

REGIONAL DISTRICT OF KITIMAT-STIKINE

GREATER TERRACE ZONING BYLAW NO. 37

ADOPTED OCTOBER 22, 1976

This Consolidated version includes amendments to March 1, 2011
up to and including Bylaw No. 594, 2010

<u>Amendment Bylaw No.</u>	<u>Date of Adoption</u>	<u>Description</u>
87	October 29, 1977	Map
133	November 22, 1980	Text & Map
176	September 18, 1982	Map
194	December 10, 1983	Electoral Area E Zoning
229	November 1, 1986	Text & Map
239	December 13, 1987	Text & Map
262	May 14, 1988	Map
273	June 24, 1989	Map
276	August 12, 1989	Text & Map
279	June 23, 1990	Map
295	August 17, 1991	Map
302	August 17, 1991	Map
372	October 10, 1996	Map
379	February 24, 1996	Map
406	February 15, 1997	Map
450	August 21, 1999	Map
455	November 27, 1999	Text & Map
462	March 25, 2000	Map
488	March 23, 2002	Map
522	January 12, 2006	Map
537	August 10, 2007	Map
558	May 24, 2008	Text & Map
590	November 19, 2010	Map
593	February 25, 2011	Map
594	January 21, 2011	Text

NOTE: This zoning bylaw is consolidated for convenience only.

Where there is a discrepancy between this Consolidated Version and the Amending Bylaw, then the Amending Bylaw shall be deemed to be the true and correct version.

The following **Map** Amendments to Bylaw 37 applied to Electoral Area "E" Thornhill only. These amendments were rescinded by the Thornhill Zoning Bylaw No. 194, 1983.

<u>Amendment Bylaw No.</u>	<u>Date of Adoption</u>	<u>Description</u>
88	October 29, 1977	Map
106	October 9, 1978	Map
111	April 21, 1979	Map
112	February 24, 1979	Text & Map
113	March 17, 1979	Map
114	January 27, 1979	Map
128	November 24, 1979	Map
129	May 24, 1980	Map

NOTES:

The Text Amendment part of Bylaw No. 112 created the Restricted Industrial (I2) Zone which is included in this consolidated version.

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1.0.0 INTERPRETATION AND ADMINISTRATION

1.1.0 Title:

This bylaw may be cited as the "Electoral Area E and Specified Portion of Electoral Area C Zoning Bylaw".

1.2.0 Application:

This bylaw shall be applicable to part of Electoral area E and a Specified Portion of Electoral Area C of the Kitimat-Stikine Regional District as outlined on Schedule "A" and "B" which are attached to and form part of this bylaw.

NOTE: (The effect of this Bylaw on Electoral Area "E" is rescinded by Bylaw No. 194)

1.3.0 Definitions:

In this bylaw, unless the context otherwise requires;

"accessory to" means customarily incidental to the permitted use of land, buildings, or structures located on the same lot;

"auto court or motel" means a building or group of buildings containing sleeping units, occupied or intended to be occupied temporarily by automobile tourists or transients, with each unit having its own individual outside access and parking space located adjacent thereto and each dwelling unit being self-contained with or without cooking facilities having its own bathroom with a water closet, wash basin and bath or shower;

"bed and breakfast" means a home occupation, conducted within the interior of the principal dwelling, operated by the resident of the principal dwelling, restricted to a maximum of 4 bedrooms and not more than 4 adult beds, accommodating a maximum of 8 guests.

"boarder or lodger" means a person who, for hire, occupies a sleeping room, with or without individual toilet facilities in a dwelling unit occupied by a family to which he is not closely related by blood or marriage;

"buffer area" means a screened area, natural or man made, the purpose of which is to minimize conflicts between the incompatible zones and/or uses;

“church” means any place of worship;

“community sewer system” means a common sewer, or a system of sewage disposal which serves two or more parcels and has been approved by the Medical Health Officer or his assistant;

“community water system” means a system of waterworks which serves two or more parcels and which is owned, operated and maintained by an Improvement District under the Water Act or Municipal Act, or a Regional District, or which is regulated under the Water Act;

“dwelling unit” means one or more rooms, used for the residential accommodation of one or more individuals and containing sleeping, cooking, and toilet facilities;

“dwelling, single family” means any detached building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family;

“dwelling, two family” means any detached building divided into two dwelling units, each of which is occupied or intended to be occupied as the home or residence of one family;

“dwelling, multiple family” means any detached building which is divided into three or more dwelling units, each of which is occupied or intended to be occupied as the home or residence of one family and shall include row houses and apartments;

“family” means an individual, or two or more persons related by blood or marriage, or five or fewer persons not necessarily related by blood or marriage;

“frontage” means that length of a parcel which immediately adjoins a highway or a water body where access is via water. In the case of a parcel fronting on more than one highway, the narrower side of the parcel abutting a highway shall be its frontage;

“gross floor area” means that area covered by an enclosed or open building or structure measured from the outside dimensions of the exterior walls or supports of the building or structure and includes basements, mezzanines upper floors, carports or lean-tos.

“height” means the vertical distance from the average finished ground level at perimeter of the building structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a structure without a roof, to the highest point of the structure;

“highway” means a highway as defined by the Municipal Act;

“home occupation” means a use, conducted within a principal dwelling or accessory building as a business by the residents of the principal dwelling that is clearly auxiliary to the principal use of the property, except for a bed and breakfast use which can only be conducted within a principal dwelling.

“lane” means a public way meant for vehicular use not less than 6.0 meters nor more than 7.6 meters wide;

“Medical Health Officer” means the Medical Health Officer appointed pursuant to the Health Act;

“minimum outside area” means the minimum allowable amenity area surrounding a multiple dwelling and set aside for recreational and landscaping purposes; it does not include area for automobile parking, driveways and building. The area of balconies, private patios and swimming pools may be double when calculating the minimum outside area available to a multiple dwelling;

“mobile home” means a single-family dwelling unit suitable for year round occupancy, especially designed to be moved along the highway from time to time, and which arrives at the site where it is to be occupied complete and ready for occupancy except for placing of foundation supports, connection of utilities and some incidental assembly;

“parking lot” shall mean an open or underground area, other than a street, used for temporary parking of motor vehicles;

“service station” shall mean a business for the retail sale of motor fuels or lubricating oils, including the servicing or repair of motor vehicles, the sale of automobile accessories and the rental of trailers and motor vehicles and shall not include any other sales and services;

“sites” shall mean an area of land considered as a unit devoted to certain use, or occupied by a building or a group of buildings that are united by a common interest or use, and the customary accessories and open spaces belonging to the same;

Subject to the provisions of the Municipal Act, respecting non-conforming uses, no person shall erect, construct, locate, alter, reconstruct or maintain any building, or locate or carry on any industrial, business trade or calling or use any land or building or structure or surface of water or air space contrary to the provisions of this bylaw.

