

PART 100

ADMINISTRATION

101 Application

- 1) For the purpose of this Bylaw, the Village of Sayward shall be classified and defined into the following zones and their abbreviated equivalents:

Residential One (R-1)	Single family residential zone
Residential/Commercial (RC)	Multifamily/Commercial zone
Residential/Industrial (RI)	Residential/Industrial zone
Rural One (RU-1)	Rural residential zone
Rural ALR (RU-ALR)	Rural residential within ALR zone
Commercial One (C-1)	Commercial zone
Commercial Two (C-2)	Tourist Commercial zone
Industrial One (I-1)	Industrial Use zone
Community Facility One (CF-1)	Public Assembly / Institutional zone
Forest One (F-1)	Forest Land Reserve/Silviculture zone
Park One (PA-1)	Community parkland & assembly zone
Park Two (PA-2)	Protected areas (estuary) zone
Access One (AC-1)	Public/recreational water zone
- 2) The areas described in Part 101(1), "Application", are hereby divided into zones contained in this bylaw. The extent of each zone is shown on Schedule A-1 which is attached to and forms part of this bylaw
- 3) Where a zone boundary is designated as following a road allowance or creek, the center of such road allowance or creek shall be the zone boundary.
- 4) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the zoning schedules referred to in Section 101(2).
- 5) Where a parcel is divided by a zone boundary, the areas created by such division shall be deemed to be separate lot areas for the purpose of determining the requirements of this bylaw.
- 6) Where a zone boundary has frontage on the sea, such zoning discontinues at the natural boundary and the foreshore zone for the adjacent area commences.
- 7) Where 2 or more regulations within this bylaw conflict, the more restrictive regulation shall apply.
- 8) Additional dwellings, where permitted by this Bylaw, do not carry with them the privilege of separate ownership in fee simple and permission for additional dwellings is not to be construed in any way as a justification for future subdivision.

102 Permitted Uses

- 1) No land, surface of water, building, or structure in any zone shall be used for any purpose other than those specified for the zone in which it is located as identified on Schedule A-1. Uses not expressly listed as a permitted principal or accessory use within a zone or otherwise noted as being permitted in this bylaw are prohibited.
- 2) Existing lots below the minimum lot area and frontage for subdivision may be used for the permitted uses in any zone, subject to compliance with other provisions identified in this bylaw.
- 3) Any forestry management activity relating to the production and harvesting of timber on any land that is classified as managed forest land pursuant to the Assessment Act or any land within a license area under the Forest Act shall not be restricted by any terms or conditions of the bylaw so long as the land continues to be used only for that purpose.
- 4) Parcels in the Agricultural Land Reserve (ALR) and Forest Land Reserve (FLR) are subject to the Agricultural Land Act and Forest Land Reserve Act respectively and orders of the Land Reserve Commission (LRC). Approval from the LRC may be required to use or subdivide FLR parcels as permitted in this bylaw.
- 5) The permitted uses in any zone may be subject to the approval of federal and provincial agencies as required.

103 Buildings and Structures

- 1) No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier or other person such that it contravenes the provisions of this bylaw.
- 2) No parcel shall have constructed or placed upon it by the owner, occupier or other person, a greater density of buildings and structures than that permitted by the zone which applies to the parcel.

104 Subdivision

- 1) No land shall be subdivided in contravention of this bylaw or any subdivision control bylaw of the Village of Sayward.

105 Enforcement

- 1) The Chief Administrative Officer is hereby appointed by the Village of Sayward pursuant to Section 268 of the Local Government Act to administer this Bylaw.
- 2) Persons appointed under Subsection (1) may enter at all reasonable times onto any parcel that is subject to this bylaw to ascertain whether the requirements and regulations of the Bylaw are being obeyed.

106 Violation

- 1) It shall be unlawful for any person to cause, suffer or permit any building or structure to be constructed, reconstructed, altered, moved, extended, or used, or land to be occupied or used in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw except as provided for in the Local Government Act.
- 2) It shall be unlawful for any person to prevent or obstruct any official appointed under Section 105(1) of this bylaw from performing his or her duties under this bylaw.
- 3) Nothing in this bylaw shall exempt any person from complying with the requirements of any other bylaws in force within the Village of Sayward or from obtaining any license, permission, permit authority, or approval required by this or any other bylaw of the Village.

107 Penalty

- 1) Any person who violates the provisions of this bylaw commits an offense and is liable on conviction to a fine not exceeding \$2,000.00 and not less than \$200.00, or imprisonment for a period not exceeding 6 months, or both.
- 2) Each day during which such violation is continued shall be deemed to constitute a new and separate offense.
- 3) Upon conviction, the presiding authority may direct that no prosecution under Subsection (2) may be made, with respect to the continuance of the violation, for such period of time as they direct.

108 Appeals, Amendments, and Permits

- 1) Site-specific exemptions, variances, permits and amendments may be approved as described and permitted within this bylaw or as provided for in Bylaw 310 being the "Permit Procedures and Fees Bylaw, 2000"

109 Severability

- 1) If a court of competent jurisdiction finds a provision of this Bylaw invalid, such decision shall not affect the validity of the remaining portions of this Bylaw.

PART 200

INTERPRETATION

The following definitions shall be used to interpret the regulations of this bylaw. Those definitions borrowed from other statutes or legislation are subject to change and shall be considered amended as Parliament or the Legislative Assembly adopts changes.

<i>ACCESSORY TO</i>	A use customarily incidental to the permitted use of land, buildings or structures located on the same lot.
<i>AGRICULTURAL PRODUCTS</i>	Commodities or goods derived from the cultivation and husbandry of land, plants, and animals.
<i>AGRICULTURAL USE</i>	The growing, rearing, producing, harvesting and processing of agricultural products.
<i>ANIMAL CARE</i>	The use of land, buildings or structures for medical and surgical treatment of animals including the housing, grooming and incidental care and boarding of the treated animals or the selling of animal medicines.
<i>APARTMENT</i>	See "DWELLING, APARTMENT".
<i>APPROVAL</i>	Approval in writing from the authority having jurisdiction.
<i>APPROVING OFFICER</i>	The approving officer designated as such pursuant to the <u>Land Title Act</u> or the <u>Strata Property Act</u> and or other such regulations or legislation as may from time to time be adopted by the provincial government and that person designated as such by the Village of Sayward.
<i>AUTOMOBILE BODY SHOP</i>	A building or structure, or lot used for the repair and replacement of automobile body parts, and painting of automobiles but does not include an "AUTOMOBILE WRECKING YARD"
<i>AUTOMOBILE SERVICE STATION</i>	A building or structure, or lot used for the selling and dispensing of vehicular fuels or automotive parts and accessories, as well as the washing or servicing and repair of vehicles excluding body repairs.
<i>AUTOMOBILE WRECKING YARD</i>	A place where 2 or more derelict vehicles are stored, kept, disassembled or repaired and where parts from derelict vehicles may be salvaged, purchased, or reused subject to compliance with the <u>Motor Vehicle Act</u> and pursuant regulations.

