

## **Bridesville Townsite Land Use Plan**

### **Bylaw No. 1485**



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*Adopted by  
The Regional District of Kootenay Boundary Board of Directors  
May 29, 2012*

**REGIONAL DISTRICT OF KOOTENAY BOUNDARY  
Bridestville Townsite Land Use Plan Bylaw No. 1485, 2012**

**Bylaw No. 1485 passed the 29<sup>th</sup> day of  
May, 2012 together with Amendment Bylaws:**

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**CONSOLIDATED FOR CONVENIENCE ONLY**

*Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (originals and amendments) may be obtained from the RDKB Planning and Development Department.*

**BYLAW NO.**

1513 (Text & Map Amendment)  
Bianic (E-491-00140.115)

**DATE OF ADOPTION**

February 28, 2013

***Although RDKB Planning Department staff attempt every effort to provide the most up-to-date version of this bylaw (text and associated maps), this existing document may be somewhat out of date; particularly if the bylaw is presently being amended.***

***Persons viewing this reproduction of the bylaw (text and maps) are cautioned that it should not, in any case, be relied on for legal purposes or to make important decisions.***

**REGIONAL DISTRICT OF KOOTENAY BOUNDARY**  
**Bridesville Townsite Land Use Plan Bylaw No. 1485**

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A Bylaw to adopt a combined Official Community Plan and  
Zoning Bylaw for the Bridesville Townsite:

WHEREAS under the provisions of Section 876 of the *Local Government Act* the **Board** may adopt one or more Official Community Plans for one or more areas;

AND WHEREAS under the provisions of Section 882(1) of the *Local Government Act*, the **Board** must adopt a community plan by bylaw, and following adoption of such a bylaw, the community plan is an Official Community Plan;

AND WHEREAS under the provisions of Sections 903, 908, and 909 of the *Local Government Act* the **Board** may adopt a Zoning Bylaw; regulate signs; and require screening and landscaping to mask or separate uses;

AND WHEREAS under the provisions of Section 138 of the Community Charter the **Board** may by a single bylaw, exercise any number of its powers to act by bylaw;

AND WHEREAS the **Board** has had prepared a combined Official Community Plan and Zoning Bylaw, such Land Use Plan being expressed in text and maps;

NOW THEREFORE the Board of Directors of the Regional District of Kootenay Boundary in open meeting assembled ENACTS AS FOLLOWS:

This Bylaw may be cited for all purposes as the "Bridesville Townsite Land use Plan Bylaw No. 1485, 2012".

Schedule "A" attached hereto and forming part of this Bylaw is hereby adopted and is the Bridesville Townsite Land Use Plan.

**READ A FIRST AND SECOND** time this 26<sup>th</sup> day of January, 2012.

**BOARD** CONSIDERATION OF SECTION 882 OF THE *LOCAL GOVERNMENT ACT* this 26<sup>th</sup> day of January, 2012.

**PUBLIC HEARING** held this 20<sup>th</sup> day of February, 2012.

**READ A THIRD TIME AS AMENDED** this 30<sup>th</sup> day of March, 2012.

**APPROVED** BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
Approving Officer this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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Approving Officer

**ADOPTED** this 29th day of May, 2012.

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Chair

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Director of Corporate Administration

I, Elaine Kumar, Director of Corporate Administration of the Regional District of Kootenay Boundary, hereby certify that this is a true and correct copy of Bylaw No. 1485, cited as the "Regional District of Kootenay Boundary Bridesville Townsite Land Use Plan Bylaw No. 1485, 2012.

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Director of Corporate Administration

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Date

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## PART 1 INTRODUCTION

The Bridesville Townsite Land Use Plan contains broad objectives and policies respecting present and future land use, and regulations regarding the location and use of land, buildings and structures within the Bridesville Townsite, a portion of Electoral Area 'E' of the Regional District of Kootenay Boundary. This comprehensive plan was created pursuant to Section 138 of the Community Charter and Part 26 of the Local Government Act.

### 1.1. Definitions

In this Bylaw all words or phrases have their normal or common meaning with the exception of those that have been changed, modified or expanded by the definitions below. For convenience only terms for which a definition has been provided are in ***bold italic*** text throughout the document.

**ACCESSORY BUILDING OR STRUCTURE** means a ***building*** or any other construction fixed to, supported by or sunk into land or water that is customarily incidental to the ***principal use*** which is permitted and located on the same ***parcel***;

**AUTOMOBILE SALVAGE YARD** means a land use where wrecked, decommissioned or derelict vehicles and vehicle parts are stored, or kept, their usable parts sold for use in operating vehicles, while the unusable metal parts, known as scrap metal parts, are sold to metal recyclers; may also be referred to as a wreck yard, scrap yard or a junk yard.

**BOARD** means the Board of Directors of the Regional District of Kootenay Boundary;

**BUILDING** means a structure wholly or partly enclosed by a roof or roofs supported by air, walls, or columns and used for the shelter or accommodation of persons, animals, chattels or things; but excluding tents or camper vehicles;

**COMMUNITY WATER SYSTEM** means a system of waterworks which serves five or more ***parcels*** and which is owned, operated, and maintained by an improvement district incorporated under the Local Government Act, or a Regional District, or which is regulated under the Utilities Commission Act;

**CONCEALED** means located within a ***building*** or enclosed by a ***solid fence*** or ***vegetative screen***, a minimum of 1.5 metres in height;

**DERELICT VEHICLE** means any vehicle which has not been licensed for a period of one (1) year and is not in an operable or roadworthy condition which is not ***concealed***;

**DWELLING, SINGLE FAMILY** means any detached ***building*** consisting of one ***dwelling unit***;

**DWELLING UNIT** means one or more rooms used or capable of being used for the residential accommodation of one ***family*** and contains sleeping, cooking and sanitary facilities;

**EXTERIOR SIDE PARCEL LINE** means the *parcel* line(s) not being the *front parcel line* or *rear parcel line* and common to the *parcel* and a *highway*;

**FAMILY** means two or more persons related by blood, marriage, adoption or foster parenthood, or four or fewer unrelated persons;

**FRONT PARCEL LINE** means the *parcel* boundary or boundaries common to the *parcel* and a fronting street, or where there is more than one fronting street, the *parcel* boundary common to the *parcel* and the fronting street towards which the majority of the principal *buildings* on adjacent *parcels* are faced;