1.4.0 Prohibition:

- (1) A lawful use of premises existing or lawfully under construction at the time of the adoption of the zoning bylaw although such use does not conform to the provisions of this bylaw, may be continued, subject to the provisions of Part XXI of the Municipal Act respecting nonconforming uses. **NOTE:** (The applicable section is now Section 911 of the Local Government Act)

1.5.0 Nonconforming Uses:

- (1) A building existing prior to the date of this bylaw which fails to comply with the siting requirements herein shall not by reason thereof be deemed to be nonconforming. Any subsequent alterations or additions to such buildings shall be permitted only in accordance with the siting requirements of this bylaw.

NOTE: (The applicable sections are now Section 911 of the Local Government Act)

1.6.0 Administration:

- (1) The Building Inspector or such other person appointed by the Board of Kitimat-Stikine Regional District shall administer this bylaw.
- (2) The Officers appointed under subsection (1) above may enter at all reasonable times, upon any property subject to the regulations of this bylaw, in order to ascertain whether such regulations are being obeyed.

1.7.0 Board of Variance:

A Board of Variance shall be established in accordance with the provisions of the Municipal Act RSBC Section 708, 709 and 710 and the amendments thereto.

NOTE: (The applicable section is now Section 899, 900 and 901 of the Local Government Act)

1.8.0 Penalty:

Any person who violates the provisions of this bylaw is liable on summary conviction to a penalty not exceeding five hundred dollars (\$500.00), and also the cost of prosecution.

1.9.0 Other Regulations:

(1) Nothing contained in the regulations contained in the zones in this bylaw shall relieve the owner or developer of any land from the responsibility to seek out and comply with the legislation or regulation applicable to his undertaking.

(2) Accessory Buildings and Structures

- a) No accessory building or structure shall be permitted on any parcel until a principal use or dwelling has been established on the property.
- b) An accessory building or structure can only be erected on a parcel prior to establishing the principal use or dwelling if all the following conditions exist:
 - i) the parcel is located within the Agricultural Land Reserve
 - ii) the parcel has farm status as classified by the British Columbia Assessment Authority
 - iii) the accessory building or structure to be erected is to be used for agriculture purposes

1.10.0 Flood Damage Prevention:

For the purposes of this section, the following definitions shall apply:

“natural boundary” means the visible high-water mark 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 there, in respect to vegetation, as well as in respect to the nature of the soil itself.

“watercourse” is any natural or man-made depression with well defined banks and a bed 0.6 meters or more below the surrounding land serving to give direction to a current of water at least six months of the year or having drainage area of one square mile or more or as required by a designated Water Resources Official of the Province of British Columbia.

Notwithstanding any other provision of this bylaw, no building shall be constructed, nor mobile home located:

- (a) with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a mobile home, the ground level on which it is located, lower than:
 - i) 0.6 meters above the one in 200 year flood where this level can be determined,
 - ii) 6.0 meters above the natural boundary of the Skeena River where the one in 200 year flood plain has not been determined by the Water Resources Service,
 - iii) 1.5 meters above the natural boundary of a lake,
 - iv) 3.0 meters above the natural boundary of any other water course.

- (b) Within:
 - i) 60 meters of the natural boundary of the Skeena River,
 - ii) 7.6 meters of the natural boundary of a lake,
 - iii) 30 meters of the natural boundary of any other water course.

If landfill is used to achieve the required elevation, the toe of the fill slope shall be no closer than the above distance(s) from the natural boundary and the face of the fill slope must be adequately protected against erosion from flood flows and/or wave action. Provided that with the approval of the Deputy Minister of Water Resources these requirements may be reduced.

2.1.0 ZONES

Designation:

- (1) For the purpose of this bylaw, part of the area outlined in Schedule "A", and "B" is classified and divided into the following zones:

NOTE: (Schedule "A" refers to Electoral Area E and its effect by this bylaw on Electoral Area E has been rescinded by Bylaw No. 194)

a)	Residential	R
b)	Neighbourhood Commercial	NC
c)	Central Commercial	CC
d)	Light Industrial	I
e)	High Density Rural	R1
f)	Gossen and Usk East High Density Rural	R1A
g)	Low Density Rural	R2
h)	Restricted Industrial	I2
i)	Rural Resort	RC1
j)	Parks	P
k)	Buffer Area	
l)	Agricultural	A
m)	Resource Industrial	I3

- (2) The extent of each zone is shown on Schedules "A", and "B" zoning maps which are attached to and form part of this bylaw, and which bear the words Schedules "A", and "B". These are the zoning maps referred to in Section 2.1.0, part of Electoral Area E Zoning Bylaw No. 37, and signed and dated by the Chairman and the Secretary Treasurer.

NOTE: (Schedule "A" refers to Electoral Area E and its effect by this bylaw on Electoral Area E has been rescinded by Bylaw No. 194)

- (3) When the zone boundary is designated as following a road allowance or creek, the centre line 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, location of the boundary shall be determined by scaling from the zoning map referred to in Subsection (2).

2.2.0 RESIDENTIAL (R)

2.2.1 Permitted Uses:

In a Residential Zone, the use of land, buildings, and structures is restricted to:

- a) single-family, two family dwellings, 4-plexes,
- b) mobile home parks subject to a land use contract, pursuant to Section 702(a) of the Municipal Act,

NOTE: (Enabling legislation to enter into a land use contract has been repealed)

- c) one single mobile home on one single subdivided parcel and on a foundation which meets National Building Code standards,
- d) schools, churches, day care centres,
- e) parks and playgrounds,
- f) professional practice, homecraft or occupation, provided that the use is conducted by the residents excluding boarder, and is confined to the interior of a dwelling and does not:
 - i) create a nuisance by reason of sound, sight or smell,
 - ii) involve a storage exterior to the dwelling of any materials used directly or indirectly in the processing of resulting from the processing of any produce or such craft or occupation, or
 - iii) involve material or products that produce inflammable or explosive vapours or gasses under ordinary temperatures,
 - iv) create an unnecessary traffic problem,
 - v) involve retailing
- g) building and structures accessory to the uses permitted in Clauses a), b), c), and d).
- h) a neighbourhood pub, licensed under the Government Liquor Act.

