No. 9443, 2024
Bylaw 9443		2. Deleted by Bylaw No. 9443, 2024
		3. The maximum gross leasable floor area of a restaurant use in one tenancy is 420 m^2.
Bylaw 9443		4. The maximum gross leasable floor area of any commercial building is 2,500 m^2 except for warehousing and self-storage facility.
		5. The maximum gross leasable floor area of a health service or service, financial use in one tenancy is 280 m^2. 6. The maximum total gross leasable floor area of health service and service, financial uses on any site is 560 m^2.
Bylaw 9443		7. Deleted by Bylaw No. 9443, 2024
		8. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening Provisions of Section 6, the Parking and Loading Regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z17

Section 15.17 Amended by Bylaw 9550

15.17 Z17: Monterey Road Comprehensive

Z17

Bylaw 9550

15.17.1 Purpose

The purpose of this zone is to provide site specific regulations to create a neighbourhood node through a mix of compatible residential and commercial uses. The permitted residential density is 125 dwellings/ha.

Bylaw 9550

15.17.2 Principal Uses

- community care facility, major
- community care facility, minor
- education, commercial
- health service, minor
- housing, apartment
- housing, row
- housing, stacked row
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, farmers market
- retail, general
- service, business support
- service, financial
- service, household repair
- service, massage therapy
- service, personal
- service, pet grooming & day care
- veterinary service, minor

Bylaw 9550

15.17.3 Secondary Uses

- home business 1
- secondary suite

15.17.4 Subdivision Regulations

Bylaw 9550
1. The minimum lot width is 22.0 m.

Bylaw 9550
2. The minimum lot area is 1000.0 m^2.

15.17.5 Development Regulations

Bylaw 9550
1. The maximum residential density is 125 dwellings/ha.

Bylaw 9550
2. The maximum site coverage is 55%.

Bylaw 9550
3. The maximum heigh is 15.0 m, except it is 10.0 m for commercial buildings with no residential component.

Bylaw 9550
4. The maximum number of storeys is 4, except it is 2 for commercial buildings with no residential component.

Bylaw 9550
5. The minimum front yard is 4.5 m, except it is 3.0 m for commercial buildings with no residential component.

Bylaw 9550
6. The minimum side yard is 3.0 m, except it is not required for a common wall for attached housing.

Bylaw 9550

7. The minimum rear yard is 6.0 m, except it is 3.0 m for commercial buildings with no residential component.

Bylaw 9550

8. The minimum setback between a building with a residential use and another building is 4.5 m.

15.17.6 Other Regulations

Bylaw 9550

1. A commercial use may only be permitted on the first two floors of a building.

Bylaw 9550

2. In mixed use buildings, dwellings may only be located above the first or second storey of a principal building.

Bylaw 9550

3. The maximum gross leasable floor area of a restaurant use in one tenancy is 420m^2.

Bylaw 9550

4. The maximum total gross leasable floor area of a health service, financial service, or office use in one tenancy is 280 m^2.

Bylaw 9550

5. The maximum total gross leasable floor area of a health service, financial service, or office uses for any site is 560 m^2.

Bylaw 9550

6. Outdoor use is not permitted except for retail, farmers market, or restaurant, provided that outdoor storage areas are enclosed by a screen.
7. **Note:** In addition to the regulations listed above, other regulations may apply. These include the General Development Regulations of Section 4, the Specific Use Regulations of Section 5, the Landscaping and Screening provisions of Section 6, the Parking and Loading regulations of Section 7, and the Development Permit Guidelines of Section 8.

Z18

Bylaw 9466	**15.18**	**Deleted by Bylaw No. 9466, 2024**	**Z18**

Z19

Bylaw 8693

15.19 Z19: University Heights Neighbourhood Core — Z19

15.19.1 Purpose

The purpose of this zone is to provide for a neighbourhood node featuring primarily multiple residential with limited commercial and institutional uses and service-based office uses in support of the University.

15.19.2 Principal Uses

- apartment hotel
- club
- community care facility, major
- community care facility, minor
- education
- education, commercial
- health service, minor
- hotel
- housing, apartment
- housing, congregate
- housing, four-plex
- housing, row
- housing, stacked row housing, two-unit

15.19.2 Principal Uses (continued)

- office
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, liquor
- service, business support
- service, financial
- service, personal

Bylaw 9466

15.19.3 Secondary Uses

- home business 1
- secondary suite

15.19.4 Subdivision Regulations

	Multiple Family	Commercial	Mixed-Use
Minimum Lot Width	18.0 m	15.0 m	15.0 m
Minimum Lot Area	750 m²	500 m²	500 m²