<i>BARGE FACILITIES</i>	An area on the surface of water together with a ramp facility at an adjacent upland location or a dock facility from an upland location extending into the water, which allows for the movement of equipment or goods between a floating barge and the upland. Said area of land or water, which has been approved for such use by the authorities or agencies having jurisdiction.
<i>BED AND BREAKFAST</i>	The use of part of a dwelling unit for the provision of temporary accommodation for the travelling public. (See Section 304.)
<i>BOARDING</i>	Use of a dwelling or part thereof in which furnished sleeping accommodations with or without furnished meals are provided for consideration to not more than four persons as permanent accommodation.
<i>BUILDING</i>	A structure used, or intended, for supporting or sheltering any use or occupancy.
<i>BULK STORAGE</i>	The storage of chemicals, petroleum products, water, and other materials in above-ground or below-ground containers for subsequent resale to distributors, retail dealers or outlets.
<i>CAMPGROUND</i>	Use of a parcel of land occupied and maintained for temporary accommodation of the travelling public in tents, trailers, or recreation vehicles that are licensed for the current year and have been brought to the site by the traveler. It does not include accommodation in cabins, hotels/motels, manufactured homes, manufactured home parks, or park model trailers.
<i>COMMERCIAL</i>	Any activity in which goods and services are exchanged for monetary gain.
<i>COOKING FACILITY</i>	A food preparation area which has a sink and an appliance for the heating or cooking of food.
<i>CROWN LAND</i>	Land, whether or not it is covered by water, or an interest in land, vested in the Crown.
<i>DERELICT VEHICLE</i>	Any vehicle or part of any motor vehicle which is not validly registered and licensed in accordance with the <u>Motor Vehicle Act</u> , RSBC 1979 and amendments thereto, and which is not housed in an enclosed building or structure.

<i>DESIGNATED FLOOD</i>	A flood which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records, or by regional analysis where inadequate streamflow data is available.
<i>DESIGNATED FLOOD LEVEL</i>	The observed or calculated elevation for the designated flood, which is used in the calculation of the flood construction level.
<i>DWELLING, APARTMENT</i>	Any building divided into not less than 3 dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence of one family.
<i>DWELLING, DUPLEX</i>	Any building divided into 2 dwelling units neither of which is a secondary suite and each of which is occupied or intended to be occupied as a permanent home or residence of one family.
<i>DWELLING, MULTI-FAMILY</i>	Any building divided into 3 or more dwelling units such as an apartment, co-housing complex, condominium, patio home, townhouse, or row house where each unit is occupied or intended to be occupied as the permanent home or residence of one family.
<i>DWELLING, SINGLE FAMILY</i>	Any building or manufactured home used for residential use for one family and consisting of one dwelling unit.
<i>DWELLING, TOWNHOUSE OR ROWHOUSE</i>	Any building of at least 3 side-by-side dwelling units where a party (common) wall separates each dwelling unit from each other intended to be occupied as a permanent home or residence of one family.
<i>DWELLING UNIT</i>	A self-contained unit consisting of one or more rooms designed, occupied, or intended for occupancy as a separate household with sleeping and sanitary facilities and not more than one set of kitchen and cooking facilities, but specifically excludes recreational vehicles. A second set of kitchen and cooking facilities may be permitted where required by a provincial health agency to operate a home based business or cottage industry involving food products.
<i>FAMILY</i>	One person or a group of persons who through marriage, blood relationship, or other circumstances normally live together.

<i>FARM BUILDING</i>	Any building or part thereof which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds.
<i>FISH HATCHERY</i>	A salmonid enhancement project providing for the incubation, hatching or rearing of fish.
<i>FLOOD CONSTRUCTION LEVEL OR FLOOD LEVEL</i>	A designated flood level plus freeboard, or where a designated flood level cannot be determined, a specified height above a natural boundary, natural ground elevation, or any obstruction that could cause ponding.
<i>FLOODPLAIN</i>	An area which is susceptible to flooding from a watercourse, lake, sea, or other body of water.
<i>FLOODPLAIN SETBACK</i>	The required minimum distance from the natural boundary of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood construction level, so as to maintain a floodway and allow for potential land erosion.
<i>FLOOR AREA</i>	The total area of all floors measured to the extreme outer limits of the building. The floor area of a building includes the area of the basement area, if it is deemed to be habitable area by the building inspector.
<i>FORESHORE</i>	That land in tidal areas lying between the high tide and the mean low tide.
<i>FOREST LAND RESERVE</i>	Land designated as forest reserve land under the <u>Forest Land Reserve Act</u> .
<i>FORESTRY</i>	The science, art and practice of managing and using the natural resources that occur on and in association with forest lands including the conservation and management of sustainable forests and forest lands for the continuing use and enjoyment of the forest elements and resources guided by, but not necessarily limited to, the rules, regulations and policies of federal and provincial agencies.
<i>FREEBOARD</i>	A vertical distance added to a designated flood level, used to establish a flood construction level.
<i>FRONT LOT LINE</i>	See "LOT LINE, FRONT LOT LINE"
<i>FRONT YARD</i>	See "YARD, FRONT"

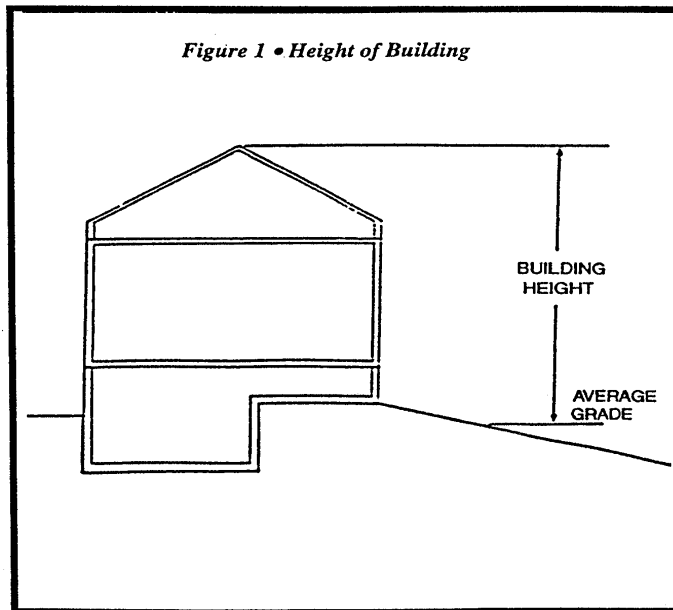
FRONTAGE The total length of all lot lines which adjoin a HIGHWAY or common property serving as a roadway in a strata subdivision.

GEODETTIC SURVEY OF CANADA (G.S.C.) DATUM A vertical distance above Canadian Geodetic Datum (mean sea level as determined by the Canadian Hydrographic Service).

GRADE LEVEL See "NATURAL GRADE LEVEL"

HABITABLE AREA Any space or room, including a manufactured home, used for dwelling purposes, business, or the storage of goods that are susceptible to damage by floodwater.

HEIGHT OF BUILDING The vertical distance from the average natural grade level of the building footprint to the highest part of the roof surface. See Figure 1.



HIGH WATER MARK See "NATURAL BOUNDARY".

HIGHWAY Includes a public right-of-way identified as a street, road, lane, and any other way open to public use, but does not include a private right-of-way on private property.

HOME BASED BUSINESS Any trade, based business, profession or craft for economic gain or support which is clearly incidental to the principal residential use of a parcel and which satisfies the requirements of Section 303 of this Bylaw.

<i>HOSTEL</i>	A facility where group accommodation is provided on a temporary basis and where food services may also be provided.
<i>HOTEL</i>	See "TOURIST ACCOMMODATION"
<i>INDUSTRIAL USE HEAVY</i>	A use providing for wholesaling, processing, fabricating, warehousing, testing, assembling, service, repairs, manufacturing, distribution or maintenance of goods or materials and can include bulk storage (indoor and outdoor), fuel storage, recycling yard and transfer station, wood processing, including sawmills, shakemills, pulp & paper, value-added wood processing, meat and seafood processing, boat building, repairs and services, and retail sales accessory to a permitted principal use; but specifically excludes junkyards, wrecking yards and motor vehicle salvage.
<i>INDUSTRIAL USE LIGHT</i>	A use providing for wholesaling, processing, fabricating, warehousing, testing, assembling, service, repairs, manufacturing, distribution or maintenance of goods or materials and can include bulk storage, value-added wood processing, marine repairs and services, and retail sales accessory to a permitted principal use.
<i>INSTITUTIONAL USE</i>	A non-profit or public use or institution such as a church, hall, library, recycling depot, transfer station, public school or health care facilities.
<i>JUNKYARD</i>	A place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including 2 or more derelict vehicles, are stored or kept, for private or commercial purposes, or as part of a trade or calling, including automobile wrecking yards.
<i>KENNEL</i>	See "ANIMAL KENNEL".
<i>LANE</i>	See "HIGHWAY"
<i>LOG HANDLING</i>	The industrial activities of log dumping, storage, sorting, booming, barging and hauling.