2.2.2 Standards:

Every use of land and every building or structure permitted in Residential Zones shall conform with the provisions of Sections 2.2.3 to 2.2.11 inclusive.

2.2.3 Signs and Notices:

Subject to the Motor Vehicle Act and the Highways Act, the following signs and notices are permitted:

- a) one school, church, or hospital signboard not exceeding 1.2 square meters in the area on any site:
- b) one "For Rent", "For Sale", professional practice, homecraft or occupation identity sign, not exceeding 0.5 square meters in area on any site.

2.2.4 Frontage:

The minimum frontage of any parcel of land in the proposed subdivision shall be 18 meters or one-tenth of the perimeter of the parcel, whichever is greater, except where the parcel is neither served by community water supply nor by community sewer system, the minimum frontage shall be 30 meters. Notwithstanding 2.2.4 where both a community water system and a community sewer system are available, the minimum frontage of any parcel may be 15 meters or one-tenth of the perimeter of the parcel whichever is greater.

2.2.5 Site Area:

- (1) The minimum site area per single family dwelling unit is as follows:
 - a) with a community water and community sewer system 560 square meters,
 - b) with community water system but no community sewer system, 700 square meters,
 - c) with neither community water system nor community sewer system, 1680 square meters.

2.2.6 Allowable Building Density:

In the residential zone, mobile home courts, and multi-family dwelling unit shall be permitted only where a Community Water System exists or is provided by the developer.

2.2.7 Setback and Height:

- (1) No building or structure or mobile home or part thereof, except a fence, shall be located within 7.6 meters of a front lot line.
- (2) No part of any mobile home or addition thereto shall be located within 3.0 meters of any side lot line and 7.6 meters of a rear lot line.
- (3) Where there is not developed rear lane, no building or part thereof shall be located within 3.0 meters of one side lot line and 1.5 meters of the other side lot line.
- (4) No building other than an accessory building shall be located within 7.6 meters of a rear lot line.
- (5) No building shall exceed 7.6 meters or two (2) storeys in height, whichever is greater, except in the case of a multi-family unit where the maximum allowable height shall be three (3) storeys.
- (6) No accessory building or structures shall exceed 3.6 meters in height.
- (7) Notwithstanding the above provisions for multiple dwelling units, side yards shall be equal to the height of the building, or a minimum of 15% of site frontage, at required setback distance, whichever is greater.
- (8) Notwithstanding the above provisions for multiple dwelling units, the setback shall be a minimum of 15% of average site depth or 7.6 meters whichever is greater.

2.2.8 Floor Area:

The minimum main floor area for a dwelling unit shall conform to the requirements of Part 9 of the National Building Code.

2.2.9 Additions and Extensions to Mobile Homes:

All additions or extensions to a mobile home shall be a similar finish as the mobile homes, and meet the requirements of the National Building Code.

2.2.10 Provisions for Mobile Homes on Subdivided Parcels:

All mobile homes shall be on permanent foundations which meet the provisions of the National Building Code.

- (1) All installed mobile homes shall be restricted from moving and be securely anchored against the effect of high winds.
- (2) All mobile homes shall be placed on a foundation.
- (3) All foundations for the support of a mobile home or permissible additions shall be designed and installed in accordance with the National Building Code.
- (4) Each mobile home shall be connected to a community sewer, where available, or a private sewage disposal system in accordance with the Sewage Disposal Regulations in force in the area.

2.2.11 Visibility:

There shall be no obstruction to the line of vision by buildings or structures between the heights of 1.0 meters and 3.0 meters above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting highways and a line joining a point on each of the centre lines 24 meters from their intersection.

2.2.12 Parking:

Off street parking shall be provided in accordance with the provisions of Sections 4.1.0 and 4.1.1.

2.3.0 NEIGHBOURHOOD COMMERCIAL (NC)

2.3.1 Permitted Uses:

In Neighbourhood Commercial Zone, the use of land, buildings, and structures is restricted to the following:

- a) a retail store which does not exceed a floor area of 186 square meters,
- b) a barber shop, hairdresser shop or other personal services, not to exceed 93 square meters,
- c) a laundromat, not to exceed 93 square meters,
- d) a drugstore, not to exceed 93 square meters,
- e) a gasoline service station but all repair work shall be done within the building and no disabled vehicles will be stored outside of the building,
- f) a neighbourhood pub, licensed under the Government Liquor Act,
- g) a day care centre,
- h) one single family residence in conjunction with a neighbourhood commercial use,
- i) all uses permitted with the Residential Zone.

2.3.2 Site Area:

The minimum site area required shall be as follows:

- (1) Where a community water and community sewer system is provided, the minimum site area shall be 465 square meters,
- (2) Where a community water system only is provided, the minimum lot size shall be 930 square meters, except where the lot is already subdivided,
- (3) Where no community water system is provided, the minimum lot size shall be 1,672 square meters,
- (4) All proposed commercial services must meet the requirements of the appropriate authority,
- (5) The minimum site area for a gasoline service station shall be 930 square meters.

2.3.3 Frontage:

The minimum frontage of any parcel of land in the proposed subdivision shall be 18 meters or one-tenth of the perimeter of the parcel, whichever is greater, except where the parcel is neither served by community water supply nor by community sewer system the minimum frontage shall be 30 meters. Notwithstanding 2.3.3 where both a community water system and a community sewer system are available, the minimum frontage of any parcel may be 15 meters or one-tenth of the perimeter of the parcel whichever is greater.

2.3.4 Setback and Height:

- (1) No building or structure or part thereof, except fence, shall be located within the setback described below:
 - a) front 7.6 meters from the highways on which the parcel abuts,
 - b) rear
 - i) where there is no rear lane, 4.6 meters from the rear property line,
 - ii) where there is a rear lane, 4.6 meters from the centre of the lane,
 - c) side
 - i) where there is no developed lane, 3.0 meters long one side property line,
 - ii) where a parcel abuts a residential zone, 3.0 meters along that side property line.
- (2) Notwithstanding the provisions of subsection 1, a gasoline service pump, or pump island shall be located not closer than 4.6 meters from any property line,
- (3) No building shall exceed two (2) stories or 9.0 meters in height whichever is greater.