15.19.5 Development Regulations

	Multiple Family	Commercial	Mixed Use
Maximum Residential Density	90 dwellings/ha	N/A	90 dwellings/ha
Maximum Site Coverage	55%	55%	55%
Maximum Height	15.0 m, except it is 10.0 m for two-unit housing	10.0 m	15.0 m
Maximum Storeys	4 except it is 2.5 for two-unit housing	2.5	4
Minimum Front Yard Setback	3.0 m, except it is 4.5 m for an apartment	3. m	4.5 m
Minimum Side Yard Setback	3.0 m	3.0 m	3.0 m
Minimum Rear Yard Setback	3.0 m, except it is 6.0 m for an apartment	3.0 m	6.0 m
Minimum Setback Between Principal Buildings	4.5 m except it is 2.4 m between two-unit housing	4.5 m	4.5 m

15.19.6 Regulations for Principal Development

1. The approximate location of uses listed in Sections 15.19.2 and 15.19.3 are recommended for each corresponding areas A and B, as shown on Schedule "I" of this Bylaw.
2. Retail, service, office, hotel, health service minor, recreation indoor, restaurant uses shall be oriented to front Massey Drive Tyner Boulevard, and/or other high visibility location, as shown on Schedule "I" of this *Bylaw*.
3. The total area for non-residential uses identified in 15.19.6 2. shall be a minimum of 10% up to a maximum of 50% for the area zoned as Z19.
4. The total area for multiple residential uses shall be a minimum of 35% for the area zoned as Z19.
5. The maximum gross leasable floor area of any financial, retail uses in one tenancy is 500 m^2.
6. The maximum gross leasable floor area of any other office and health service uses in one tenancy is 280 m^2.
7. The maximum total gross leasable floor area of office and health service uses for the area zoned as Z19 is 1400 m^2.
8. The lands identified on Schedule "I" as "Area A", shall be developed with a focus on the uses identified in 15.19.6 2. High density residential development shall be permitted within "Area A" to provide a transition between uses. Mixed use buildings shall be permitted within "Area A" with a focus on uses in 15.19.6 2 on the main floor and residential above.
9. The total area identified in "Area A" is 5% of the total area for the non-residential uses identified in 15.19.6 2., as shown on Schedule "I" of this Bylaw.
10. Community care facility, four-plex, apartment, stacked row and two-unit housing are permitted within "Area A".
11. Outdoor use is not permitted except for a restaurant, parking, and loading, provided that all outdoor restaurant areas are enclosed by a screen.
12. Outdoor restaurant patios have a maximum occupant load of 40 people.
13. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z20

Bylaw 9004

15.20 Z20: Patricia Residential — Z20

15.20.1 Purpose

The purpose of this zone is to provide site specific regulations for a multifamily development occurring within the Downtown

15.20.2 Principal Uses

- apartment hotel
- community care facility, minor
- housing, apartment
- housing, congregate
- housing, row
- housing, stacked row

15.20.3 Secondary Uses

- home business 1

15.20.4 Subdivision Regulations

1. N/A

15.20.5 Development Regulations

1. The maximum site coverage is 55%; an additional 30% may be used for covered or enclosed off-street parking.
2. The maximum height is 18.0 m.
3. The minimum front, side, and rear yard is 2.0 m.
4. The minimum setback between principal buildings on a site is 6.0 m.

15.20.6 Other Regulations

1. Parking requirements for apartment housing uses shall be 0.5 per dwelling, only on Lot A, District Lot 343, Cariboo District, Plan PGP35522.
2. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.

Z21

15.21 Z21: Integrated Health and Housing

Z21

15.21.1 Purpose

The purpose of this zone is to facilitate an integrated health and housing centre that provides supportive housing, life skills training, counselling and medical care for residents transitioning back into society. The integrated health and housing centre will be managed by a non-profit organization registered under the *Society Act.*

15.21.2 Principal Uses

- community care facility, specialized
- health, service, community outreach
- health service, minor
  housing, supportive

15.21.3 Subdivision Regulations

1. The minimum lot width is 65.0 m.
2. The minimum lot area is 0.5 ha.

15.21.4 Development Regulations

1. The maximum site coverage is 55%.
2. The maximum height is 20.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum side yard is 3.0 m.
5. The minimum rear yard is 6.0 m.
6. The minimum setback between principal buildings on the site is 6.0 m.

15.21.5 Regulations for Accessory Development

1. The maximum height is 5.0 m.
2. The minimum front yard is 15.0 m.
3. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m.
4. The minimum rear yard is 1.2 m.

15.21.6 Other Regulations

1. There shall be a landscape screen that is 2.0 m wide along all highway frontages, or 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 every 5.0 m, interrupted only for driveways or walkways.
2. **Note:** In addition to the regulation listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations or Section 7, and the development permit guidelines of Section 8.