<i>LOT</i>	An area of land or water designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office, a legally recorded Lease or License of Occupation as issued by the Ministry of Forests and the Ministry of Environment, Lands Branch, or a strata lot subdivided under the <u>Strata Property Act</u> .
<i>LOT AREA</i>	The area of land within the boundaries of the lot.
<i>LOT COVERAGE</i>	The total horizontal area of structures measured to the outside of the exterior walls of the buildings on a lot including the horizontal areas of attached decks and porches, expressed as a percentage of the lot area.
<i>LOT LINE</i>	<p>A line which marks the boundary of a lot as shown in Figure 2 and in particular:</p> <ol style="list-style-type: none">a) <i>Front Lot Line</i> means the lot line which immediately adjoins a highway. Where 2 or more lot lines adjoin a highway, the shortest lot line along a highway shall be deemed to be the front lot line.b) <i>Rear Lot Line</i> means the lot line opposite to and most distant from the front line.c) <i>Side Lot Line</i> means a lot line other than a front or rear lot line.<ol style="list-style-type: none">1. <i>In the case of a corner lot, the base of the sight triangle shall not be considered to be, or be part of, the front lot line.</i>2. <i>In the case of "water access only" lots, the lot line adjoining the natural boundary shall be considered the front lot line.</i>
<i>MARINA</i>	A facility for berthing, fueling, launching, mooring, securing, servicing and storing boats, seaplanes and other vessels, and may include as accessory uses, administrative offices, public facilities for showering and laundry, restaurants, retail and rental shops, ice plants, net lofts, sport fish processing, and tourist kiosks. Marina use excludes permanent or indefinite moorage or berthing of vessels occupied as a residence.
<i>MANUFACTURED HOME (MOBILE HOME)</i>	A transportable dwelling unit, which arrives at the site where it is to be occupied, complete and ready for occupancy except for placing on foundation supports, connections of utilities, and some incidental assembly, and conforms to the Canadian Standards Association's Z240 MH Series 96 and Z241 Series 92 standards, but specifically excludes recreational vehicles.
<i>MANUFACTURED HOME PAD</i>	See "PAD"

<i>MANUFACTURED HOME PARK</i>	An unsubdivided parcel of land, zoned for manufactured home park use, used for the siting of two or more manufactured homes. See Section 312
<i>MOORAGE</i>	A place where vessels including all manner of marine vessels, amphibian aircraft, and other such craft can be tied up or otherwise secured. Such moorage may include a commercial, private, or public facility.
<i>MOTEL</i>	See "TOURIST ACCOMMODATION"
<i>NATURAL BOUNDARY</i>	The visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself, as defined in Section 1 of the <u>Land Act</u> , and also includes the edge of dormant side channels of any lake, river, stream, or other body of water.
<i>NATURAL GRADE LEVEL</i>	The average level of the natural ground elevation adjoining each exterior wall of a building.
<i>NATURAL GROUND ELEVATION</i>	The undisturbed ground elevation prior to site preparation. Site preparation includes the placement of fill and excavation activities.
<i>NEIGHBOURHOOD PUB</i>	An establishment operating under a "D" type license issued pursuant to the <u>Liquor Control and Licensing Act</u> and amendments thereto, but shall also include a Legion, club, or other similar society registered pursuant to the <u>Society Act</u> that operates under an "A" type license issued pursuant to the <u>Liquor Control and Licensing Act</u> and amendments thereto.
<i>NON-CONFORMING SITING OR USE</i>	Any siting or use which does not conform to all the regulations of this bylaw or any amendments thereto, for the zoning designation in which such building or use is located. See 911 of the <u>Local Government Act</u> .
<i>NUISANCE</i>	A person, thing or circumstance causing trouble or annoyance including anything harmful or offensive to the community, or a member of it, and for which a legal remedy exists. See Section 310
<i>OUTDOOR STORAGE</i>	See "STORAGE, OUTDOOR".

<i>OWNER</i>	A person registered in the records as owner of land or of a charge on land, whether entitled to it in his own right or in a representative capacity or otherwise, and may include "registered owner".
<i>PAD</i>	A paved or level surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home or a concrete pad for supporting a habitable area.
<i>PANHANDLE LOT</i>	A lot serviced or accessed by a panhandle which extends along a side of an adjoining lot, as illustrated in Figure 2.
<i>PANHANDLE</i>	A strip of land not less than 6.0 metres (19.7 feet) in width and not exceeding 20.0 metres (65.6 feet) in width which provides the access and highway frontage to a parcel, and which forms part of that parcel as illustrated in Figure 2.
<i>PARCEL</i>	see "LOT"
<i>PARCEL AREA</i>	see "LOT AREA"
<i>PARK</i>	Publicly owned land or water designated for park purposes which is intended to be used by the public for recreation purposes, administered by a government agency.
<i>PERMITTED ACCESSORY USE</i>	A use that is ancillary to the permitted principal use of the land, building or structure located on the same parcel, or on a parcel contiguous to a parcel on which the principal use is situated when both parcels are owned by the same person and both parcels have the same zoning.
<i>PERMITTED PRINCIPAL USE</i>	The principal permitted purpose for which land, buildings or structures may be used.
<i>PRIVATE</i>	A use, structure, or facility that is available to a particular person or organization and is not available to the general public for public or commercial use.
<i>PUBLIC</i>	A use, structure, or facility that is available for the use and benefit of all people but is not offered for commercial gain.
<i>PUBLIC ASSEMBLY USE</i>	The use of land, buildings or structures for religious institutions, cemeteries, clubs, hospitals, community care facilities, institutional uses, government offices and associated infrastructure facilities, daycare centres, schools, museums, community halls, auditoriums, and publicly funded recreation facilities.
<i>REAR LOT LINE</i>	See "LOT LINE, Rear Lot Line"

<i>REAR YARD</i>	See "YARD, Rear"
<i>RECREATION FACILITIES</i>	A facility used and equipped for the conduct of sports, leisure and entertainment activities, instructional courses, equipment rentals, showers and storage but specifically excludes golf courses and outdoor water slides.
<i>RECREATION, LOW IMPACT</i>	Activities of sport or leisure such as camping, hiking, fishing, snowshoeing, skiing canoeing, kayaking, and windsurfing which require limited temporary facilities or no construction of buildings or structures.
<i>RECREATION VEHICLE</i>	Any structure, trailer, or vehicle used or designed to be used for temporary living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self-propelled, but specifically excludes manufactured homes and park model trailers.
<i>RESIDENTIAL USE</i>	The occupancy and use of a dwelling unit.
<i>RESORT</i>	See "TOURIST ACCOMMODATION".
<i>RESTAURANT</i>	An eating establishment providing for the sale of prepared foods and beverages. It may be an establishment operating under a license issued pursuant to the <u>Liquor Control and Licensing Act</u> and amendments thereto, but specifically excludes neighbourhood pubs.
<i>RETAIL</i>	The sale of goods to the general public and the maintenance and repair of goods sold.
<i>RIGHT-OF-WAY</i>	A legal right of passage over another's land for a variety of reasons. Rights-of-way may be registered as a charge against a title so as to run with the land.
<i>ROAD ALLOWANCE</i>	See "HIGHWAY".
<i>SAWMILL</i>	A permanent facility in which logs are sawn into dimensional sizes. A sawmill may include a planer mill and other equipment normally associated with the production of finished lumber products including a wood drying kiln as accessory uses.
<i>SAWMILL PORTABLE</i>	A small sawmill mounted on tires and designed to be pulled or towed from site to site.