2.3.5 Parking:

Off-street parking shall be provided in accordance with the provisions of Sections 4.1.0 and 4.1.1 which forms part of this bylaw.

2.4.0 CENTRAL COMMERCIAL (CC)

2.4.1 Permitted Uses:

In Central Commercial Zone, the use of land, buildings and structures is restricted to:

- a) retail stores,
- b) business and professional office,
- c) banks,
- d) medical and dental clinics,
- e) restaurants, including drive-in restaurants,
- f) theatres, places of public assembly and entertainment,
- g) gasoline service stations,
- h) wholesale auto and electrical parts,
- i) a barber shop, hairdressing shop, laundromats or other personal services,
- j) autocourt, motel,
- k) automotive show rooms,
- l) used car lots,
- m) one single family residence in conjunction with a commercial use,
- n) all uses permitted within the Residential and Neighbourhood Commercial Zone,
- o) hotels and public houses licenced under the Liquor Control Act.

2.4.2 Combined Commercial Residential Dwelling Unit

- (1) Where a parcel is used for combined commercial and residential use, the residential use shall:
 - i) be contained in the same building,
 - ii) be located over or behind the other use, and
 - iii) have a separate entrance from outside.
- (2) Where a parcel is used for service station, motel, or auto court, dwelling unit may be a part of, or separate from the service station, motel or auto court building.
- (3) The minimum main floor area of a dwelling unit shall conform to the requirements of Part 9 of the National Building Code.

2.4.3 Signs and Notices:

Subject to the Motor Vehicle Act and Highways Act, a sign or signs not exceeding 4.6 square meters in total on any site is permitted.

2.4.4 Site Area:

The minimum site area required shall be as follows:

- (1) Where a community water and community sewer system is provided, the minimum site area shall be 465 square meters,
- (2) Where a community water system is provided, the minimum lot size shall be 930 square meters, except where the lot is already subdivided,
- (3) Where no community water system is provided, the minimum lot size shall be 1,672 square meters,
- (4) All proposed commercial services must meet the requirements of the appropriate authority.
- (5) The minimum site area for a gasoline service station shall be 930 square meters.

2.4.5 Sewage Disposal:

Where the parcel is not serviced by a community sewer system, there shall be sufficient area in the parcel to dispose of human and other wastes in accordance with the Sewage Disposal Regulations adopted pursuant to the Health Act.

2.4.6 Frontage:

The minimum frontage of any parcel of land in the proposed subdivision shall be 18 meters or one-tenth of the perimeter of the parcel, whichever is greater, except where the parcel is neither served by community water supply nor by community sewer system the minimum frontage shall be 30 meters. Notwithstanding 2.4.6 where both a community water system and community sewer system are available, the minimum frontage of any parcel may be 15 meters or one-tenth of the perimeter of the parcel whichever is greater.

2.4.7 Lot Coverage:

Buildings or structures shall not cover more than sixty (60) percent of the site area.

2.4.8 Setback and Height:

- (1) No building or structure or part thereof, except a fence shall be located within the setback prescribed below:
 - a) front 7.6 meters from any highway on which the parcel abuts except that with the consent of the Department of Highways it may be reduced.
 - b) rear
 - i) where there is no rear lane, 4.5 meters from the rear property line,
 - ii) where there is a rear lane, 4.5 meters from the centre of the lane,
 - c) side
 - i) where there is no developed lane, 3.0 meters along one side property line,
 - ii) where a parcel abuts a residential zone, 3.0 meters along that side property line.
- (2) Gasoline service station pumps or pump islands shall be located not closer than 4.5 meters to any property line.
- (3) No principal building shall exceed 10.6 meters in height.
- (4) Where curb and gutter is provided by the developer, all buildings and structures may be built to the property line with the approval of the authority having jurisdiction.
- (5) No accessory building shall exceed 10.6 meters in height.

2.4.9 Parking:

Off-street parking shall be provided in accordance with the provisions of Sections 4.1.0 and 4.1.1

2.4.10 Loading:

Adequate space for lading, unloading and maneuvering of trucks shall be provided on the site.

2.5.0 LIGHT INDUSTRIAL ZONE (I)

2.5.1 Permitted Uses:

In a Light Industrial Zone the use of land, buildings, and structures is restricted to:

- a) lumber and building supply outlets,
- b) packing and shipping,
- c) public assembly,
- d) animal hospitals,
- e) machine shops,
- f) sale of petroleum products,
- g) warehouses and supply depots,
- h) sash and door mills,
- i) automotive part sales, showroom and car sale lots,
- j) contractors offices and ancillary shops and storage yards,
- k) gasoline service stations,
- l) auto wreckers and junk yards,
- m) warehousing and wholesale establishments,
- n) dairy products, manufacturing and processing,
- o) public utility buildings and garages,
- p) septic tank services,
- q) mobile home sales,
- r) auto body repair shops,
- s) one (1) single family dwelling unit in conjunction with industrial use for the accommodation of the owner, operator, or an employee of the establishment shall be permitted,
- t) all uses permitted within the Central Commercial Neighbourhood Commercial and Residential Zones.

2.5.2 Living Quarters:

Any dwelling unit shall have minimum floor area that conforms to the requirements of Part 9 of the National Building Code.

2.5.3 Signs and Notices:

Subject to the Motor Vehicle Act and Highways Act, a sign or signs not exceeding 4.6 square meters in total on any site are permitted.

2.5.4 Site Area:

The minimum site area shall be as follows:

- (1) 1,672 square meters.

2.5.5 Frontage:

The minimum frontage of any parcel of land in the proposed subdivision shall be 18 meters or one-tenth of the perimeter of the parcel, whichever is greater, except where the parcel is neither served by community water supply nor by community sewer system the minimum frontage shall be 30 meters. Notwithstanding 2.5.5 where both a community water system and a community sewer system are available, the minimum frontage of any parcel may be 15 meters or one-tenth of the perimeter of the parcel whichever is greater.

2.5.6 Waste Disposal:

Where the parcel is not served by a community water system, there shall be sufficient area in the parcel to dispose of human and other wastes in accordance with regulations of the authority having jurisdiction.

