

**Price: \$25.00**



**CONSOLIDATED FOR CONVENIENCE**

***CITY OF TERRACE***

***ZONING BYLAW NO. 1431-1995***

***(INCLUDING AMENDING BYLAWS UP TO AND INCLUDING  
BYLAW NO. 1971-2010)***

*All persons making use of this consolidated version of City of Terrace Bylaw No. 1431-1995 are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only and that the original bylaw must be consulted for all purposes of interpreting and applying the law.*

*Subsections or sections of the original bylaw and/or amendments which have been repealed have not been included in this consolidation.*

<b>List of Amendments to City of Terrace Zoning Bylaw No. 1431-1995</b>		
<b>BYLAW NO.</b>	<b>DATE OF ADOPTION</b>	<b>PURPOSE OF AMENDMENT</b>
1447-1995	Aug 14/95	Map change: 4833 Graham Ave. (Scafe) - AR1 to R2
1451-1995	Nov. 14/95	Map change: Shell/CNR - M2 to M1
1459-1995	Oct. 23/95	Map change: Howe Creek Investments/City of Terrace - AR2 to P2
1467-1995	Nov. 14/95	Map change: 4214 Thomas St. (Meeks) - AR2 to RR1
1475-1995	Dec. 11/95	Map change: 5113 McConnell Ave. (Fell) - RR1 to R1
1476-1995	Dec. 11/95	Map change: 4215 Thomas St. (Kerby) - AR2 to R1
1480-1996	May 27/96	Section 2 – Campground Definitions/Section 4 – General Regulations/Section 6 - Residential Zones/Section 10 - Rural Zones
1489-1996	Feb. 26/96	Map change: 4310-4314 Thomas St. (Dams) - AR2 to R1 and RR1
1491-1996	Mar. 11/96	Map change: 4549 Park Ave. (Morrison) – R5 to C1
1492-1996	Mar. 25/96	Map change: 2505 Kerr St. - R4 to R2
1493-1996	Mar. 25/96	Map change: All lands south of Highway 16 - Current zoning designation to Zoning designation consistent with OCP
1498-1996	Apr. 22/96	Map change: 4522 and 4526 Feeney Ave. - R4 to C3
1499-1996	Apr. 22/96	Map change: 4911 Highland Dr. (Kawinsky) - AR2 to R1
1501-1996	May 13/96	Map change: 4823 Twedle Ave. (King-Johnston) - AR2 to R1
1503-1996	May 13/96	Map change: 5003 Medeek Ave. - R2 to R4
1513-1996	June 10/96	Map change: 4803 Twedle Ave. - AR2 to R1
1523-1996	Aug. 12/96	Map change: 3313 Kalum St. - R5 to P1
1527-1996	Aug. 12/96	Map change: 3712 Bailey St. - RR1 to R1
1534-1996	Sept. 23/96	Definitions: Dwelling or Dwelling Unit/Secondary Suite/ Single Detached Dwelling; and Section 4.14 – Regulations: Secondary Suites
1538-1996	Sept. 23/96	Map change: 4308 Thomas St. - AR2 to R1
1548-1997	Feb. 24/97	General exemption additions (flood level); arcade permitted uses
1554-1997	Feb. 24/97	Map change: 2703 Kalum Street - C5 to R4
1556-1997	Feb. 10/97	Map change: 4303 Eby St & 4306 Munroe Street - P1 to R1 and P2 - P1
1561-1997	Mar. 24/97	Map change: 5020 Highway 16 W, 5021 Park Avenue & 5106 Highway 16 W - M2 to C3
1562-1997	Mar. 24/97	Map change: 2701 Kalum Street - C5 to R2
1565-1997	Apr. 14/97	Map change: 5129 Mountain Vista Drive - AR2 to R1
1568-1997	Mar. 24/97	Map change: 4635 Graham Avenue - AR1 to R2
1569-1997	Apr. 28/97	Maximum Densities for Townhouses
1575-1997	May 12/97	Map change: 2709 Kalum Street - M1 to R4 and C3
1577-1997	Apr. 28/97	Map change: 5113 Graham Avenue - AR1 to R2
1579-1997	Apr. 28/97	Map change: 4310 Sparks Street - AR2 to RR1