**HIGHWAY** includes a street, road, lane, bridge, viaduct, and any other way open to the use of the public, but does not include a private right-of-way or easement on private property;

**HOME-BASED BUSINESS** means an occupation carried on for gain by the residents of the *parcel*, where the occupation is an extension of a trade, profession, service, hobby, or similar undertaking which is clearly secondary to the use of the *parcel* for residential purposes;

**INSTITUTIONAL USE** means a use providing for: day care centres, customs houses, art galleries, religious institutions, schools, government offices, museums, community halls, libraries and similar uses;

**INTERIOR SIDE PARCEL LINE** means the *parcel* line(s), not being the *front parcel line* or *rear parcel line*, common to another *parcel*;

**KENNEL** means a *building*, structure, compound or group of pens or cages where dogs, cats, other domestic pets, or exotic pets are, or are intended to be, trained, cared for, bred, boarded or kept for commercial purposes;

**PARCEL** means a lot, block or other area of land which is held by a single and separate Certificate of Title under the Land Title Act, excluding a highway;

**PLAN** means this Bridesville Townsite Land Use Plan (Bylaw No. 1495);

**PLAN AREA** means all lands as identified as such on Maps 1, 2 and 3 of the Bridesville Townsite Land Use Plan (Bylaw No. 1495);

**PRINCIPAL USE** means the main purpose for which land, *buildings* or structures are ordinarily used;

**REAR PARCEL LINE** means the *parcel* line opposite to and most distant from the *front parcel line*, or where the rear portion of the *parcel* is bounded by intersecting side *parcel* lines, shall be deemed to be the point of such intersection;

**RECYCLING DEPOT** means a land use where recyclable materials are deposited either in commingled containers or bins or placed in separate containers or bins depending on the type of material. No bundling or processing of the materials is carried out;

**RECYCLING FACILITY** means the use of land for processing recyclable materials by physical means such as dismantling and separating, shredding, bundling and packaging to prepare them for transport;

**REGIONAL DISTRICT** means the Regional District of Kootenay Boundary;

**SECONDARY USE** means a use of land, a **building** or a structure that is customarily incidental to the **principal use** which is permitted and located on the same **parcel**;

**SOLID FENCE** means a manufactured wooden, concrete block or stone fence, or wall that is broken only for access driveways and walkways;

**UTILITY USE** means a use of land or **buildings** which is established by the **Board**, a government agency, or by a company operating under the Utility Commission Act and which provides essential services for the lands included in the **Plan Area** including water, sewer, electricity, telephone, natural gas, cablevision, broadcast transmission and receiving facilities but excludes exterior storage, vehicle and equipment repair facilities and administrative offices;

**VEGETATIVE SCREEN** means a continuous evergreen hedge or other compact plant material at least one (1) metre in height when planted; unless described otherwise in this bylaw.

## **1.2. Purpose and Preparation**

Up until the time of adoption of this **Plan**, Electoral Area E's three resort areas (Big White Ski Resort, Mt. Baldy Ski Resort and Jewel Lake) were the only portions of the area that had formal planning bylaws in place.

A public meeting was held in Bridesville in May 2011 to determine, based on input from the community, where land use planning should apply and what should be in the **Plan**. The community wanted the **Plan** to apply to lands in the Bridesville Townsite only. Residents of the Bridesville Townsite requested that the **Regional District** implement planning regulations with the following objectives in mind:

- To address issues of uncertainty with regard to future uses of land in the Townsite; and
- To help to address some issues of unsightliness in the Townsite.

Staff prepared a draft **Plan** and presented it to the public at an Open House on September 19, 2011.

The Bridesville Townsite Land Use Plan is a combined Official Community Plan and Zoning Bylaw created pursuant to Sections 875, 903, 908 and 909 of the *Local Government Act*.

### 1.3. Interpretation, Review and Amendment of Plan

This **Plan** is divided into three sections as described below:

- Part 1 Introduction
- Part 2 Planning Objectives and Policies
- Part 3 Land Use Regulations and Zoning

It is anticipated that this **Plan** will be reviewed within 5 to 10 years depending on the amount of development activity in the area.

Applications to amend the **Plan** can be done through Part 26 of the *Local Government Act* and in accordance with the **Regional District's** Fees and Procedures Bylaw.

Amendments to this **Plan** will be done according to the appropriate section(s) in the *Local Government Act*. Only amendments to Part 2 Planning Objectives and Policies are required to be done in accordance with Sections 879 and 882 of the *Local Government Act*, since those requirements are specific to Official Community Plans.

### 1.4. Community Overview

Bridesville is an unincorporated community located in Electoral Area 'E' of the **Regional District**. The Bridesville Townsite, which is  $\pm 7.7$  hectares ( $\pm 19$  acres) in size, has 41 parcels, 6 of which are vacant. The Townsite, which slopes to the south, is located at an elevation of between 1005 and 1035 metres above sea level; and is approximately 15 kilometres west of Rock Creek and 33 kilometres east of Osoyoos adjacent to Highway 3.

Most of the surrounding open grasslands are within the Agricultural Land Reserve, and are used for dry land agriculture. None of the land in the Townsite is in the ALR although some community members keep poultry for personal use, while others on larger parcels keep horses.