2.5.7 Setback and Height:

- (1) No building or structure or part thereof shall be located within 7.6 meters of a highway on which a parcel fronts, such setback shall only be used for landscaping or parking area:
- (2) No building or structure or part thereof, except a fence shall be located within the setback prescribed below:
 - a) Rear
 - i) 3.0 meters from the rear property line,
 - ii) where the rear property line in Light Industrial Zone abuts a Residential Zone, 6.0 meters from the rear property line or centre line of the rear lane,
 - b) Side
 - i) where there is no developed rear lane, 3.6 meters along one side of the property,
 - ii) where a side property line in Light Industrial Zone abuts a Residential Zone, 6.0 meters from that side of the property line.

- (3) In the case of a corner lot, no building or structure or part thereof, except a fence, shall be located within 7.6 meters of a flanking highway, except that with the consent of the Department of Highways, it may be reduced to a minimum of 4.5 meters.
- (4) No principal building or structure shall exceed 10.6 meters in height.
- (5) No accessory building shall exceed 10.6 meters in height.

2.5.8 Screening:

All junk yards, automobile scrap storage lots shall be fenced or screened with a tight board fence no less than 1.8 meters high or with a fence deemed to be satisfactory to the Planning Officer or Building Inspector of the Regional District of Kitimat-Stikine, and where a junk yard abuts another zone, the materials shall not be piled higher than the enclosing wall or fence.

2.6.0 HIGH DENSITY RURAL ZONE (R1)

2.6.1 Permitted Uses:

In a High Density Rural Zone the use of land, buildings, and structures is restricted to:

- a) one dwelling unit or one mobile home per parcel,
- b) home occupations, professional practice, art or craft, provided that the use is conducted by the residents, excluding boarder, and is confined to the interior of a dwelling and does not:
 - i) create a nuisance by reason of sound, sight or smell,
 - ii) involve storage exterior to the dwelling of any material used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupations,
 - iii) involve material or products that produce inflammable or explosive vapours or gases under ordinary temperatures,
 - iv) create an unnecessary traffic problem,
 - v) involve retailing.
- c) transmitting towers,
- d) public utility buildings with no exterior storage of any kind,
- e) buildings or structures accessory to the principal use as a single family dwelling but such accessory buildings or structures shall not be used for human habitation.

2.6.2 Site Area:

Minimum parcel size shall be 0.8 hectares except where a lot is already subdivided in which case one single family dwelling will be permitted provided that where there is no community sewer system, there shall be sufficient area in the parcel to dispose of human and other wastes in accordance with the regulations of the authority having jurisdiction.

2.6.3 Frontage:

The minimum frontage of a parcel shall be 20% of the perimeter of the parcel.

2.6.4 Siting Requirements:

(a) Setbacks:

- i) No building, structure or mobile home or part thereof except a fence, shall be located within the following setbacks from a property line:

<u>Lot size</u>		<u>Principal Structure</u>	<u>Accessory Structure</u>
Less than 0.2 ha	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	1.5 meters
	Side lot lines	3 meters one side	3 meters one side
		1.5 meters on other side	1.5 meters on other side
0.2 ha to 0.8 ha	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	7.6 meters
	Side lot lines	3.0 meters	3.0 meters
0.8 ha or more	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	7.6 meters
	Side lot lines	7.6 meters	7.6 meters

- ii) Where the property is not serviced by a community sewer system a three (3) meter wide access corridor to the rear yard that does not traverse and component of the on-site sewerage system shall be provided along one side of the property line.
- iii) No building or structure shall be located within 4.5 meters of a side or rear lot line bordering a highway or right of way.

(b) Accessory structures:

- i) No accessory building or structure shall exceed the following gross floor area or height:

<u>Lot size</u>	<u>Maximum size</u>	<u>Maximum height</u>
Less than 0.2 ha	68 square meters	5.5 meters
0.2 ha or more	112 square meters	6.5 meters

(c) Site Coverage:

- i) Buildings and structures shall not cover more the 30 % (thirty per centum) of the site area.

2.6.5 Mobile Homes:

- (1) All additions or extensions to a mobile home shall be a similar finish or appearance as the mobile home,
- (2) All installed mobile homes shall be restricted from moving and be securely anchored against the effect of high winds,
- (3) All mobile homes shall be placed on a foundation,
- (4) All foundations for the support of a mobile home or permissible additions shall be designed and installed in accordance with the BC Building Code and the Canadian Standards Association Site Preparation, Foundation and Anchorage of Manufactured Homes.,
- (5) Each mobile home shall be connected to a community sewer, where available, or a private sewage disposal system in accordance with the Sewage Disposal Regulations in force in the area.

2.6A.0 GOSSEN and USK EAST HIGH DENSITY RURAL ZONE (R1A)

2.6A.1 Permitted Uses:

In the Gossen and Usk East High Density Rural Zone the use of land, buildings and structures is restricted to:

- a) one single family dwelling or one mobile home per parcel,
- b) home occupation, professional practice, art or craft provided that the use is conducted by the residents, excluding boarder, and is confined to the interior of a single family dwelling and does not:
 - i) create a nuisance by reason of sound, sight, or smell,
 - ii) involve storage exterior to the single family dwelling of any materials used directly or indirectly in the processing or resulting from the processing of any product of such professional practice, art or craft,
 - iii) involve material or products that produce inflammable or explosive vapours or gases under ordinary temperatures,
 - iv) create a traffic problem,
 - v) involve retailing.
- c) transmitting towers,
- d) public utility buildings with no exterior storage of any kind,
- e) buildings or structures accessory to the principal use as a single family dwelling but such accessory buildings or structures shall not be used for human habitation.

2.6A.2 Parcel Size:

The minimum parcel size shall be 0.8 hectares.

2.6A.3 Parcel Shape:

The shape of any parcel to be created shall have at least 20% of the perimeter of the parcel along a public road right-of-way, only one of the sides of the parcel along the public road right-of-way shall be considered in determining the percentage of the perimeter.

2.6A.4 Siting Requirements:

(a) Setbacks:

- i) No building, structure or mobile home or part thereof except a fence, shall be located within the following setbacks from a property line:

<u>Lot size</u>		<u>Principal Structure</u>	<u>Accessory Structure</u>
Less than 0.2 ha	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	1.5 meters
	Side lot lines	3 meters one side	3 meters one side
		1.5 meters on other side	1.5 meters on other side
0.2 ha to 0.8 ha	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	7.6 meters
	Side lot lines	3.0 meters	3.0 meters
0.8 ha or more	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	7.6 meters
	Side lot lines	7.6 meters	7.6 meters

- ii) Where the property is not serviced by a community sewer system a three (3) meter wide access corridor to the rear yard that does not traverse and component of the on-site sewerage system shall be provided along one side of the property line.
- iii) No building or structure shall be located within 4.5 meters of a side or rear lot line bordering a highway or right of way.