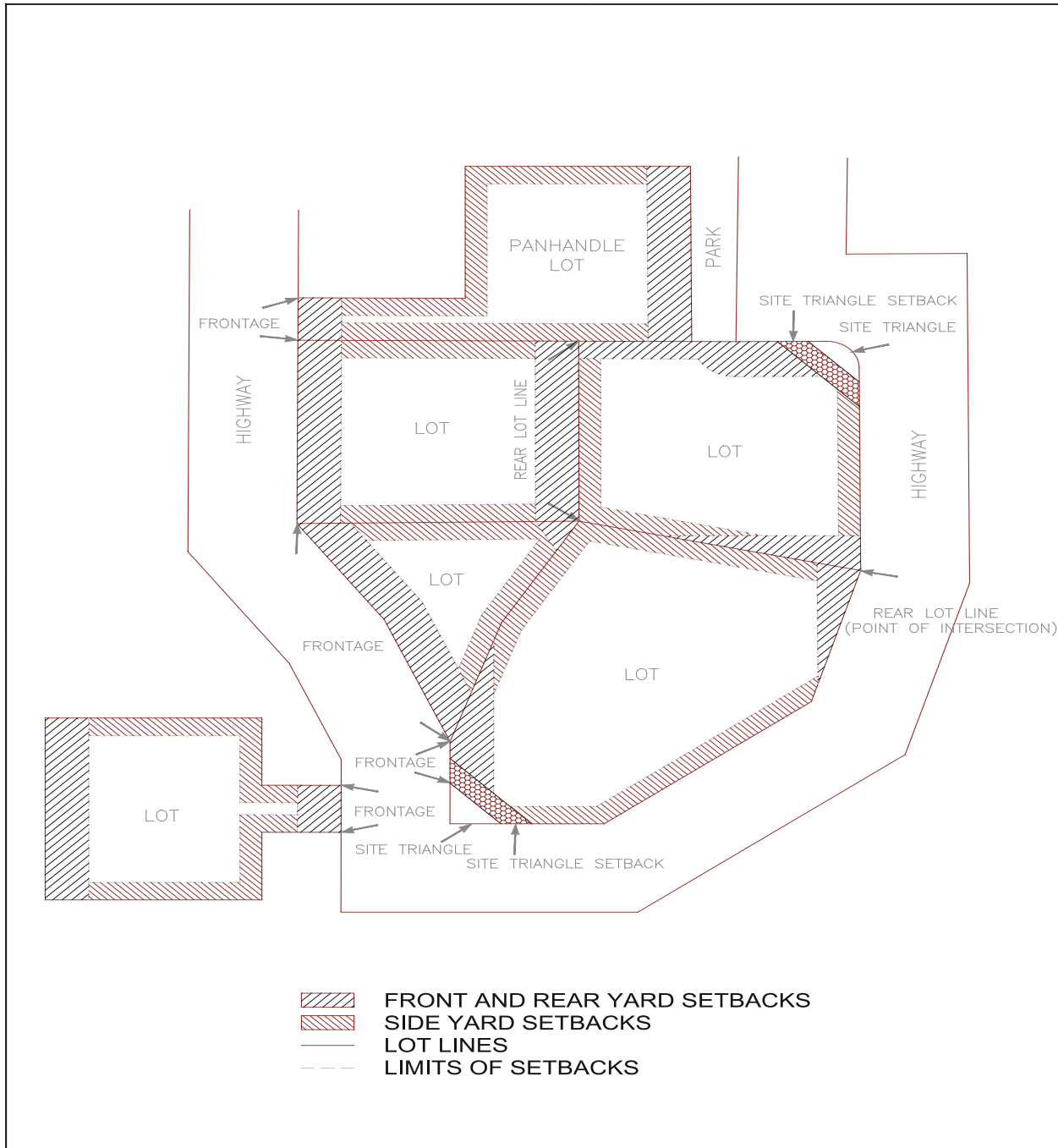
<i>SCREENED OR SCREENING</i>	A continuous solid fence, wall, berm, compact evergreen hedge, or other densely planted vegetation of sufficient height to visually shield or obscure one abutting structure, building or lot from another, broken only by access drives and walks. See also "BUFFER".
<i>SEAFOOD PROCESSING</i>	The gutting of finfish, the shucking of molluscan shellfish or crustaceans, the freezing, salting, smoking or packaging of aquatic organisms, or the mechanical or chemical transformation of any aquatic organism after it is harvested.
<i>SECONDARY SUITE</i>	A separate dwelling unit which is located within a building of residential occupancy containing only one other dwelling unit. See also Section 311
<i>SERVICE ESTABLISHMENT</i>	An establishment where professional or personal services are provided and goods, wares, merchandise, articles or things accessory to the provision of such services are sold. Without restricting the generality of this definition, service establishments may include barber shops, beauty salons, dry cleaning, engineering, health care, animal care, launderette, legal offices, photographic studios, and shoe repair, bus depots; funeral parlours, but specifically excludes automobile repair.
<i>SETBACK</i>	The required minimum horizontal distance measured from the respective lot line or other feature as may be identified to any building or structure or part thereof.
<i>SHORELINE PROTECTION DEVICE</i>	Breakwaters, seawalls, bulkheads, riprap, deposition of materials such as stone and concrete rubble, bluff stabilization projects, and similar measures employed to protect property from erosion by the sea and watercourses.
<i>SIDE LOT LINE</i>	See "LOT LINE, SIDE LOT LINE"
<i>SIDE YARD</i>	See "YARD, SIDE"
<i>SIGHT TRIANGLE</i>	The area formed by a triangle in the angle formed by the right-of-way boundaries or boundaries produced and 2 points on the boundaries 6.0 metres (19.7 feet) from the point of intersection.
<i>SIGN</i>	Any object, device, display, structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, service, event or location by any means including words, letters, figures, design, symbols, fixtures, colours, illumination or projected images. See Section 309.

<i>SIGN REAL ESTATE</i>	A sign indicating the parcel or structure where the sign is located is for lease, rent or sale.
<i>SIGN, THIRD PARTY</i>	A sign which directs attention to a business, product, service or entertainment which is conducted, sold or offered at a location other than the parcel on which the sign is located.
<i>SITE AREA</i>	The area of land, or water, or water within the boundaries of a lot or the total horizontal area within the exterior lot lines of all the lots to be covered by a common use. In the case of a strata lot, site area shall mean the area of the parent lot prior to the creation of strata lots.
<i>SILVICULTURE</i>	All activities related to the development and care of forests, including forestry field training and the removal of harvestable timber stocks, but does not include the processing of wood or wood products.
<i>STORAGE, OUTDOOR</i>	The keeping, in an unroofed area or a roofed area with unenclosed sides, of any goods, material, merchandise or vehicles associated with a permitted principal use, in the same place for more than 24 hours.
<i>STREET</i>	See "HIGHWAY"
<i>STRUCTURE</i>	Anything that is constructed or erected on land, supported by or sunk into water, and includes swimming pools, and major improvements accessory to the principal use of land, but specifically excludes retaining walls and fences under 2.0 metres (6.6 feet) in height, landscaping, paving improvements and signs unless otherwise noted in this bylaw.
<i>SUBDIVISION</i>	Any change in existing size, shape, number or arrangement of a parcel registered in the Land Title Office so as to require that a new Certificate of Indefeasible Title be issued. Includes a subdivision under the <u>Strata Property Act</u> .
<i>THIRD PARTY ADVERTISING</i>	See "SIGN, THIRD PARTY".
<i>TOP OF BANK</i>	The point at which the upward ground level becomes less than one vertical to four horizontal (1:4), and refers to the crest of the bank or bluff where the slope clearly changes into the natural upland bench, or as designated by the appropriate provincial agency.