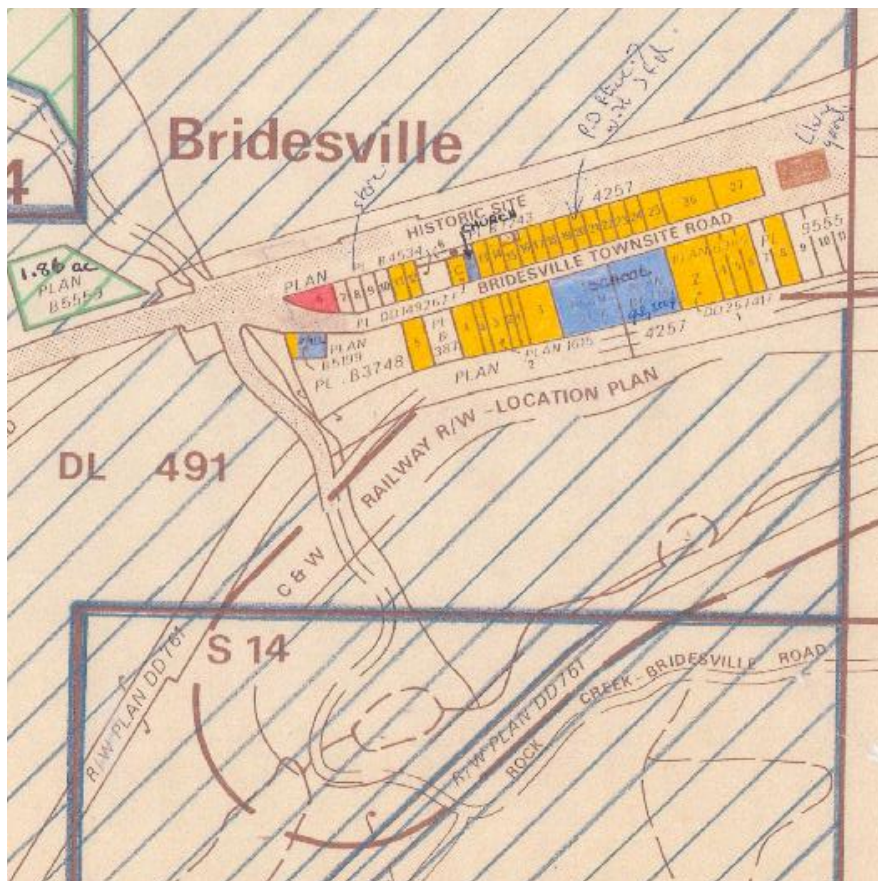
There were 37 dwellings at the time this **Plan** was prepared for an estimated population of 81 based on an average household size of 2.2 people (Stats Canada 2006). The Townsite is primarily a residential community including many retirees that moved to the area seeking low cost housing in a scenic location.

Parcels in existence at the time this **Plan** was prepared ranged from  $307\text{m}^2$  to  $7450\text{m}^2$ , while the median and average parcel sizes were 1093 and  $1429\text{m}^2$ , respectively.



Bridesville Hotel (1948). This photo was likely taken in the south-east direction.

When the railway was active there was an immigration and customs office; a hotel with a beer parlour and dance hall; and a church. The community had both a post office and an elementary school until more recently. The existing Community Hall, which was built in 1958, and Seniors' Hall serve both the Townsite and surrounding rural area. The map below shows the land uses that were identified in 1982 as part of a previous planning exercise.



Bridesville Land Uses in 1982.

#### Legend

- Single Family Residential (1 acre or less)
- Commercial
- Institutional Facilities
- Dump
- Rural Dwelling (>1 acre)
- Agricultural

## **PART 2 PLANNING OBJECTIVES AND POLICIES**

The planning objectives and policies presented in this section are based on input from residents of the Bridesville Townsite. This section has been divided into the following sub-sections:

- Land Use;
- Transportation;
- Property Maintenance and Safety;
- Drinking Water; and
- Solid Waste Management

## 2.1. Land Use

The Bridesville Townsite is primarily a residential neighbourhood with approximately 37 **single family dwellings** (see *attached Map 1 Location Map*). Parcels in the Townsite are serviced with on-site sewage disposal systems and a **community water system**, which is described in greater detail in the Drinking Water Section. There are no plans to develop a community sewer system for the Bridesville Townsite. Given the small parcel sizes in the Townsite, it is essential that community water is provided in the long term.

Two businesses were in existence at the time this **Plan** was prepared. Those businesses include a recycling depot in the north-east corner of the Townsite and a machine shop located on one of the **parcels** that the Bridesville Elementary School previously occupied. Those parcels are designated as 'Light Industrial' in this **Plan** (see *attached Map 2 Land Use Map*). At least one other business was operating as a home-based business at the time this **Plan** was prepared. While there were no commercial type uses in existence at the time this **Plan** was adopted an owner could apply for commercial use at a later date.

While none of the land in the Townsite is suited to large scale agriculture due to the small parcel sizes there are some limited agricultural activities such as the keeping of chickens for personal use and the keeping of horses.

One **parcel** at the west side of the Townsite is the location of the Bridesville Community Hall and the Seniors' Centre. Given the size of the community it is not anticipated that more institutional type uses will be introduced in the near future. School aged children, if there are any, would attend Rock Creek Elementary School in Rock Creek and the Boundary Central Secondary School in Midway.

While there are no sand and gravel deposits within the Townsite, the Ministry of Transportation and Infrastructure operates a gravel pit, which is located approximately 1 kilometre to the east (see *attached Map 1 – Location Map*).

There were no parks in the **Plan Area** at the time this **Plan** was prepared. Given the size of the **parcels** that could be subdivided, the provision of park land would not be required pursuant to the *Local Government Act*.

No lands subject to hazardous conditions or environmentally sensitive to development were identified in the preparation of this **Plan**. The **parcels** on the south side of Bridesville Townsite Road, while mostly flat, drop steeply to the south near the rear **parcel** lines. Any construction activity on those **parcels** and the **parcel** on the west side of the **Plan Area** adjacent to Brides Creek would require a geotechnical study prior to issuance of a building permit.

The Townsite's southerly orientation provides an opportunity to take advantage of solar energy for heating water and the interior of **buildings**.

## OBJECTIVES

The objectives of the **Board** with respect to Land Use are as follows:

- To place all lands in the **Plan Area** in land use designations that reflect the needs of the community, while balancing those needs with the community's desire to have a safe and healthy community;
- To maintain, as far as possible, the conforming status of existing development and **buildings**;
- To implement policies and regulations, which strive to minimize land use conflicts;
- To support some limited agricultural activities;
- To promote the quiet and safe use and enjoyment of residential properties and to discourage non-residential development in residential areas; and
- To encourage energy efficiency in new **building** construction in the Townsite.

## POLICIES

The policies of the **Board** with respect to Land Use are as follows:

- 2.1.1 Establish land use designations that are based on the land uses in place at the time this **Plan** was drafted;
- 2.1.2 Establish minimum **parcel** size requirements for new **parcels** to be created by subdivision that meet the Ministry of Health's guidelines for **parcels** that are serviced with on-site sewage disposal systems;
- 2.1.3 Consider applications to amend the land uses in the **Plan Area** if the change would be a benefit to the community;
- 2.1.4 Consider applications to amend the land uses in the **Plan Area** to permit a commercial enterprise that would result in a reduction of the number of car trips by Bridesville Townsite residents to service centres;
- 2.1.5 Consider requiring screening to separate different types of land uses; and
- 2.1.6 Encourage the use of solar energy, and other energy saving measures for **buildings** in the Townsite.