(b) Accessory structures:

- i) No accessory building or structure shall exceed the following gross floor area or height:

<u>Lot size</u>	<u>Maximum size</u>	<u>Maximum height</u>
Less than 0.2 ha	68 square meters	5.5 meters
0.2 ha or more	112 square meters	6.5 meters

(c) Site Coverage:

- i) Buildings and structures shall not cover more the 30 % (thirty per centum) of the site area.

2.6A.5 Mobile Homes:

- (1) All installed mobile homes shall be restricted from moving and be securely anchored against the effect of high winds,
- (2) All mobile homes shall be placed on a foundation,
- (3) All foundations for the support of mobile home and its permissible additions shall be designed and installed in accordance with the BC Building Code and the Canadian Standards Association Site Preparation, Foundation and Anchorage of Manufactured Homes.,
- (4) Each mobile home shall be connected to a community sewer, where available, or a private sewage disposal system in accordance with the regulations of the authority having jurisdiction.

2.7.0 LOW DENSITY RURAL ZONE (R2)

2.7.1 Permitted Uses:

In a Low Density Rural Zone the use of land, buildings, and structures is restricted to:

- a) one single family residence or one mobile home per parcel,
- b) home occupation, professional practice, art or craft provided that the use is conducted by the residents, excluding boarder, and is confined to the interior of a dwelling and does not:
 - i) create a nuisance by reason of sound, sight or smell,
 - ii) involve storage exterior to the dwelling of any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation,
 - iii) involve material or products that produce inflammable or explosive vapours or gases under ordinary temperatures,
 - iv) create an unnecessary traffic problem,
 - v) involve retailing,
- c) public utility building and structures.
- d) buildings or structures accessory to the principal use as a single family dwelling but such accessory buildings or structures shall not be used for human habitation.

2.7.2 Site Area:

The minimum site area required is 4.0 hectares except where a lot is already subdivided in which case one single family dwelling will be permitted provided that where there is no community sewer system, there shall be sufficient area in the parcel to dispose of human and other wastes in accordance with the regulations or the authority having jurisdiction.

2.7.3 Frontage:

The minimum frontage of a parcel shall be 20% of the perimeter of the parcel.

2.7.4 Siting Requirements:

(a) Setbacks:

- i) No building, structure or mobile home or part thereof except a fence, shall be located within the following setbacks from a property line:

<u>Lot size</u>		<u>Principal Structure</u>	<u>Accessory Structure</u>
Less than 0.2 ha	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	1.5 meters
	Side lot lines	3 meters one side	3 meters one side
		1.5 meters on other side	1.5 meters on other side
0.2 ha to 0.8 ha	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	7.6 meters
	Side lot lines	3.0 meters	3.0 meters
0.8 ha or more	Front lot line	7.6 meters	7.6 meters
	Rear lot line	7.6 meters	7.6 meters
	Side lot lines	7.6 meters	7.6 meters

- ii) Where the property is not serviced by a community sewer system a three (3) meter wide access corridor to the rear yard that does not traverse and component of the on-site sewerage system shall be provided along one side of the property line.
- iii) No building or structure shall be located within 4.5 meters of a side or rear lot line bordering a highway or right of way.

(b) Accessory structures:

- i) No accessory building or structure shall exceed the following gross floor area or height:

<u>Lot size</u>	<u>Maximum size</u>	<u>Maximum height</u>
Less than 0.2 ha	68 square meters	5.5 meters
0.2 ha to 4.0 ha	112 square meters	6.5 meters
4.0 ha or more	233 square meters	7.6 meters

(c) Site Coverage:

- i) Buildings and structures shall not cover more the 30 % (thirty per centum) of the site area.

2.7.5 Mobile Homes:

- (1) All additions or extensions to a mobile home shall be of a similar finish or appearance as the mobile home,
- (2) All installed mobile homes shall be restricted from moving and be securely anchored against the effect of high winds,
- (3) All mobile homes shall be placed on a foundation,
- (4) All foundations for the support of a mobile home or permissible additions shall be designed and installed in accordance with the BC Building Code and the Canadian Standards Association Site Preparation, Foundation and Anchorage of Manufactured Homes.,
- (5) Each mobile home shall be connected to a community sewer, where available, or a private sewage disposal system in accordance with the Sewage Disposal Regulations in force in the area.

2.7.6 Ancillary Uses:

- (1) No drinking or feeding trough, no manure pile, and no enclosure or structure for housing animals or for the storage of feed, bedding and such materials shall be closer than twenty three (23) meters to any property line or dwelling, in the case of housing, keeping and production of animals, livestock, birds, bees, and sixty (60) meters to any property line or dwelling in the case of mink farm, mushroom farms, and piggeries.
- (2) All structures, pens, runs, enclosures and manure piles shall in addition be located to comply with the Health Act as to proximity to all nearby wells, lakes, streams and springs or other bodies of water.

2.8.0 PARK ZONE (P)

2.8.1 Permitted Uses:

In the Park Zone, the use of land, buildings and structures is restricted to:

- a) playgrounds,
- b) ball fields,
- c) concession stands, ancillary to recreation facilities,
- d) schools,
- e) community recreation facilities.

2.9.0 RESTRICTED INDUSTRIAL (I2)

2.9.1 Permitted Uses:

This zone provides for those industrial uses which are related to the extraction of gravel resources and the manufacture of gravel products, with sufficient surrounding area to minimize conflict with non-industrial uses.

In a Restricted Industrial Zone use of land, buildings and structures is restricted to the following:

- a) gravel pits,
- b) concrete and asphalt plants,
- c) manufacturing of concrete and asphalt products,
- d) wholesaling and retailing of asphalt and concrete products,
- e) storage of asphalt and concrete products,
- f) accessory buildings and structure,
- g) repair shop,
- h) office for industrial operation,
- i) equipment and material storage.

2.9.2 Standards:

Every use of land and every building or structure permitted in a Restricted Industrial Zone shall conform to the provisions of 2.9.3 to 2.9.8 inclusive.