<i>TOURIST ACCOMMODATION</i>	The provision of accommodation for the travelling public which may include campgrounds, cabins, motels/hotels, RV Parks or resorts but shall not include park model trailers, manufactured homes or apartments.
<i>TRAVELLING PUBLIC</i>	Any person or persons staying at a location other than their permanent home or address.
<i>UTILITY USE</i>	Any uses supported by a government agency to provide water, sewer, fire protection, electrical, natural gas, transportation, communications, information, and similar services.
<i>VALUE ADDED WOOD PROCESSING</i>	The production of value-added wood items such as (but not limited to) mouldings, shakes, fencing, furniture, doors, windows and other wood products.
<i>WAREHOUSE</i>	A building used for the receiving and storage of commercial, industrial or household goods and freight, or private goods and personal property.
<i>WAREHOUSING</i>	Facilities operated for the storage of commercial, industrial, household, or private goods and freight and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations.
<i>WATERCOURSE</i>	Any natural or man-made depression with well-defined banks and a bed 0.6 metres (2.0 feet) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2.0 square kilometres (0.8 square miles) or more upstream of the point of consideration, or as required by a designated official of the appropriate provincial agency.
<i>WETLAND</i>	Land seasonally or permanently covered by water and dominated by water-tolerant vegetation. Wetlands may include swamps, marshes, bogs and fens but lands periodically flooded for agricultural purposes are excluded.
<i>WHARF</i>	A structure attached to a shore to which vessels, including all manner of marine vessels, aircraft on floats, and other such craft, can be tied or secured.

<i>WHOLESALE</i>	Establishments or places of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers, or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies and includes the maintenance and repair of such goods that are sold.
<i>YARD, FRONT</i>	The area from the front lot line to a line drawn parallel to this line equal to the minimum required building setback as illustrated in Figure 2. (see "SETBACK")
<i>YARD, REAR</i>	The area from the rear lot line to a line drawn parallel to this line equal to the minimum required building setback as illustrated in Figure 2. (see "SETBACK")
<i>YARD, SIDE</i>	The area from the side lot line to a line drawn parallel to this line equal to the minimum required building setback as illustrated in Figure 2. (see "SETBACK")

Setbacks Configurations



PART 300

GENERAL REGULATIONS

301 Uses Permitted In All Zones

- 1) In addition to the uses specifically permitted in particular zones, the following uses are permitted in all zones:
 - a) Utility use;
 - b) Park Use;
 - c) Ecological reserves;
 - d) Fish hatcheries;
 - e) Agricultural use excluding the keeping of livestock;
 - f) Low impact recreation.

302 Uses Prohibited in All Zones

- 1) The following uses are prohibited in all zones unless otherwise permitted in this bylaw:
 - a) The use of a houseboat, float home, or float camp for residential use;
 - b) The use of an accessory building or structure for human habitation;
 - c) Storage of waste and salvage material, except as expressly permitted elsewhere in this bylaw;
 - d) The wrecking or storage of more than one derelict vehicle or as a junkyard, except as expressly permitted elsewhere in this bylaw.

303 Home Based Businesses

- 1) **Home Based Businesses shall be in conformity with the following regulations:**
 - a) The residential character of the building containing the home based business shall be maintained except that one name plate or sign not more than 1.0 square metre (10.8 square feet) in area, may be placed on the property.
 - b) No more than 2 persons outside the immediate family residing on the premises may be employed or otherwise engaged in or assisting the home based business.
 - c) No equipment or process shall be used in such home based business which creates noise, vibration, glare, fumes, odours or electrical interference or nuisance by any other means detectable to the normal senses off the lot.
 - d) The maximum floor area per lot that can be used for home based business use including, storage, processing or sale, shall not exceed

more than 51% of the gross floor area of the residential unit and must be carried out completely within an enclosed structure.

- e) All articles sold through a home based business must be produced, manufactured, or repaired on site, with an exception allowing for the incidental selling of goods not manufactured on site but directly related to the home based business. Up to 20% of the maximum floor area per lot as outlined in (d) above may be used to sell articles not produced on site.
- f) Articles manufactured off-site may be sold through a home based business provided that persons employed in the home based business will carry out all distribution of articles off site.
- g) Any person intending to operate a home based business shall obtain approval from the Ministry of Health, as required by the Ministry, prior to commencing the home based business on any parcel.
- h) Outside storage of vehicles and equipment used in the operation of the home based business is limited to 3 pieces of equipment, including trucks and trailers.

2) *BED AND BREAKFAST*

1) *Bed and breakfast operations shall be in conformity with the following regulations:*

- a) No more than 3 bedrooms may be used for bed and breakfast accommodation per lot. The bedrooms used must be located in a dwelling unit. Use of an accessory building to provide bed and breakfast accommodation is not permitted.
- b) In addition to the parking requirements for the residence, at least one automobile parking space shall be provided on the same lot for each room available for accommodation.
- c) Meals may be provided only to customers of a bed and breakfast operation only.
- d) No more than 2 persons outside the immediate family residing on the premises may be employed or otherwise engaged in or assisting the bed and breakfast operation.
- e) The residential character of the building containing the bed and breakfast shall be maintained except sign not more than 1.0 square metre (10.8 square feet) in area, may be placed on the property.
- f) Notwithstanding the above, any person intending to operate a bed and breakfast shall obtain approval from the Ministry of Health (when required), prior to commencing the operation.

304 Residential Occupancy of Recreational Vehicles

Occupancy of recreational vehicles for residential purposes shall be permitted subject to the following:

- 1) For recreational purposes, within any zone, for a period not to exceed 90 days in any 12 month period, or
- 2) In all zones, as on-site accommodation during the course of construction for a residential unit pursuant to, where applicable, an approved building permit issued by the Village of Sayward provided that:
 - a) Approval for hook-up to water and sewer services has been granted by the Village.
 - b) The period of occupancy of the recreational vehicle does not exceed 365 days. One additional extension of 365 days may be approved by the Chief Administrative Officer, at the request of the property owner.
 - c) The owner of the property or their agent has provided a notarized letter of undertaking wherein they agree to remove the recreational vehicle and/or cease its use as a residence within 365 days and has provided a negotiable security in the form acceptable to the Village in the amount of \$1000.00. This security would be used to cover the enforcement costs of causing the cessation of use should the owner neglect or refuse to cease its use as a residence in accordance with Sections (a), and (b) above.

305 Secondary Residential Use

- 1) Where permitted in this bylaw, secondary residential use must meet the following criteria:
 - a) The suite shall be located within a building of residential occupancy containing only one other dwelling unit.
 - b) The suite shall have a floor space less than 40% of the habitable floor space of the building. (Floor area for the purposes of this calculation does not include attached garages/carports);
 - c) The suite shall have its own access and egress;
 - d) Once approved by the Village, a secondary suite cannot be further subdivided from the building it is part of under the Strata Property Act.
 - e) All secondary suites must be constructed under a valid building permit and have the necessary approvals of the Village of Sayward for sewer, and potable water requirements.