## 2.2. Transportation

The Townsite was built within a switchback of the Great Northern Railway (GNR) that reached the area in 1905. The Midway to Bridesville portion of the GNR was officially abandoned in 1935 and the northerly portion of the switchback now forms part of Highway 3, while the southerly portion of the switchback is part of the Rock Creek – Bridesville Road. Prior to the abandonment of the GNR, Bridesville Townsite Road formed the Trans Provincial Highway.



The Bridesville Train Station was likely located in what is now the Highway 3 right of way (circa 1920). This photo was likely taken in the south-west direction.

Highway 3, the Bridesville Townsite Road and the Rock Creek – Bridesville Road are owned and maintained by the Ministry of Transportation and Infrastructure. The Bridesville Townsite Road, the only road through the community, was re-paved in the summer of 2011. The road right of way accommodates both motorized and non-motorized traffic and this **Plan** does not anticipate any changes to the road in the Townsite.

### OBJECTIVES

The objectives of the **Board** with respect to Transportation are as follows:

- To recognize the importance of **parcels** being provided with legal and physical roadway access;
- To promote the safe and efficient movement of vehicles, bicycles, and pedestrians within and through the **Plan Area**.

## POLICIES

The policies of the **Board** with respect to Transportation are as follows:

- 2.2.1 Encourage the provision of legal and physical access via a public roadway, before subdivision or **building** construction occurs;
- 2.2.2 Support the Ministry of Transportation and Infrastructure's requirement that all parcels in the **Plan Area** are accessed from the Townsite Road and that there is no direct access to Highway 3 except at the controlled access points at the east and west ends of the Townsite;
- 2.2.3 Protect the integrity of the community's developed public roadways by implementing reasonable setbacks for **buildings** and structures;
- 2.2.4 Consider establishing a Street Light Service Area for the **Plan Area**, which would use 'down-lighting' to help promote a dark night sky;
- 2.2.5 Support the use of street lights that are at least partially powered with solar energy;
- 2.2.6 Support the Ministry of Transportation and Infrastructure in its efforts to develop a safe and functional roadway system; and
- 2.2.7 Support the Ministry of Transportation and Infrastructure's legislation that prohibits storage of materials in the **highway** right of way without permission.

## 2.3. Property Maintenance and Safety

Most residents of the Bridesville Townsite take pride in the appearance of their property and value that quality in other community members. However, a number of concerns have been expressed regarding the upkeep of some properties in the community. Those poorly maintained properties are having negative impacts on a number of people in the community including enjoyment of their property and their perceived safety.

### OBJECTIVES

The objectives of the **Board** with respect to Property Maintenance and Safety are as follows:

- To minimize disturbances to the natural environment as far as possible, and to promote a quiet, peaceful, and safe setting for the community;
- To recognize the natural visual qualities of the area; and
- To encourage residents of the Townsite to maintain their **parcels** in a healthy and safe manner.

### POLICIES

The policies of the **Board** with respect to Property Maintenance and Safety are as follows:

- 2.3.1 Consider adopting an Unsightly Premises Bylaw for the **Plan Area**;
- 2.3.2 Consider adopting an Animal Control Bylaw for the purposes of controlling animals at large.
- 2.3.3 Consider adopting a Noise Bylaw for the purpose of establishing late evening and early morning quiet hours.

## 2.4. Drinking Water

The Bridesville Waterworks District operates a **community water system**, which services the majority of the **parcels** in the Townsite. Both the community well and the reservoir are located outside the **Plan Area** as indicated on Map 1 – Location Map. There are no expansion plans for the **community water system**.

Prior to the establishment of a community well, the source of water was the Bridesville Community Watershed, which is shown on Map 1 – Location Map. Also shown on Map 1 are the locations of the reservoir and community well.

While the community no longer uses surface water as a source of drinking water, the Province still recognizes the Bridesville Community Watershed. Since there is likely a hydrologic connection between the well water and the surface water, the integrity of the community watershed deserves protection.

### OBJECTIVES

The objectives of the **Board** with respect to Drinking Water are as follows:

- To protect both the quality and quantity of the drinking water source recognizing the importance of this vital resource for domestic water consumption.

### POLICIES

The policies of the **Board** with respect to Drinking Water are as follows:

- 2.4.1 The Bridesville Community Watershed, community well, and reservoir are all shown on Map 1 – Location Map of this **Plan**;
- 2.4.2 Encourage the Bridesville Waterworks District to take actions to ensure the long term protection of their infrastructure;
- 2.4.3 Discourage activities in the Bridesville Community Watershed that may have a detrimental impact on water quality;
- 2.4.4 Encourage the Bridesville Waterworks District to connect new **parcels** created by subdivision in the **Plan Area** to the **community water system**; and
- 2.4.5 Support water conservation education with the objective of saving water and energy.

## 2.5. Solid Waste Management

The **Regional District** operates a regional solid waste management service which includes service for all rural areas including the Bridesville Townsite. The Bridesville Townsite and surrounding area is currently serviced by a solid waste transfer station located approximately 700 metres east of the Townsite on the south side of Highway 3 as shown on Map 1. The site is located within the Ministry of Transportation and Infrastructure's **highway** right of way and is maintained by the **Regional District**. Waste from the solid waste transfer station is regularly transferred to the West Boundary Landfill in Greenwood. Recyclables are not collected at the site since a private recycling facility in the Townsite currently services the area.

The **Regional District** also provides a staffed transfer station at Rock Creek. For solid waste materials not accepted at the Rock Creek Transfer Station, residents can use the West Boundary Landfill at Greenwood. The **Regional District** is currently reviewing the system of transfer stations in the Boundary Area to maximize efficiencies and improve service.

### OBJECTIVES

The objectives of the **Board** with respect to Solid Waste Management are as follows:

- To encourage area residents to use a solid waste transfer facility provided by the **Regional District** and not dump refuse;
- To encourage area residents to reduce, reuse and recycle in order to reduce the amount of waste that will require disposal at a landfill; and
- To continuously improve the efficiency and cost effectiveness of the integrated regional solid waste system.

### POLICIES

The policies of the **Board** with respect to Solid Waste Management are as follows:

- 2.4.1 Maintain access to solid waste services for the residents of the Bridesville Townsite;
- 2.4.2 Maintain access to recycling services at the Rock Creek Transfer Station for the residents of the Bridesville Townsite; and
- 2.4.3 Consider, in conjunction with the Province, the implementation of a clean up program to remove refuse that has been dumped on Crown and private lands.