READ A FIRST TIME THIS THE 11th DAY OF September , 2006.
READ A SECOND TIME THIS THE 11th DAY OF September , 2006.

First Two readings passed by a **unanimous** decision of Members of City Council present and eligible to vote.

FIRST TWO READINGS RESCINDED ON THIS THE 4th DAY OF **DECEMBER, 2006,** BY A **UNANIMOUS** DECISION OF MEMBERS OF COUNCIL PRESENT AND ELIGIBLE TO VOTE.

READ A FIRST TIME THIS THE 4th DAY OF DECEMBER , 2006.
READ A SECOND TIME THIS THE 4th DAY OF DECEMBER , 2006.

First Two readings passed by a **unanimous** decision of members of City Council present and eligible to vote.

FIRST TWO READINGS RESCINDED ON THIS THE 5th DAY OF **MARCH, 2007,** BY A UNANIMOUS DECISION OF MEMBERS OF COUNCIL PRESENT AND ELIGIBLE TO VOTE.

READ A FIRST TIME THIS THE 5th DAY OF MARCH , 2007.
READ A SECOND TIME THIS THE 5th DAY OF MARCH , 2007.

First Two readings passed by a **unanimous** decision of members of City Council present and eligible to vote.

READ A THIRD TIME THIS THE 2nd DAY OF APRIL , 2007.

Third reading passed by a **unanimous** decision of Members of City Council present and eligible to vote.

Certified correct as passed Third Reading, this the 18th day of April , 2007.

DON SCHAFFER
CLERK

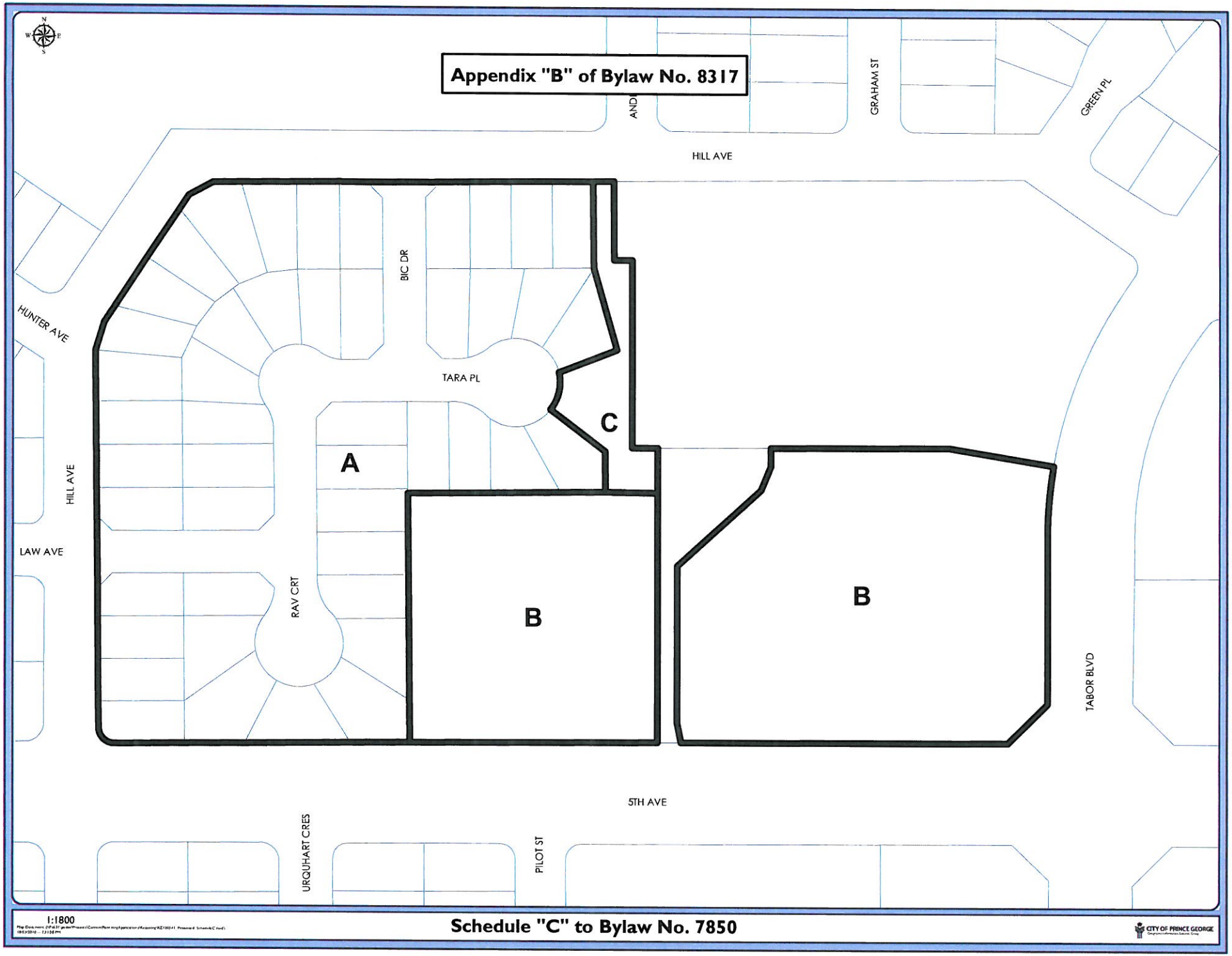
APPROVED BY THE MINISTER OF TRANSPORTATION PURSUANT TO THE PROVISIONS OF SECTION 53(3)(a) OF THE TRANSPORTATION ACT THIS THE 24TH DAY OF **APRIL, 2007.**