2.9.3 Signs:

Subject to the Motor Vehicle Act and the Highways Act, a sign or signs not exceeding 5.0 square metres in total is permitted on any site.

2.9.4 Site Size:

The minimum site size requirement shall be 4 hectares.

2.9.5 Waste Disposal:

For sewage and waste disposal there shall be sufficient area on the site to dispose of human and other wastes in accordance with the authority having jurisdiction.

2.9.6 Setbacks and Heights:

- (1) No building or structure or part thereof except a fence shall be located within 15 metres of a lot line.
- (2) No storage or industrial activity shall be conducted within the 15 metres setback where lot lines in the Restricted Industrial Zone abuts a non-industrial zone. This 15 metres setback shall only be used for landscape.
- (3) No building or structure shall exceed 12 metres in height.

2.9.7 Parking:

Off street parking shall be provided at the rate of one parking space for each employee, plus five parking spaces.

2.9.8 Loading:

Off street loading space shall be provided so that sufficient room is available on the site for the maneuvering, loading and unloading of vehicles.

2.9A.0 RURAL RESORT ZONE (RC1)

The intent of the Rural Resort Zone is to allow in a rural setting, the development of a small scale destination resort with integrated facilities to accommodate and serve the recreational pursuit of tourists interested in outdoor activities.

2.9A.1 Permitted Uses:

In the Rural Resort Zone, only those uses listed below shall be permitted:

- a) lodge facility and permanent structures to accommodate up to a maximum of 30 persons,
- b) facilities for indoor recreation activities,
- c) facilities for outdoor recreation activities,
- d) camping area for a maximum of 20 recreation vehicles.

2.9A.2 Condition of Use:

Land, buildings and structures in the Rural Resort Zone shall not be used for the retailing of goods and services to the passing vehicular traffic.

2.9A.3 Parcel Size:

The minimum parcel size shall be 4.0 hectares.

2.9A.4 Setback:

No building or structure or part thereof, except a fence, shall be located within 7.6 meters of any lot line.

2.10.0 BUFFER AREA

2.10.1 Permitted Uses:

This zone provides for maintaining areas inviolate from urban and rural expansion pressures to minimize incompatible land use relationships which could result in objectionable effects.

In a Buffer Zone use of land, buildings and structures is restricted to the following:

- a) refuse site,
- b) agricultural production and animal husbandry,
- c) one single family dwelling on an individual site,
- d) one mobile home on an individual site,
- e) professional practices, homecraft or home occupation. provided that the use does not:
 - i) create a nuisance by reason of sound, sight or smell,
 - ii) involve storage exterior to a building of any material used directly or indirectly in the processing or resulting from the processing of the product of such craft or occupation,
 - iii) involve material or products that produce inflammable or explosive vapours or gases under ordinary temperatures,
 - iv) create an unnecessary traffic problem or
 - v) involve retailing other than products from professional practice, homecraft or home occupation,
- f) extraction industrial use,
- g) public service and utility buildings and structures with no garages for the repair and maintenance of equipment,
- h) accessory buildings and structures.

2.10.2 Standards:

Every use of land and every building or structure permitted in Buffer Area Zones shall conform with the provisions of Section 2.10.3 to 2.10.8 inclusive.

2.10.3 Site Area:

- (1) The minimum site area requirement shall be 40 hectares.
- (2) The minimum site area requirement of this bylaw shall not apply to any lot shown on a plan duly filed in the Land Registry Office prior to the passing of the regulations of this bylaw.

2.10.4 Waste Disposal:

For sewage and waste disposal there shall be sufficient area on the site to dispose of human and other wastes in accordance with the authority having jurisdiction.

2.10.5 Signs:

Subject to the Motor Vehicles Act and the Highways Act, a sign or signs not exceeding 5.0 square metres in total is permitted on any site.

2.10.6 Coverage:

Dwellings, buildings or structures shall not cover more than thirty-three per centum of the site area.

2.10.7 Setback and Heights:

- (1) No dwelling, building, or structure or part thereof except a fence shall be located within 7.5 metres of a lot line.
- (2) No dwelling unit, building or structure shall exceed a height of 10.0 metres or two storeys in height except buildings and structures ancillary to agricultural production.

2.10.8 Parking:

Off street parking shall be provided in accordance with the provisions of Section 4.1.0 and 4.1.1 of the Regional District of Kitimat-Stikine's Bylaw No. 37, 1976 Electoral Area E and Specified Portion of Electoral Area C Zoning Bylaw.

2.11.0 RESOURCE INDUSTRIAL (I3)

2.11.1 Permitted Uses:

This zone provides for those industrial uses which are related to the storage and processing of logs and the manufacture of wood products, with sufficient surrounding area to minimize conflict with non-industrial uses.

- 1) gravel pits
- 2) sawmill
- 3) log storage
- 4) accessory buildings and structures
- 5) heavy equipment repair shop
- 6) office for the industrial operation
- 7) one single family dwelling for the manager or caretaker
- 8) wood products manufacturing, processing and storage.

2.11.2 Standards:

Every use of land and every building or structure permitted in the Resource Industrial Zone shall conform to the provisions of 2.11.1 to 2.11.7 inclusive.

2.11.3 Signs:

Subject to the Motor Vehicle Act and the Highways Act, a sign or signs not exceeding 5.0 square metres in total is permitted on any site.

2.11.4 Site Size:

The minimum parcel size shall be 4.0 hectares.

2.11.5 Frontage:

The frontage of each parcel to be created by subdivision shall be no less than fifteen (15) percent of its perimeter.

2.11.6 Setbacks and Heights:

- (1) No building or structure or part thereof except a fence shall be located within 15 metres of a lot line.

- (2) No storage or industrial activity shall be conducted within the 15 metres setback where lot lines in the Resource Industrial Zone abuts a non-industrial zone. This 15 metres setback shall only be used for landscape purposes.
- (3) No building or structure shall exceed 12 metres in height.

2.11.7 Parking:

- (1) Off street parking shall be provided at the rate of one parking space for each employee, plus five parking spaces.
- (2) Off street loading space shall be provided so that sufficient room is available on the site for the maneuvering, loading and unloading of vehicles.