## PART 3 LAND USE REGULATIONS AND ZONES

### 3.1. Administration

#### ***3.1.1. Enforcement***

1. The Chief Building/Plumbing Official, Director of Planning and Development, Planner, Assistant Planner, or such other person that may be appointed by the **Board** may enforce this Bylaw.
2. Persons appointed under subsection (1) above are hereby authorized to enter, at all reasonable times, upon any properties subject to this Bylaw to ascertain whether the provisions of this Bylaw are being complied with.

#### ***3.1.2. Prohibition***

1. Land must not be used contrary to the provisions of this Bylaw.
2. **Buildings** or structures must not be used, constructed, reconstructed, altered, moved, placed or extended contrary to the provisions of this Bylaw.

#### ***3.1.3. Violation***

A person is deemed to have committed an offence who:

- a) Violates any of the provisions of this Bylaw;
- b) Causes or permits, any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- c) Neglects or omits to do anything required under this Bylaw;
- d) Carries out, causes or permits to be carried out any use, construction or subdivision in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- e) Fails to comply with an order, direction or notice given under this Bylaw; or
- f) Prevents or obstructs or attempts to prevent or obstruct the authorized entry on property of a person authorized to enforce this Bylaw under Section 6.1.

#### ***3.1.4. Penalty***

Any person who violates any of the provisions of this Bylaw is, upon summary conviction, liable to the maximum fine provided in the Offence Act, plus the cost of prosecution for each offence.

#### ***3.1.5. Severability***

If any portion of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, that portion is severed and the remaining portions of this Bylaw continue with full force and effect.

#### ***3.1.6. Effective Date***

This Bylaw is effective upon adoption.

## 3.2. General Regulations

### 3.2.1. Application

The General Regulations for zones are applicable to the entire **Plan Area**.

### 3.2.2 Permitted Uses of Land, Buildings and Structures in all Zones

1. Except as otherwise stated in this Bylaw, the following uses are permitted in all zones:
  - a) **Highways**;
  - b) Landscaping and fencing;
  - c) Parks, playgrounds and similar active or passive recreational areas including **buildings** and facilities associated therewith;
  - d) **Utility uses** and structures and **buildings** associated therewith, excluding offices, maintenance garages and storage areas;
  - e) Temporary **buildings**, structures or storage of materials required for an approved construction project on the same **parcel** provided such temporary **buildings**, structures and/or storage are removed within thirty days of completion of the approved construction;
  - f) Site preparation to accommodate or enhance a permitted use.
2. The uses identified in this section are subject to the regulations of the zone within which they are located with the exception of minimum **parcel** area requirements.

### 3.2.3. Prohibited Uses

1. All uses not expressly permitted by the Bylaw are prohibited.
2. Any use described as a separate use in this Bylaw, but which is not expressly included as a permitted use in any zone, is not permitted.
3. No **parcel** in the **Plan Area** may be used as an **automobile salvage yard** or the storage of **derelict vehicle(s)**, or as a **kenel**.

### 3.2.4. Home-Based Business

1. Where a **home-based business** use is expressly permitted, the following regulations apply:
  - a) The **home-based business**, including associated storage areas, must be carried out solely within a **single family dwelling** or wholly enclosed **accessory building**;
  - b) The **home-based business** must not give any indication that the **building** or **parcel** is being utilized for any purpose other than that of a **dwelling unit** or accessory use;

- c) The **home-based business** must not produce any odorous, toxic or noxious matter, noise, vibration, smoke, heat, dust, litter, glare or radiation other than that normally associated with the **dwelling unit** nor will it create or cause any fire hazard, electrical interference or traffic congestion on the **highway**;
  - d) The **home-based business** must not have an external display or advertisement other than a sign bearing only the name and/or occupation of the resident, which will be non-illuminated and not exceed 1 square metre in area;
  - e) The **home-based business** must have all storage of materials, equipment, containers or finished products **concealed**;
  - f) The **home-based business** must not involve the use of mechanical equipment save as is ordinarily employed in purely private domestic and household use or for recreational hobbies.
2. The **home-based business**, including associated storage areas, must not occupy more than 60 square metres of total area per **parcel** in total. This total floor area applies to the entire **parcel** regardless of the number of home-based businesses;
  3. The operator(s) of the **home-based business** must be a permanent resident(s) of the subject **parcel**.

### ***3.2.5. Minimum Parcel Area Exceptions***

1. Unless otherwise stated in the regulations respecting a zone, a **parcel** which existed before the enactment of this **Plan** is not required to comply with the minimum **parcel** area requirements of the zone in which it is located, but such a **parcel** or any further subdivision of such a **parcel** shall comply with: all other provisions of this **Plan**, subject to exceptions expressly stated in this Section, and any other pertinent Provincial Statutes, Regulations and Orders.
2. A **parcel** which is reduced in size by expropriation or purchase of land by or to a public body in order to accommodate a necessary public service, utility, facility or highway, subsequent to the approval date of this **Plan** is deemed to be in conformity with the minimum **parcel** area requirements of this **Plan**.
3. Where as a result of land acquisition for a public use after this Bylaw comes into force by:
  - a) The **Regional District**;
  - b) The Provincial Government;
  - c) The Federal Government;
  - d) An Improvement District;
  - e) An Irrigation District;
  - f) A School District; or

g) a **Public Utility**

- i. The **parcel** of land that could have been subdivided into two or more **parcels** under this Bylaw when the land was acquired, and
- ii. The **parcel**, as a result of the acquisition, can no longer be subdivided into the same number of **parcels**,

The **parcel** is deemed to conform to this Bylaw for the purposes of subdivision as though the land acquisition had not occurred, but only to the extent that none of the **parcels** that would be created by the subdivision would be less than 90% of the area that would otherwise be permitted by this Bylaw.

4. If a proposed single **parcel** is the result of a consolidation of:
  - (a) two or more **parcels**, or
  - (b) one or more **parcels** and a closed public roadway,and the aggregate area of the proposed single **parcel** is less than the minimum prescribed by this Bylaw, the proposed **parcel** shall nevertheless be deemed to comply with the minimum **parcel** size prescribed by this Bylaw.
5. The alteration of one or more **interior parcel lines** between two or more **parcels** shall be permitted provided that:
  - (a) no additional **parcels** are created upon completion of the alteration;
  - (b) the alteration does not infringe within the required setbacks for an existing **building** or structure located on a **parcel**, and
  - (c) the alteration does not reduce the site area required for a sewage disposal system on any **parcel**.