306 Signs

- 1) Signs advertising a business, product or service, excluding home based business, bed and breakfast operations and cottage industrial uses, shall be permitted only on the parcel where the advertised business, product or service is operated or offered, in compliance with any zone or land use regulations regulating their size and location.

- 2) Roof-top, flashing or animated signs are not permitted on any building, structure or site.
- 3) Third party advertising of any type are not permitted on any parcel or structure with the exception of public service and community announcements.
- 4) Temporary on-site real estate signs not exceeding 1.0 square metres (10.8 square feet) in area are permitted in all zones provided that the signs are removed within 2 weeks of completion of the sale of the advertised property.
- 5) Signs for businesses permitted under any zoning designation, with the exception of home based business and cottage industries, shall be subject to the following conditions:
 - a) the maximum total area of all sign faces on a parcel shall be 5.0 square metres (53.8 square feet); and
 - b) the maximum height of a freestanding sign shall be 3.0 metres (9.8 feet).

307 Buffers/Screening Between Industrial/Commercial Operations and Residential Areas

- 1) Where residential or commercial use is developed adjacent or abutting to an existing industrial operation, any buffers or screening required between the two uses shall be provided on the parcel or parcels where residential or commercial use is being established.
- 2) Where an industrial use is developed adjacent or abutting to an existing residential or commercial use, any buffers or screening required between the two uses shall be provided on the parcel or parcels where the industrial use is being established.

308 Fences

- 1) In residential zones, fences shall not exceed 2.0 metres (6.6 feet), except along the front lot line where the height shall not exceed 1.2 metres (3.9 feet).
- 2) In Commercials
- 3) In Industrial zones
- 4) All other zones

309 Manufactured Homes

Where permitted by bylaw, manufactured homes (which includes mobile, modular and park model trailers) shall conform to the following standards:

- 1) All manufactured homes shall conform to Z-240 standards published by the Canadian Standard Association;
- 2) A manufactured home should be skirted from the underside of the floor to the ground level or, in the alternative, shall be installed on a sunken drained pad, in such a way that the underside of the floor is not more than 0.3 m (1 ft) above the finished grade of the ground below;

- 3) All additions or extensions and accessory buildings to a manufactured home shall be of similar construction and exterior finish or appearance as the manufactured home;
- 4) A manufactured home shall be immobilized and securely anchored against the effect of high winds;
- 5) A manufactured home shall be installed on a permanent foundation;
- 6) Foundations for the support of a manufactured home and additions to it shall be designed and installed in accordance with the requirements of the National Building Code.

310 Nuisance

Nothing shall be permitted in any zone which is or can become a nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, vibration, smoke, or electrical interference, excluding agricultural uses.

PART 400 HEIGHT & SITING SPECIFICATIONS

401 General

- 1) In those zones where accessory buildings are permitted and no permitted principal use exists, an accessory building may be constructed on a parcel provided the building is no greater than 60.0m² (645.8ft²) in total floor area and is used solely by the owner of the same parcel for the storage of personal effects.

402 Buildings and Structures - Height

- 1) Maximum height above natural grade of all buildings and structures shall not exceed:
 - a) 10.0m (32.8ft) for single family residential purposes;
 - b) 12.0metres (39.4ft) for residential and/or commercial purposes;
 - c) The maximum height of all accessory buildings and structures shall not exceed 6.0 metres (19.6 feet).
- 2) The following shall not be subject to the height requirements of this bylaw unless otherwise specified: industrial zoned uses, antennas, church spires, belfries, farm buildings including silos, utility service buildings, flagpoles, monuments, transmission towers, utility poles, warning devices, water tanks, chimneys, ventilation machinery and elevators provided that such structures occupy no more than 20% of the lot, or if situated on a building, not more than 15% of the roof area of the principle building.

403 Buildings and Structures – Siting

Unless specified elsewhere in this Bylaw:

- 1) Principle buildings and structures shall be sited in accordance with specific zone requirements.
- 2) Accessory buildings or structures, unless otherwise provided for in this bylaw:
 - a) Shall be not be located in any front yard;
 - b) May be sited at zero lot line where the height does not exceed 2.5m (8.2ft);
 - c) Shall be sited in accordance with the applicable zone siting requirements where the maximum height is greater than 2.5m (8.2ft) but does not exceed 6.0m (19.6ft)

404 Sight Triangles

No person, being the owner, occupier or lessee of any land at the intersection of two highways shall place or permit to be placed or grow any tree, shrub, plant, fence or other structure with horizontal dimension exceeding 0.6m (2.0ft) within the sight

triangle above an elevation such that an eye 0.9m (3.0ft) above the surface of one highway cannot see an object 0.9m (3.0ft) above the surface of the other highway.

405 Siting Exceptions

- 1) Where bay windows, chimneys, cornices, gutters, eaves, leaders, ornamental features, pilasters, service station canopies, sills, or steps project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.6m (2.0ft) provided that such reduction shall apply only to the projecting feature, except for a zero lot line in which case no feature shall project over the lot line.
- 2) Where eaves and sunlight controls project beyond the face of a building, the minimum distance to an abutting front, rear and side lot line as permitted elsewhere in this bylaw may be reduced by not more than 50% of such distance up to a maximum of 2.0m (6.6ft), provided that such reduction shall apply only to the projecting feature.
- 3) Antennas, boat ramps, docks, flagpoles, fish hatcheries and enhancement facilities, freestanding lighting poles, pools, retaining walls less than 2.0m (6.6ft) in height, signs, shoreline protection devices, utility poles, warning devices, wharves and wires may be sited on any portion of a lot. See Section 402.
- 4) Where a British Columbia Land Surveyor (B.C.L.S.) determines a completed foundation for a building or structure does not meet the required setback from a line lot by no more than 10.0cm (3.9in), the non-conforming siting shall be considered conforming though any subsequent additions to the subject building or structure must comply with the setbacks required in the applicable zone.

Section 406 – Floodplain Regulations - deleted in its entirety by Bylaw No. 311 adopted Feb 28/01

PART 500

PARKING REQUIREMENTS

501 General Requirements

For every building or structure to be constructed, renovated, or enlarged, off-street parking details shall be provided.

- 1) All parking areas shall be provided with adequate driveways to facilitate vehicular movement to and from all parking spaces. Parking areas on adjoining lots may be served by common exits and entrances.
- 2) Where off-street parking requirements exceed 10 spaces, bicycle parking facilities shall be provided at a ratio of one bicycle space for every 10 automobile spaces.
- 3) Buildings conforming as to use but non-conforming as to required off-street parking spaces may be occupied, but shall not be extended unless the required off-street parking is provided for the entire building.
- 4) When off-street automobile parking is required in accordance with the schedule listed in this section, a plan of the proposed provision suitably drawn to scale showing the off-street parking spaces and access driveways shall be filed with the Village Office prior to issuance of a building permit.

502 Parking Space Size and Location

- 1) All off-street parking spaces shall have a clear length of not less than 6.0m (19.6ft), a clear width of not less than 2.8m (9.2ft), and a clear height of not less than 2.1m (6.9ft).
- 2) No parking space in a parking area shall gain access directly from a street.
- 3) No parking shall be permitted within 1.5m (4.9ft) of any property line.