3.1.0 AGRICULTURAL ZONE (A)

3.1.1 Notwithstanding anything in this bylaw contained, land within the Regional District of Kitimat-Stikine designated as "Agricultural Land Reserve" pursuant to the Land Commission Act, shall be subject to:

- i) the Land Commission Act and
- ii) regulations made under the Land Commission Act, and
- iii) relevant orders of the Provincial Land Commission made under the Land Commission Act;

that is to say, without limiting the generality of the foregoing, where land within an "Agricultural Land Reserve" is also within a land zone established under this bylaw, the bylaw shall be binding only insofar as it is not contrary to, in conflict with, inconsistent with or repugnant to the Land Commission Act, regulations made hereunder and others of the Provincial Land Commission.

3.1.2

- (1) Where the land outside an "Agricultural Land Reserve" is zoned for an agricultural use, this bylaw shall be binding without qualification.
- (2) Where land presently within an "Agricultural Land Reserve" is, pursuant to the Land Commission Act, regulations made thereunder, or order of the Provincial Land Commission:
 - i) excluded from an Agricultural Land Reserve, or
 - ii) exempted by the Land Commission Act, or
 - iii) exempted by regulations made under the Land Commission Act or an order of the Provincial Land Commission,
 the provisions of this bylaw shall be binding.

3.1.3

Site Area:

The minimum site area shall be 16.0 hectares subject to the approval of the Provincial Land Commission.

3.1.4

Siting Requirements:

No building or structure or part thereof, except a fence, shall be located within 7.6 meters of any lot line.

4.1.0 OFF-STREET PARKING

Off street parking spaces for each building and use shall be provided in accordance with the following tables:

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Auto Sales & Repair	1 per 70 square meters. sales floor area plus one per service bay
Animal Hospital/Kennel	1 per 46.5 square meters
Auction (indoor)	1 per 9.3 square meters auction floor area
Bank	1 per 18.5 square meters gross floor area
Beach/Swimming	1 per 8.4 square meters developed beach above high water mark
Bowling Alley	3 per alley
Boat Sales and Repair	1 per 2 employees plus 1 per 93 square meters
Building Materials Supply	1 per 2 employees plus 1 per 186 square meters
Campground/Overnight	1 per space plus 2
Café, Dining Room, etc.	1 per 3 seats
Café, Drive-in	Nil but requires some approach storage
Café, Take out Only	15
Church	Rural, 1 per 4 seats, urban 1 per 10 seats
Clubs, Lodges	1 per 4 seats
College	1 per employee plus 1 per 5 students

Contractor's Yard	1 per 2 employees
Cultural Facility	1 per 37.2 square meters gross floor area (Art Gallery, etc.)
Funeral Parlor	1 per 4 seats in chapel
Gas Station	1 per 2 employees on duty plus 2 per service bay
Grocery Corner	1 per 14 square meters gross floor area of retail portion of building or 4 whichever is greater
Golf Course	150 stalls
Golf Driving Range	1 per tee plus 1 per 2 employees
Health Salon	1 per 9.3 square meters gross floor area
Hospital, Public	1 per 2 employees plus 1 per 5 beds
Hospital, Private	1 per 3 beds
Hotel	1 per 2 rooms plus 1 per 3 seats bar, café, etc.
Ice Cream Stand	7 per sales clerk
Laboratory	1 per 2 employees
Laundry/Dry Cleaning	1 per 2 employees counted as total of 2 shifts
Laundromat	1 per 3 washing machines
Motel	1.1 per unit plus 1 per 3 seats in café, etc.
Machinery Sales	1 per 2 employees plus 1 per 93 square meters sales floor
Manufacture/Industrial	1 per 2 employees counted as total of 2 shifts

Marina	1 parking space per boat stall
Nurseries	1 per 14 square meters gross floor area retail sales building
Office, Medical	5 stalls per doctor or dentist
Offices, Single Tenant	1 stall per 32.5 square meters gross floor area
Offices, Multi Tenant	1 per 28 square meters gross floor area
Police Office	1 per 2 employees counted as total of 2 shifts
Pool, Swimming	1 per 3.7 square meters pool water surface
Post Office	1 per 2 employees counted as total of 2 shifts
Prison	1 per 2 employees counted as total of 2 shifts
Public Bus Depot	1 per 18.5 square meters waiting room plus 1 per 2 employees counted as total of 2 shifts
Residential, Single Family & Duplex	2 per dwelling unit
Residential, Multi Family	1.5 per dwelling unit plus 1 per 93 square meters floor area of buildings exceeding 56 square meters times number of du's
Residential, Winter Recreational	Building size 1-20 du's, 2 stalls per du plus 1 stall per 37.2 square meters for the aggregate area exceeding 74 square meters times number of du's
Recreation Centre	1 per 9.3 square meters ice arena plus 1 per 3.7 square meters pool surface plus 1 per 4 player capacity other sport

School, Elementary	1 per employee
School, Secondary	1 per employee plus 1 per 10 students
Shopping Centre Neighbourhood	7 per 93 square meters gross leasable area
Shopping Centre Community	6 per 93 square meters gross leasable area
Shopping Centre Regional	5.5 per 93 square meters gross leasable area
Store, Supermarket Liquor, Other Retail,	1 per 11.6 square meters. gross floor area
Personal Service, Except Corner Grocery	1 per 14 square meters. gross floor area
Ski Resort	1/2 person hourly capacity of lift
Stadium	1 per 3 seats
Theatre, Not Drive-in	1 per 4 seats
Theatre, Drive-in	1 per 2 employees
Tourist Attraction	1 per 4 person capacity
Taxi Stand	1 per taxi plus 1 post office employee
Tire Repair	1 per 2 employees plus 1 per bay
TV, Radio Studios	1 per 2 employees counted as total of 2 shifts
Vegetable/Produce Stand	4 per sales clerk
Warehouse	1 per 2 employees as total of 2 shifts

4.1.1 Provisions

- (1) Every required off street parking space shall be a minimum of 2.8 meters wide and 7.6 meters in length, and shall have at all times convenient vehicular access to a public thoroughfare.
- (2) Required off street parking for residential uses, motels, and auto courts shall be on the site.
- (3) Required off street parking for uses other than referred to in Subsection (2) shall be on or within 152 meters of the site.
- (4) Required off street parking area to accommodate three or more vehicles shall have a surface which is continually dust free and shall have individual parking spaces, maneuvering aisles, entrances, and exits clearly marked.

The Zoning Maps are available at the Regional District offices
300-4545 Lazelle Avenue, Terrace B.C.