### 3.2.6. Siting Exceptions

1. Selected structures are excluded from the setback requirements of this Bylaw; however a separate approval from the Ministry of Transportation and Infrastructure may be required where the setback is adjacent to a **highway**. The exceptions are regulated as follows:
  - (a) Unenclosed steps, eaves, sunlight control projections, canopies, chimneys, bay windows, balconies, porches and other similar projections may project:
    - (i) 2 metres into a required **front, rear** or **exterior side parcel line** setback; and
    - (ii) 0.6 metres into a required **interior side parcel** setback.
  - (b) An underground structure may be sited on any portion of a **parcel** provided that the top surface of such structure shall at no point

extend more than 0.5 metres above the average finished ground elevation within the relevant setback area of the zone in which it is located.

- (c) Free standing lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs and sign structures, except as otherwise limited in this or other bylaws may be sited on any portion of a **parcel** at the sole responsibility of the owner or utility company.

### ***3.2.6. Screening and Fencing***

Unless otherwise stated in the regulations respecting a zone:

- a) **Solid fences** 2 metres or less in height may be located on any portion of the **parcel**;
- b) Notwithstanding the above Ministry of Transportation and Infrastructure approval may be required where the structure is adjacent to a **highway**;
- c) **Solid fences** greater than 2 metres in height must meet the required setback distances for an accessory structure in the zone;
- d) Open fencing shall not be restricted as to height or location;
- e) The use of barbed wire for fencing in or abutting the Residential 1 or Residential 2 zone is prohibited.

### 3.3 Zones

1. For the purpose of this **Plan**, the **Plan Area** is classified into the following zones:

| Zone Name          | Short Form |
|--------------------|------------|
| Residential 1      | R1         |
| Residential 2      | R2         |
| Light Industrial 1 | IN 1       |
| Light Industrial 2 | IN 2       |
| Institutional      | INS        |

Bylaw No.  
1513

Bylaw No.  
1513

2. The extent and boundary of each zone is shown on Map 3 – Zoning Map.
3. Where a zone boundary does not follow a legally defined line, the location of the zone boundary shall be determined by scaling from Map 3 – Zoning Map.
4. Split Zone **Parcels** – Where a **parcel** is included in more than one zone, the boundary as shown on Map 3 – Zoning Map, shall be deemed to be a **parcel** boundary for the purposes of determining applicable uses and regulations other than **building** setbacks contained in this bylaw.

### 3.3.1 Residential 1

### R1

The objectives of the **Board** with respect to the 'Residential 1' zone are as follows:

- That residential areas are developed in a safe and orderly manner without undue constraints; and
- To establish land uses and densities which are appropriate for the existing level of service.

The regulations of the **Board** with respect to the 'Residential 1' zone are as follows:

|         |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3.1.1 | Permitted <b>Principal Uses</b> : | Only the following <b>principal uses</b> are permitted:<br>a) <b>Single family dwelling</b> .                                                                                                                                                                                                                                                                                                                                 |
| 3.3.1.2 | Permitted <b>Secondary Uses</b> : | Only the following <b>secondary uses</b> are permitted, and only in conjunction with a use listed in subsection 3.3.1.1 above:<br>a) <b>Accessory buildings and structures</b> ;<br>b) Agricultural uses; and<br>c) <b>Home-based business</b> ;                                                                                                                                                                              |
| 3.3.1.3 | <b>Parcel</b> Area:               | <b>Parcels</b> to be created by subdivision must not be less than 2000 m <sup>2</sup> where connected to a <b>community water system</b> , and 1 hectare where not connected to a <b>community water system</b> .                                                                                                                                                                                                             |
| 3.3.1.4 | Density                           | Maximum one <b>single family dwelling</b> per <b>parcel</b>                                                                                                                                                                                                                                                                                                                                                                   |
| 3.3.1.5 | Agricultural Uses                 | The following provisions apply to agricultural uses:<br>a) The keeping of small animals such as chickens, rabbits, and similar sized species shall be restricted to 4 per <b>parcel</b> and shall not include roosters;<br>b) The keeping of larger animals such as goats, donkeys, horses and cows shall be restricted to 1 per <b>parcel</b> , and only on <b>parcels</b> that are a minimum of 4000m <sup>2</sup> in area. |

|         |          |                                      |                                   |                                                  |
|---------|----------|--------------------------------------|-----------------------------------|--------------------------------------------------|
| 3.3.1.6 | Setbacks | Minimum setbacks measured in metres: |                                   |                                                  |
|         |          | <b><i>Parcel</i></b> Line            | <b><i>Principal buildings</i></b> | <b><i>Accessory buildings and structures</i></b> |
|         |          | <b><i>Front</i></b>                  | 4.5 m                             | 4.5 m                                            |
|         |          | <b><i>Exterior side</i></b>          | 4.5 m                             | 4.5 m                                            |
|         |          | <b><i>Interior side</i></b>          | 2.4 m                             | 2.4 m                                            |
|         |          | <b><i>Rear</i></b>                   | 4.5 m                             | 4.5 m                                            |

### 3.3.2 Residential 2

**R2**

The objectives of the **Board** with respect to the 'Residential 2' zone are as follows:

- That residential areas are developed in a safe and orderly manner without undue constraints; and
- To establish land uses and densities which are appropriate for the existing level of service.