503 Required Number of Off-Street Parking Spaces

The minimum number of off-street parking spaces shall be provided in accordance with the following table:

1. Off-Street Parking

	BUILDING CLASS OR TYPE	REQUIRED NUMBER OF SPACES
a)	Single family dwelling, duplex	2 per dwelling unit
b)	Multi-family unit	1 per dwelling unit
c)	Secondary suite	1 per suite
d)	Senior's housing	1 for each unit
e)	Tourist accommodation	1 per sleeping unit
f)	Commercial	1 per 14m ² (150.7ft ²) of GFR
g)	Automobile sales & service station	1 per employee & 1 per service bay

h)	Restaurants	1 per 5 seats of maximum seating capacity
i)	Licensed establishments	1 per 4 seats of maximum seating capacity
j)	Offices	1 per 80m ² (861.1ft ²) of GFR
k)	Public assembly	1 for each of 2 seats or 1 for each 37 m ² (398.28 ft ²) of GFR, whichever is greater
l)	Schools – elementary	1 per employee
m)	Medical clinic, hospital	1 per employee & 1 per bed
n)	Industrial	1 per 66 m ² (717.6 2ft ²) of GFR
o)	Marina	1 per employee & 1 per 3 moorage space

GFR: gross floor area MSC: maximum seating capacity

2) MIXED OCCUPANCY

In the case of mixed uses, the total requirements for the off-street parking facilities shall be the sum of the requirements for each use computed separately.

3) LOCATION OF PARKING FACILITIES

- a) Required off-street parking for residential uses, motels and auto courts shall be on the same site/lot as the principal use;
- b) Required off-street parking for uses other than referred to in (a) above shall be on or within 160m (525.93ft) of the site/lot of the permitted use.

4) DRAINAGE

Each parking area shall be so graded and drained as to dispose of all surface water on-site or directed to a storm drainage system,

5) LIGHTING

- a) Each parking area containing more than 3 spaces shall be adequately lighted;
- b) Each parking area which is illuminated shall have the lighting placed in such a manner so as to minimize light falling onto abutting properties.

6) SCREENING OF PARKING AREAS

Where any area adjacent to a residential zone is used for parking purposes of 3 or more vehicles, such land shall be screened from adjoining or adjacent properties and roads, except for the access driveway, by evergreen hedges or by view-obstructing fences or walls of not less than 1.2m (3.9ft).

504 OFF-STREET LOADING

- 1) On every site used as a retail store, business, industry, warehouse or other similar use, the minimum number of spaces shall be as follows:

TOTAL GROSS FLOOR AREA OF BUILDING(S)	SPACES REQUIRED
Less than 470 m ² (5000 ft ²)	1
More than 470 m ²	2
Each additional 2,300 m ²	1

2) **EXISTING BUILDINGS, STRUCTURES AND USES**

The requirements/provisions of Subsection 1 shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that off-street loading shall be provided in accordance with Subsection 1 where there is a change in principal use or where the total floor area is increased in excess of 10% over the existing floor area.

3) **DRAINAGE**

Each loading area shall be so graded and drained as to dispose of all surface water on-site or directed to a storm drainage system;

4) **LIGHTING**

Each loading area/space shall be adequately illuminated and any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area and not on any adjoining premises.

506 EXEMPTIONS

Where determined by Council, the provisions of Section 500 "Off-street Parking Requirements" may be waived or reduced in whole or in part.

PART 600

ZONES

601

RESIDENTIAL ONE (R-1)

1) PERMITTED PRINCIPLE USES

On any lot:

- a) One single family dwelling.

2) PERMITTED ACCESSORY USES

- a) Home-based business;
- b) Bed & Breakfast;
- c) Boarding;
- d) Buildings, accessory;
- e) Secondary suites.

3) LOT SIZE

The minimum lot area for subdivision is 668m² (7200 ft²).

4) LOT COVERAGE

Buildings and structures shall not cover more than 70% of the lot area.

5) SITING OF STRUCTURES

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 6.0m (19.6ft) of front and rear lot lines;
- b) 1.5m (4.9ft) of side lot line on a lot;
- c) 3.0m (9.8ft) of side lot line abutting a public road right-of-way;
- d) No accessory structure shall be located within 1.0m (3.3ft) of a rear or side lot line.

6) WIDTH OF BUILDINGS

No building or structure other than accessory buildings or structures shall be less than 7.0m (22.9ft) in width.

End – R-1

602

RESIDENTIAL / COMMERCIAL (R/C)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Dwelling, Apartments;
- b) Dwelling, Row and Town Houses;
- c) Dwelling, Duplexes;
- d) Dwelling, Single Family;
- e) Retail;
- f) Offices;
- g) Service establishments;
- h) Restaurants.

2) PERMITTED ACCESSORY USES

- a) Secondary suites;
- b) Buildings and structures accessory to the uses permitted.

3. LOT SIZE

The minimum lot area for subdivision is 1200m² (0.3ac).

4. LOT COVERAGE

Buildings and structures shall not cover more than 70% of the lot area.

5. Siting of Structures

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 6.0m (19.6ft) of front and rear lot lines;
- b) 3.0m (9.8ft) of any side lot line;
- c) 4.5m (14.5ft) of side lot line abutting a public road right-of-way, in the case of a corner lot;
- d) No accessory buildings shall be located within 1.5m (4.9ft.) of a rear or side lot line.

End – R/C

603

RESIDENTIAL / INDUSTRIAL (R/I)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Dwelling, One single family;
- b) Industrial, Light;
- c) Sawmills;
- d) Value-added wood processing;
- e) Agriculture;

f) On any lot greater than 2.0ha (4.9ac):

Two single family dwellings may be permitted on a lot, provided that all other requirements of this Bylaw are complied with. Additional dwelling units(s) may be permitted on the lot for each additional 1.0ha (2.5ac) to a maximum of 4 dwelling units.

2. PERMITTED ACCESSORY USES

- a) Offices;
- b) Secondary suites;
- c) Buildings and structures accessory to the uses permitted.

3. LOT SIZE

The minimum lot area for subdivision is 2.0ha (4.9ac).

4. LOT COVERAGE

Buildings and structures shall not cover more than 40% of the lot area.

5. Siting of Structures

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 4.5m (14.8ft) of front and rear lot lines;
- b) 3.0m (9.8ft) of any side lot line.
- c) 7.5m (24.6ft) of a lot line abutting a residential or rural zoned property.

End – R/I

604

RURAL ONE (RU-1)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Dwellings, one single-family;
- b) Silviculture;
- c) Forestry;
- d) Garden nurseries;
- e) Animal care;
- f) Golf course;
- g) Agriculture;

h) On any lot greater than 2.0ha (4.9ac):

Two single family dwellings or one duplex may be permitted on a lot, provided that all other requirements of this Bylaw are complied with. Additional dwelling units(s) may be permitted on the lot for each additional 1.0ha (2.5ac) to a maximum of 4 dwelling units.

2. PERMITTED SECONDARY USES

- a) Home based business;
- b) Secondary suites;
- c) Buildings and structures accessory to the uses permitted.

3. LOT SIZE

The minimum site area required for subdivision is 1.0 hectares (2.5 acres).

4. LOT COVERAGE

Buildings, and structures shall not cover more than 35% of the lot area except in the cases of greenhouses.

5. Siting of Structures

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 4.5m (14.8ft) of a front, side or rear lot line.
- b) Structures for the accommodation of livestock shall be located not less than 6.0m (19.6ft) from the side lot lines nor less than 7.5m (24.6ft) from any dwelling unit.

End – RU-1

605

RURAL ALR (RU-ALR)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Dwellings, one single-family;
- b) Silviculture;
- c) Forestry;
- d) Agriculture.

e) On any lot greater than 2.0ha (4.9ac):

Two single family dwellings may be permitted on a lot, provided that all other requirements of this Bylaw are complied with. Additional dwelling units(s) may be permitted on the lot for each additional 1.0ha (2.5ac) to a maximum of 4 dwelling units. Approval for additional dwellings beyond the first must first be sought from the BC Land Reserve Commission (LRC).