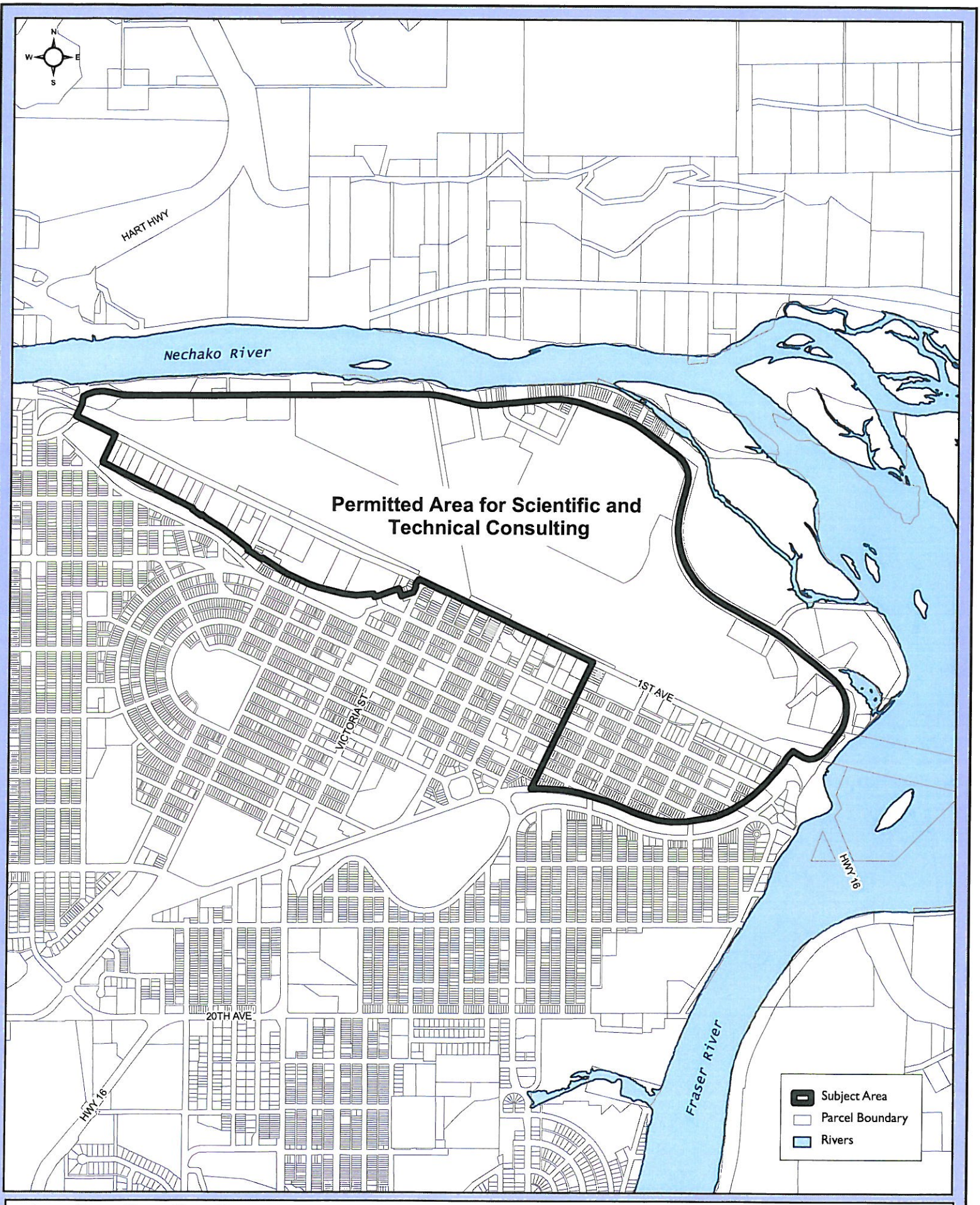
for MINISTER OF TRANSPORTATION

ADOPTED THIS THE 30th DAY OF APRIL , 2007,
BY A **UNANIMOUS** DECISION OF ALL MEMBERS OF CITY COUNCIL PRESENT AND ELIGIBLE TO VOTE