The regulations of the **Board** with respect to the 'Residential 2' zone are as follows:

|         |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3.2.1 | Permitted <b>Principal Uses</b> : | Only the following <b>principal uses</b> are permitted:<br>a) <b>Single family dwelling</b> .                                                                                                                                                                                                                                                                                                                                                   |
| 3.3.2.2 | Permitted <b>Secondary Uses</b> : | Only the following <b>secondary uses</b> are permitted, and only in conjunction with a use listed in subsection 3.3.2.1 above:<br>a) <b>Accessory buildings and structures</b> ;<br>b) Agricultural uses; and<br>c) <b>Home-based business</b> ;                                                                                                                                                                                                |
| 3.3.2.3 | <b>Parcel</b> Area:               | <b>Parcels</b> to be created by subdivision must not be less than 2000 m <sup>2</sup> where connected to a <b>community water system</b> , and 1 hectare where not connected to a <b>community water system</b> .                                                                                                                                                                                                                               |
| 3.3.2.4 | Density                           | Maximum two <b>single family dwellings</b> per <b>parcel</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| 3.3.2.5 | Agricultural Uses                 | The following provisions apply to agricultural uses:<br>a) The keeping of small animals such as chickens, rabbits, and similar sized species shall be restricted to 4 per <b>parcel</b> and shall not include roosters;<br>b) The keeping of larger animals such as goats, donkeys, horses, cows, and similar species shall be restricted to 1 per <b>parcel</b> , and only on <b>parcels</b> that are a minimum of 4000m <sup>2</sup> in area. |

| 3.3.2.6                     | Setbacks                          | Minimum setbacks measured in metres: <table border="1"> <thead> <tr> <th data-bbox="776 279 1024 443"><i><b>Parcel</b></i> Line</th><th data-bbox="1024 279 1227 443"><i><b>Principal buildings</b></i></th><th data-bbox="1227 279 1430 443"><i><b>Accessory buildings and structures</b></i></th></tr> </thead> <tbody> <tr> <td data-bbox="776 443 1024 495"><i><b>Front</b></i></td><td data-bbox="1024 443 1227 495">4.5 m</td><td data-bbox="1227 443 1430 495">4.5 m</td></tr> <tr> <td data-bbox="776 495 1024 548"><i><b>Exterior side</b></i></td><td data-bbox="1024 495 1227 548">4.5 m</td><td data-bbox="1227 495 1430 548">4.5 m</td></tr> <tr> <td data-bbox="776 548 1024 600"><i><b>Interior side</b></i></td><td data-bbox="1024 548 1227 600">2.4 m</td><td data-bbox="1227 548 1430 600">2.4 m</td></tr> <tr> <td data-bbox="776 600 1024 653"><i><b>Rear</b></i></td><td data-bbox="1024 600 1227 653">4.5 n</td><td data-bbox="1227 600 1430 653">4.5 m</td></tr> </tbody> </table> | <i><b>Parcel</b></i> Line | <i><b>Principal buildings</b></i> | <i><b>Accessory buildings and structures</b></i> | <i><b>Front</b></i> | 4.5 m | 4.5 m | <i><b>Exterior side</b></i> | 4.5 m | 4.5 m | <i><b>Interior side</b></i> | 2.4 m | 2.4 m | <i><b>Rear</b></i> | 4.5 n | 4.5 m |
|-----------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------|--------------------------------------------------|---------------------|-------|-------|-----------------------------|-------|-------|-----------------------------|-------|-------|--------------------|-------|-------|
| <i><b>Parcel</b></i> Line   | <i><b>Principal buildings</b></i> | <i><b>Accessory buildings and structures</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                   |                                                  |                     |       |       |                             |       |       |                             |       |       |                    |       |       |
| <i><b>Front</b></i>         | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                   |                                                  |                     |       |       |                             |       |       |                             |       |       |                    |       |       |
| <i><b>Exterior side</b></i> | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                   |                                                  |                     |       |       |                             |       |       |                             |       |       |                    |       |       |
| <i><b>Interior side</b></i> | 2.4 m                             | 2.4 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                   |                                                  |                     |       |       |                             |       |       |                             |       |       |                    |       |       |
| <i><b>Rear</b></i>          | 4.5 n                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                   |                                                  |                     |       |       |                             |       |       |                             |       |       |                    |       |       |

### 3.3.3 Light Industrial 1

**IN1**

The objectives of the **Board** with regard to the 'Light Industrial 1' zone:

- To avoid future land use conflicts by identifying suitable locations for industrial land purposes;
- To require screening of industrial activities from residential areas to minimize land use conflict.

The regulations of the **Board** with respect to the 'Light Industrial 1' zone are as follows:

| 3.3.3.1              | Permitted <b>Principal Uses</b> : | Only the following <b>principal uses</b> are permitted:<br>a) Machine shop;<br>b) <b>Recycling depot</b> ;<br>c) <b>Recycling facility</b> ;<br>d) Vehicle, maintenance and repair shop;<br>and<br>e) Welding shop.                                                                                                                                                                                                                                                                          |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
|----------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|-------------------------------------------|--------------|-------|-------|----------------------|-------|-------|----------------------|-------|-------|-------------|-------|-------|
| 3.3.3.2              | Permitted <b>Secondary Uses</b> : | Only the following <b>secondary uses</b> are permitted, and only in conjunction with a use listed in subsection 3.3.3.1 above:<br>a) <b>Accessory buildings and structures</b> ;<br>and<br>b) <b>Dwelling unit</b> .                                                                                                                                                                                                                                                                         |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.3.3              | <b>Parcel</b> Area:               | <b>Parcels</b> to be created by subdivision must not be less than 4000 m <sup>2</sup> where connected to a <b>community water system</b> , and 1 hectare where not connected to a <b>community water system</b> .                                                                                                                                                                                                                                                                            |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.3.4              | Density                           | Maximum one <b>dwelling unit</b> per <b>parcel</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.3.5              | Setbacks                          | Minimum setbacks measured in metres: <table border="1"> <thead> <tr> <th><b>Parcel</b> Line</th><th><b>Principal buildings</b></th><th><b>Accessory buildings and structures</b></th></tr> </thead> <tbody> <tr> <td><b>Front</b></td><td>4.5 m</td><td>4.5 m</td></tr> <tr> <td><b>Exterior side</b></td><td>4.5 m</td><td>4.5 m</td></tr> <tr> <td><b>Interior side</b></td><td>2.4 m</td><td>2.4 m</td></tr> <tr> <td><b>Rear</b></td><td>4.5 m</td><td>4.5 m</td></tr> </tbody> </table> | <b>Parcel</b> Line | <b>Principal buildings</b> | <b>Accessory buildings and structures</b> | <b>Front</b> | 4.5 m | 4.5 m | <b>Exterior side</b> | 4.5 m | 4.5 m | <b>Interior side</b> | 2.4 m | 2.4 m | <b>Rear</b> | 4.5 m | 4.5 m |
| <b>Parcel</b> Line   | <b>Principal buildings</b>        | <b>Accessory buildings and structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Front</b>         | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Exterior side</b> | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Interior side</b> | 2.4 m                             | 2.4 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Rear</b>          | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |

|         |                        |                                                                                                                                                                                                                                                                                                                                                                                            |
|---------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3.3.6 | Screening Requirements | <p>Industrial land uses must be <b><i>concealed</i></b> where an industrial <b><i>parcel</i></b> is adjacent to a residential <b><i>parcel</i></b> or a <b><i>highway</i></b>.</p> <p>Notwithstanding the above and Section 3.3 regarding split-zoned <b><i>parcels</i></b>, concealment between the industrial and residential zones is not required for Lot 1, DL491, Plan KAP51962.</p> |
|---------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3.3.3A Light Industrial 2

### IN2

The objectives of the **Board** with regard to the 'Light Industrial 2' zone:

- To avoid future land use conflicts by identifying suitable locations for industrial land purposes;
- To require screening of industrial activities from residential areas to minimize land use conflict.