2. PERMITTED SECONDARY USES

- a) Home based business (as permitted by LRC policy);
- b) Secondary suites (as permitted by LRC policy)
- c) Buildings and structures accessory to the uses permitted.

3. LOT SIZE

The minimum lot area required for subdivision is 1.0 hectares (2.5 acres).

4. LOT COVERAGE

Buildings, and structures shall not cover more than 50% of the lot area except in the cases of greenhouses.

5. Siting of Structures

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 7.5m (24.6ft) of a front, side or rear lot line.
- b) Structures for the accommodation of livestock shall be located not less than 6.0m (19.6ft) from the side lot lines nor less than 7.5m (24.6ft) from any dwelling unit.

End – RU-ALR

606

COMMERCIAL ONE (C-1)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Retail;
- b) Offices, medical clinics;
- c) Banks and other financial institutions;
- d) Theatres and entertainment centres;
- e) Services establishments;
- f) Tourist accommodation;
- g) Restaurants, licensed premises;
- h) Neighbourhood pubs;
- i) Automobile service stations;
- j) Light industrial.

2. PERMITTED ACCESSORY USES

- a) Residential use limited to one single family dwelling;
- b) Buildings and structures accessory to the uses permitted.

3. SITE AREA

The minimum site area required is 700.0m² (7535.0 ft²)

4. LOT COVERAGE

Buildings and structures shall not cover more than 70% of the lot area.

5. SITING OF STRUCTURES

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 6.0m (19.6ft) of front and rear lot lines;
- b) 1.5m (4.9ft) of any side lot line;
- c) Accessory buildings shall not be located within 1.0m (3.3ft) of a rear or side lot line.

End - C-1

607

COMMERCIAL TWO (C-2)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Retail;
- b) Offices;
- b) Marina (including fuel sales ancillary to the use)
- d) Restaurant;
- e) Neighbourhood pubs;
- f) Tourist Accommodation.

2. PERMITTED SECONDARY USES

- a) Residential use;
- b) Buildings and structures accessory to the uses permitted.

3. LOT AREA

The minimum lot area required for subdivision is 740m² (8,000ft².)

4. LOT COVERAGE

Buildings and structures shall not cover more than 60% of the lot area.

5. SITING OF STRUCTURES

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 3.0m (11.5ft) of front and rear lot lines;
- b) 1.5m (4.9ft) of any side lot line;
- c) Accessory buildings shall not be located within 1.0m (3.3ft) of a rear or side lot line.

6. COMBINED COMMERCIAL AND RESIDENTIAL USE

Where a parcel is used for combined commercial and residential use, the residential use shall;

- a) be contained in the same building;
- b) be located over the principle use;
- c) have a separate entrance from outside; and
- d) not exceed the gross floor area used for commercial purposes.

End – C-2

608

INDUSTRIAL ONE (I-1)

1. PERMITTED PRINCIPLE USES

One any lot:

- a) Heavy industrial;
- b) Light Industrial;
- b) Barge facilities;
- c) Log sort and incidental operations;
- d) Fuel storage;
- e) Automobile service station;
- f) Autobody shop;
- g) Warehousing.

2. PERMITTED ACCESSORY USES

- a) Residential use limited to one single family dwelling;
- b) Buildings, accessory to above permitted uses.

3. LOT AREA

The minimum site area required for subdivision is 372m² (4,000ft²)

4. LOT COVERAGE

Buildings and structures shall not cover more than 70% of the lot area.

5. SITING OF STRUCTURES

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 4.5m (14.8ft) of front lot line;
- b) 1.5m (4.9ft) of rear lot line;
- c) 0.0m (0.0ft) of side lot line where abutting use is zoned industrial or commercial;
- d) 4.5m (14.8ft) of any rear or side lot line abutting use is rural or residential.

End – I-1

609

Community Facility (CF)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Public Assembly;
- b) Recreation Facilities;
- c) Low Impact Recreation.

2. PERMITTED ACCESSORY USES

- a) Residential use in conjunction with uses permitted;
- b) Buildings, accessory to above permitted uses.

3. LOT AREA

The minimum site area required is 668 m² (7200 ft²)

4. LOT COVERAGE

Buildings and structures shall not cover more than 60% of the lot area.

5. Siting of Structures

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 3.0m (11.5ft) of front and rear lot lines;
- b) 1.5m (4.9ft) of any side lot line.

End-CF

610

Forestry One (F-1)

1. PERMITTED PRINCIPLE USES

On any lot:

- a) Agriculture;
- b) Silviculture;
- c) Forestry;
- d) Sawmills;
- e) Value-added wood processing;
- f) Single family dwelling;

g) On any lot greater than 2.0ha (4.9ac):

Two single family dwellings or one duplex may be permitted on a lot, provided that all other requirements of this Bylaw are complied with. Additional dwelling units(s) may be permitted on the lot for each additional 1.0ha (2.5ac) to a maximum of 4 dwelling units provided that approval from the Land Reserve Commission has been received (if required).

2. PERMITTED ACCESSORY USES

- a) Buildings and structures accessory to the uses permitted.

3. LOT AREA

The minimum site area required for subdivision is 8.0 hectares (19.8 acres);

4. LOT COVERAGE

Buildings and structures shall not cover more than 15% of the lot area.

5. SITING OF STRUCTURES

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 7.5m (24.6ft) of front, side or rear lot lines;
- b) Structures for the accommodation of livestock shall be located not less than 7.5m (24.6ft) from any dwelling unit.

End – F-1

611

PARK ONE (PA-1)

1. PERMITTED PRINCIPLE USES

- a) Campgrounds;
- b) Public Assembly;
- c) Recreation Facility;
- d) Low Impact Recreation.

2. PERMITTED ACCESSORY USES

- a) Residential use in conjunction with uses permitted;
- b) Buildings, accessory to above permitted uses.

3. LOT AREA

There is no minimum site area for subdivision

4. LOT COVERAGE

Buildings and structures shall not cover more than 10% of the lot area.

5. Siting of Structures

Except where otherwise specified in this Bylaw, no building or structure shall be located within:

- a) 3.0m (11.5ft) of front and rear lot lines;
- b) 1.5m (4.9ft) of any side lot line.

End – PA-1

612

PARK TWO (PA-2)

1. PERMITTED PRINCIPLE USES

- a) Low impact recreation.
- b) Navigational aids.

2. PERMITTED ACCESSORY USES

- a) Nature viewing platforms.

3. LOT AREA

There is no minimum site area for subdivision

End – PA-2

613

ACCESS ONE (AC-1)

1) PERMITTED PRINCIPLE USES

- a) Boat ramps, moorage wharves, floats;
- b) Barge Facilities;
- c) Log dumping, booming and storage;
- d) Navigational aids;
- e) Public recreation uses.

2) LOT AREA

No minimum lot area shall apply.

3) SETBACKS

No yard minimum shall apply.

END - AC-1

Amendments to Bylaw No. 309

Bylaw No.	Adopted	Purpose
311	Feb 28, 2001	Repealed Section 406 "Siting of Buildings Adjacent to Lakes and Watercourses" - replaced by Floodplain Bylaw No. 311 regulations.
348 & 349 Z05-01	May 11, 2005	Weyerhaeuser - changing the zoning classification of part of District Lot 1604, Sayward District, except those parts in Plans 20197 and 21662 and part of the North East ¼ of the South East ¼ of Section 36, Township 4, Sayward District, except those parts in Plans 21662, 23763, 27978 and VIP54962, both located off of MacMillan Drive from the "Forestry One (F-1)" zone to the "Residential One (R-1)"
354	May 12, 2004	Defining Riparian Areas around streams and ravines
382	Aug 4 2010	Greenhouse Gas Amendments
392	TBA	