DON BASSERMAN
ACTING MAYOR

DON SCHAFFER
CLERK


Appendix "B" of Bylaw No. 8317
GRAHAM ST
GREEN PL
HILL AVE
BIC DR
HUNTER AVE
TARA PL
C
A
HILL AVE
LAW AVE
RAV CRT
B
B
TABOR BLVD
5TH AVE
URQUHART CRES
PILOT ST
1:1800
Schedule "C" to Bylaw No. 7850
CITY OF PRINCE GEORGE



0 175 350 525 700 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:17500

Schedule "D" to Zoning Bylaw No 7850, 2007

CITY OF PRINCE GEORGE
Geographic Information Systems Group

Appendix "A" of Bylaw No. 8447



0 60 120 180 240 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:6500

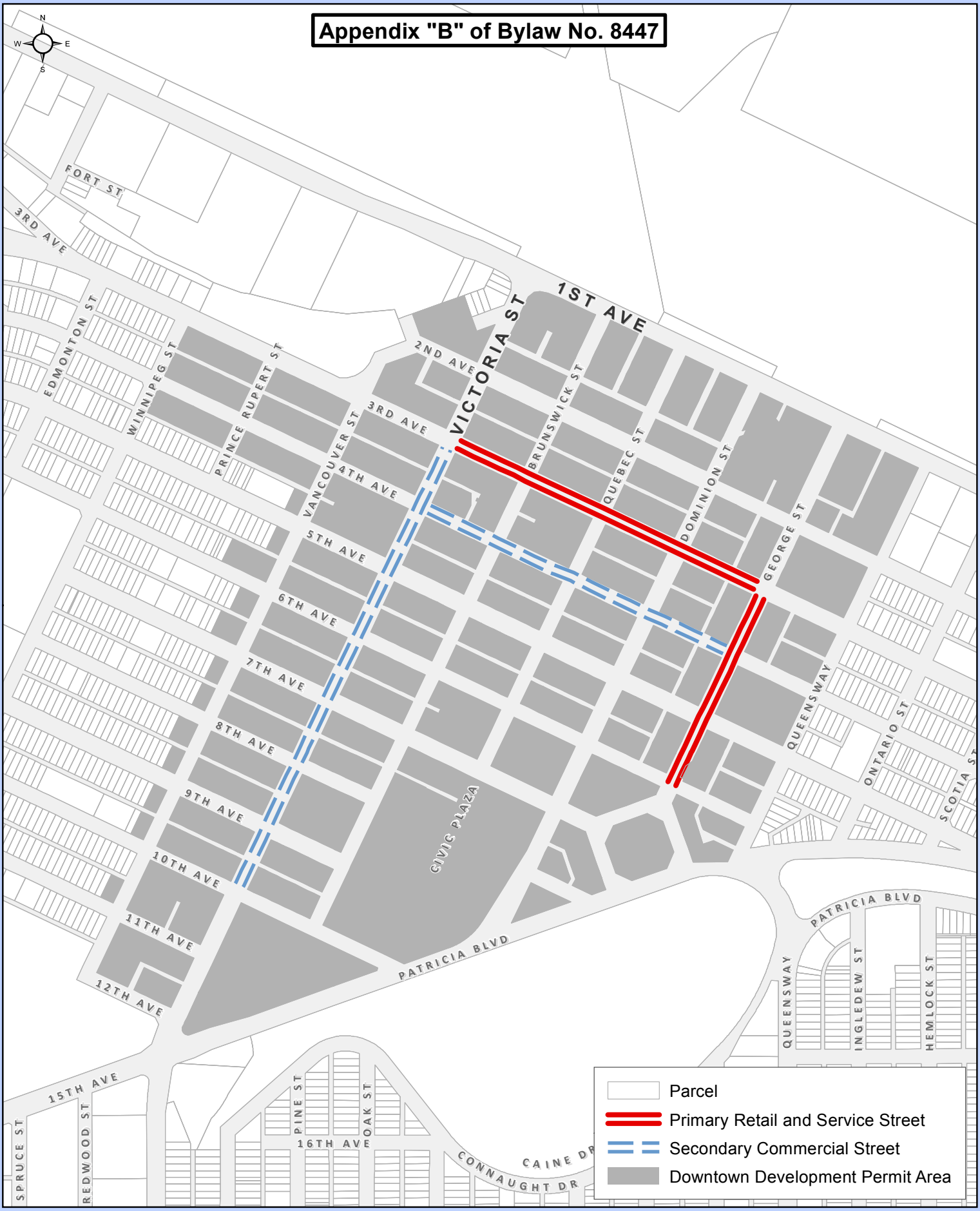
Schedule "E" to Bylaw No. 7850

Preferred Downtown Street Wall Height

CITY OF PRINCE GEORGE
Geographic Information Systems Group

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Appendix "B" of Bylaw No. 8447



0 60 120 180 240 Meters

Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

1:6500

Schedule "F" to Bylaw No. 7850

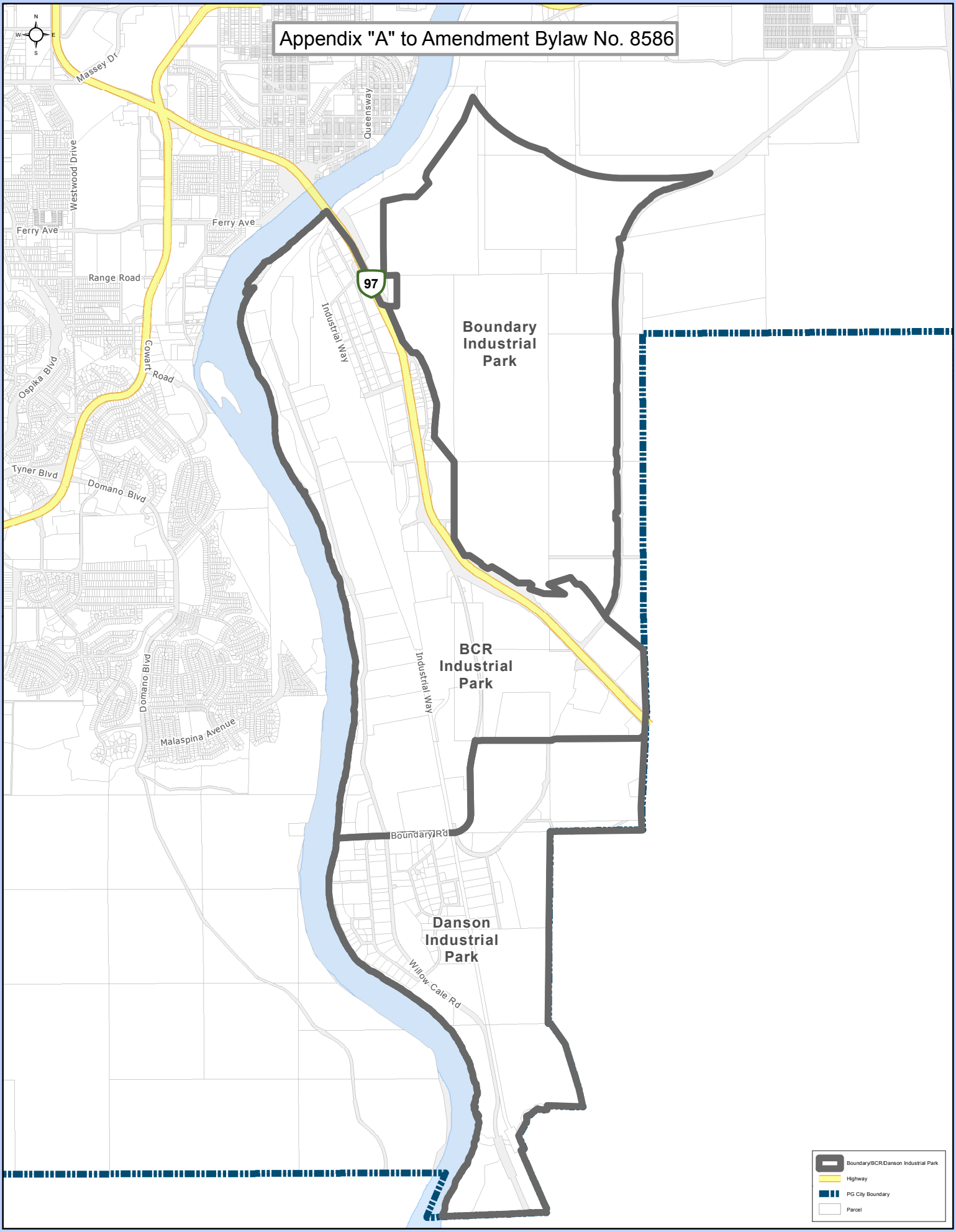
Downtown Commercial Street Types

CITY OF PRINCE GEORGE
Geographic Information Systems Group

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Schedule “G” to Bylaw No. 7850, 2007