The regulations of the **Board** with respect to the 'Light Industrial 2' zone are as follows:

| 3.3.3A.1             | Permitted <b>Principal Uses</b> : | Only the following <b>principal uses</b> are permitted:<br>a) Machine shop;<br>b) <b>Restaurant</b> ;<br>c) <b>Single family dwelling</b> ;<br>d) Vehicle, maintenance and repair shop;<br>and<br>e) Welding shop.                                                                                                                                                                                                                                                                           |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
|----------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|-------------------------------------------|--------------|-------|-------|----------------------|-------|-------|----------------------|-------|-------|-------------|-------|-------|
| 3.3.3A.2             | Permitted <b>Secondary Uses</b> : | Only the following <b>secondary uses</b> are permitted, and only in conjunction with a use listed in subsection 3.3.3A.1 above:<br>a) <b>Accessory buildings and structures</b> .                                                                                                                                                                                                                                                                                                            |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.3A.3             | <b>Parcel</b> Area:               | <b>Parcels</b> to be created by subdivision must not be less than 4000 m <sup>2</sup> where connected to a <b>community water system</b> , and 1 hectare where not connected to a <b>community water system</b> .                                                                                                                                                                                                                                                                            |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.3A.4             | Density                           | Maximum one <b>dwelling unit</b> per <b>parcel</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.3A.5             | Setbacks                          | Minimum setbacks measured in metres: <table border="1"> <thead> <tr> <th><b>Parcel</b> Line</th><th><b>Principal buildings</b></th><th><b>Accessory buildings and structures</b></th></tr> </thead> <tbody> <tr> <td><b>Front</b></td><td>4.5 m</td><td>4.5 m</td></tr> <tr> <td><b>Exterior side</b></td><td>4.5 m</td><td>4.5 m</td></tr> <tr> <td><b>Interior side</b></td><td>2.4 m</td><td>2.4 m</td></tr> <tr> <td><b>Rear</b></td><td>4.5 m</td><td>4.5 m</td></tr> </tbody> </table> | <b>Parcel</b> Line | <b>Principal buildings</b> | <b>Accessory buildings and structures</b> | <b>Front</b> | 4.5 m | 4.5 m | <b>Exterior side</b> | 4.5 m | 4.5 m | <b>Interior side</b> | 2.4 m | 2.4 m | <b>Rear</b> | 4.5 m | 4.5 m |
| <b>Parcel</b> Line   | <b>Principal buildings</b>        | <b>Accessory buildings and structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Front</b>         | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Exterior side</b> | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Interior side</b> | 2.4 m                             | 2.4 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Rear</b>          | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |

|          |                        |                                                                                                                                                                               |
|----------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3.3A.6 | Screening Requirements | Industrial land uses must be <b><i>concealed</i></b> where an industrial <b><i>parcel</i></b> is adjacent to a residential <b><i>parcel</i></b> or a <b><i>highway</i></b> .” |
|----------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 3.3.4. Institutional

INS

The objective of the **Board** with respect to the 'Institutional' zone is as follows:

- To identify and recognize 'Institutional' land uses where they exist in the **Plan Area**.

The regulations of the **Board** with respect to the 'Institutional' zone are as follows:

| 3.3.4.1              | Permitted <b>Principal Uses</b> : | Only the following <b>principal uses</b> are permitted:<br>a) <b>Institutional Use</b> .                                                                                                                                                                                                                                                                                                                                             |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
|----------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|-------------------------------------------|--------------|-------|-------|----------------------|-------|-------|----------------------|-------|-------|-------------|-------|-------|
| 3.3.4.2              | Permitted <b>Secondary Uses</b> : | Only the following <b>secondary uses</b> are permitted, and only in conjunction with a use listed in subsection 3.3.4.1 above:<br>a) <b>Accessory buildings and structures</b> .                                                                                                                                                                                                                                                     |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.4.3              | <b>Parcel</b> Area:               | <b>Parcels</b> to be created by subdivision must not be less than 2000 m <sup>2</sup> where connected to a <b>community water system</b> and 1 hectare where not connected to a <b>community water system</b> .                                                                                                                                                                                                                      |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| 3.3.4.4              | Setbacks                          | Minimum setbacks measured in metres: <table><tr><th><b>Parcel</b> Line</th><th><b>Principal buildings</b></th><th><b>Accessory buildings and structures</b></th></tr><tr><td><b>Front</b></td><td>4.5 m</td><td>4.5 m</td></tr><tr><td><b>Exterior side</b></td><td>4.5 m</td><td>4.5 m</td></tr><tr><td><b>Interior side</b></td><td>2.4 m</td><td>2.4 m</td></tr><tr><td><b>Rear</b></td><td>4.5 m</td><td>4.5 m</td></tr></table> | <b>Parcel</b> Line | <b>Principal buildings</b> | <b>Accessory buildings and structures</b> | <b>Front</b> | 4.5 m | 4.5 m | <b>Exterior side</b> | 4.5 m | 4.5 m | <b>Interior side</b> | 2.4 m | 2.4 m | <b>Rear</b> | 4.5 m | 4.5 m |
| <b>Parcel</b> Line   | <b>Principal buildings</b>        | <b>Accessory buildings and structures</b>                                                                                                                                                                                                                                                                                                                                                                                            |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Front</b>         | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Exterior side</b> | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Interior side</b> | 2.4 m                             | 2.4 m                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |
| <b>Rear</b>          | 4.5 m                             | 4.5 m                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                            |                                           |              |       |       |                      |       |       |                      |       |       |             |       |       |