Deleted by Bylaw No. 9443, 2024

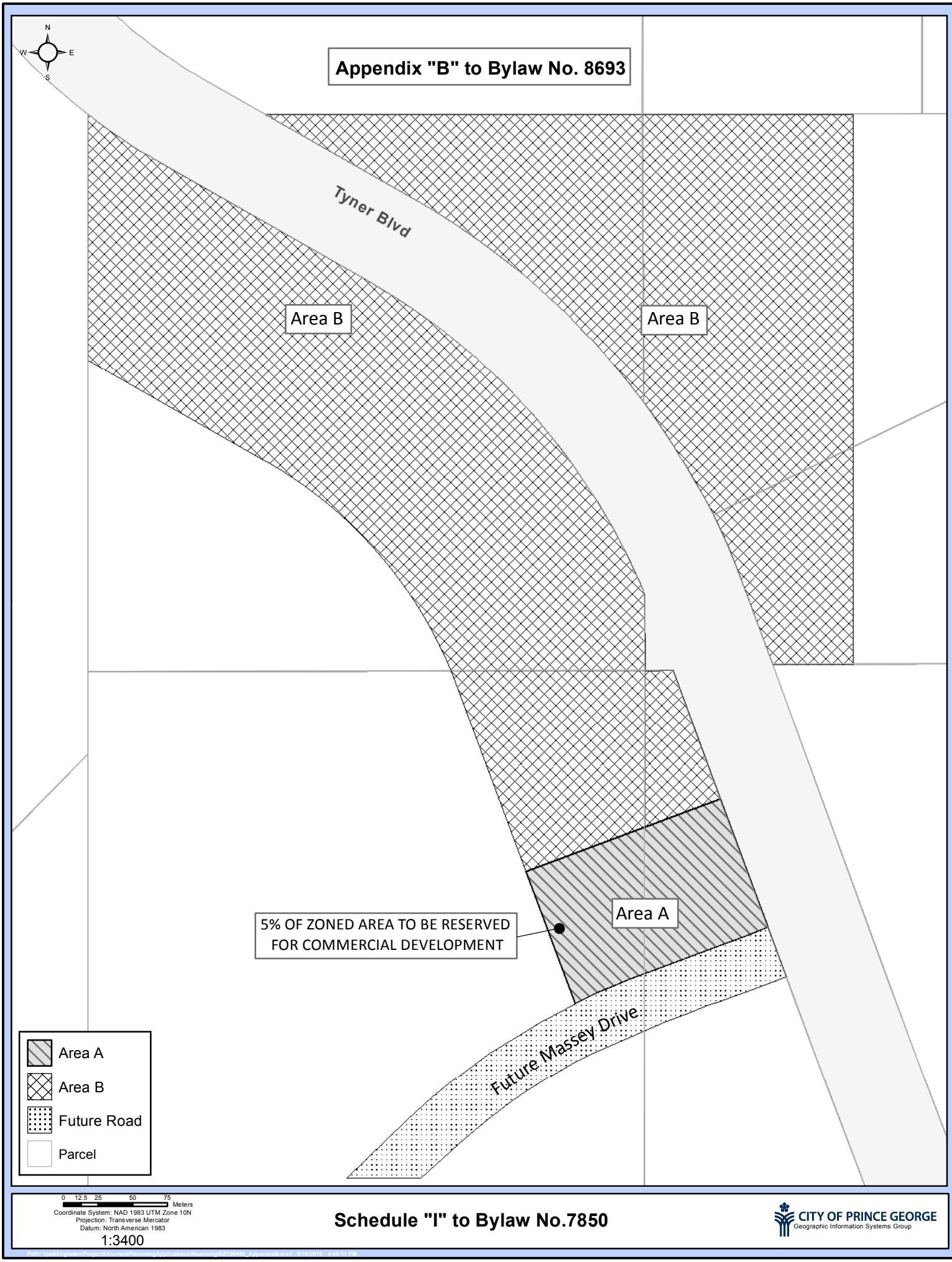


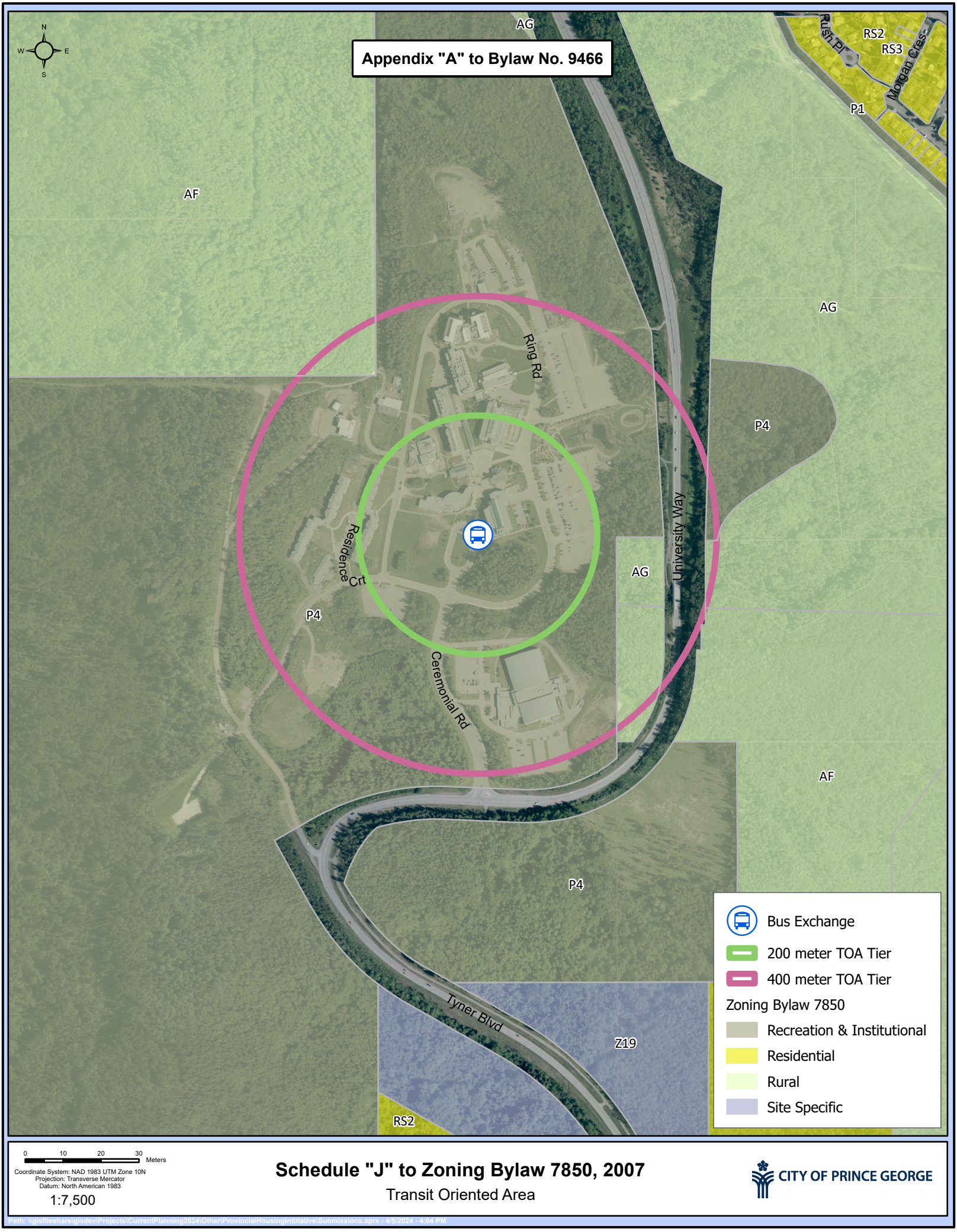
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1:40000

Schedule "H" to Zoning Bylaw No. 7850, 2007

CITY OF PRINCE GEORGE


N
W
E
S
Appendix "B" to Bylaw No. 8693
Tyner Blvd
Area B
Area B
Area A
5% OF ZONED AREA TO BE RESERVED FOR COMMERCIAL DEVELOPMENT
Future Massey Drive
Area A
Area B
Future Road
Parcel
0 12.5 25 50 75
Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983
1:3400
Schedule "I" to Bylaw No.7850
CITY OF PRINCE GEORGE
Geographic Information Systems Group


Appendix "A" to Bylaw No. 9466
N
W
E
S
AG
RS2
RS3
Rush Pl
Morgan Cres
P1
AF
AG
Ring Rd
P4
University Way
Residence Crt
AG
P4
Ceremonial Rd
AF
P4
Tyner Blvd
Z19
RS2
Bus Exchange
200 meter TOA Tier
400 meter TOA Tier
Zoning Bylaw 7850
Recreation & Institutional
Residential
Rural
Site Specific
0 10 20 30
Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983
1:7,500
Schedule "J" to Zoning Bylaw 7850, 2007
Transit Oriented Area
CITY OF PRINCE GEORGE
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