**List of Amendments to City of Terrace Zoning Bylaw No. 1431-1995**

<b>BYLAW NO.</b>	<b>DATE OF ADOPTION</b>	<b>PURPOSE OF AMENDMENT</b>
1583-1997	May 26/97	Map change: 4928 Highway 16 West - C5 to C3
1590-1997	Sept. 8/97	Map change: CN Rail Bet. Emerson & School St. – M2 to M1
1594-1997	July 28/97	Map change: 4714 Park Avenue – C1 to R5
1596-1997	July 14/97	Map change: 4113 Munroe Street – AR2 to R2
1603-1997	Sept. 22/97	Map change: 5114 Park Avenue – M2 to R1 and M1
1607-1998	Jan. 12/98	Definitions: Associated Office; Replacement of Article 8.1.2 "Permitted Uses"
1610-1998	Feb. 23/98	Map change: 2812 Tetrault Street – P1 to R5
1627-1998	June 8/98	Map change: 2914 & 2918 Eby Street – M1 to P1
1628-1998	May 25/98	General Regulations: Adding 4.20 "Prohibited Uses" – (Video Lottery Terminal or Slot Machine)
1638-1998	July 13/98	Map change: 4903 Twedle Avenue – AR2 to R1
1639-1998	Oct. 13/98	Map change: Various Properties – M1 to C3
1649-1999	Jan. 11/99	Map change: 3222 Munroe Street – P1 to C5
1657-1999	Apr. 12/99	Map change: 4910 McConnell Avenue – R1 to P2
1659-1999	Apr. 12/99	Map change: 4418, 4420, 4426 & 4428 Legion Avenue – M1 to C1
1667-1999	June 14/99	Map change: 4011 Sparks Street – P1 to R5
1670-1999	Oct. 12/99	Downtown
1674-1999	Oct. 12/99	Map change: 2811 Braun Street – RR2 to M1
1676-1999	Dec. 13/99	Downtown Zoning Map – C-6 Zone
1684-2000	Mar. 13/00	Map change: 5207 Haugland Avenue – RR2 to R2
1686-2000	Apr. 25/00	Map change: Linear Park & Ferry Island – M1 to P2
1690-2000	Apr. 10/00	Map change: Sewage Treatment Plant Expansion – AR1 to P1
1703-2000	July 10/00	Accessory Buildings & Building Projections
1705-2000	July 10/00	Map change: 4818 & 4820 Halliwell, 4916 Medeek – C3 to R2
1708-2000	Aug. 28/00	Service Commercial Uses
1714-2000	Feb. 12/01	Map Change: 2905 & 2907 Hall Street –R2 to C3; and 4639, 4645 & 4647 Keith Avenue – M1 to C3
1726-2001	Feb. 12/01	Map Change: 5133 Souce Avenue – School & Parkland – AR2 to P2 and AR2 to P1
1730-2001	Mar 21/01	Map Change: 2709 Kalum Street – C3 to P1
1733-2001	Apr. 9/01	Lakelse Landing – Airport Lands
1742-2001	Nov. 26/01	Map Change: 3302 Eby Street – R5 to C1-A
1744-2001	Oct. 9/01	Map Change: 4314 Eby Street – AR2 to R2
1748-2001	Nov. 26/01	Establishment of R7 Zone – 4116 & 4022 Yeo Street
1755-2002	Mar. 25/02	Propane Definitions & Uses
1764-2002	May 27/02	Map Change: 3110 Kalum Street – M1 to C1-A
1766-2002	July 8/02	Map Change: 4814 Lazelle Avenue – R5 to C4
1770-2002	June 24/02	Map Change: 5508 Highway 16 West – M1 to C3
1772-2002	Aug. 12/02	Map Change: Muehle Estate Property – AR2 to R1 & AR2 to P2

**List of Amendments to City of Terrace Zoning Bylaw No. 1431-1995**

<b>BYLAW NO.</b>	<b>DATE OF ADOPTION</b>	<b>PURPOSE OF AMENDMENT</b>
1773-2002	Nov. 25/02	Schedule "A" Update
1778-2003	Mar. 24/03	Map Change: 2803-2805 Cramer Street – R2 to P1
1780-2003	July 28/03	Downtown Tourism – C7 Zone
1785-2003	Apr. 28/03	Map Change: 4427 Hwy 16 West/4459 Feeney Avenue – C3 to P2, P1 to C3, P2 to C3 and M1 to C3
1786-2003	Mar. 10/03	Map Change: 3407 Kalum Street – C5 to R2
1797-2003	May 12/03	Map Change: 4508 Eby Street – AR1 to AR2
1799-2003	Aug. 11/03	Map Change: 2900 Kerr Street – M1 to C3
1806-2003	Dec. 8/03	Map Change: 3302 Eby Street – C1A to R5
1809-2004	Mar. 22/04	Map Change: 4402 Keith Avenue M2 to C3
1813-2004	May 25/04	Map Change: 3120 Braun Street - P1 to R5 and P1 to M2
1820-2004	Aug. 23/04	Map Change: 3201 Bonspiel Crescent - M2 to C6 and C3 Permitted Uses
1822-2004	Nov. 22/04	Permitted Uses in the R5 Zone-3120 Braun Street
1824-2004	Dec. 13/04	Permitted Uses in the R6 Zone-Mobile Home Park Residential
1826-2004	Mar. 14/05	Map Change: 4413 Legion Avenue (M1 to C6) and 4416 Greig Avenue (C1 to C6)
1833-2005	Aug. 8/05	Permitted Uses in the M1 Zone - 5021 Keith Avenue
1836-2005	Aug. 22/05	Permitted Uses in the C4 Zone - 3504 Kalum Street
1837-2005	Aug. 22/05	Permitted Uses in the C7 Zone - 3110 Kalum Street
1842-2005	Oct. 24/05	Map Change: 4442, 4444 and 4446 Greig Avenue - R4 to C1-A
1851-2006	Apr. 10/06	Map Change: 4438 Greig Avenue – R4 to C1-A
1862-2006	May. 23/06	Map Change: 4305 Munroe Street – AR2 to RR2
1869-2006	Nov. 14/06	Permitted Uses in the M1 Zone + Definition
1871-2006	Nov. 14/06	Map Change + Permitted Use (2914 & 2918 Eby St.)
1874-2006	Nov. 14/06	Map Change: 4701 Kerby Avenue
1875-2006	Nov. 14/06	Map Change: 3401 Kalum Street
1889-2007	June 11/07	Map Change: 4217 Thomas Street
1891-2007	July 9/07	Map Change: 3402 Eby Street
1893-2007	July 23/07	Map Change: 4509 Greig Avenue
1902-2007	Dec. 10/07	Map Change: 5133 Halliwell Avenue
1904-2008	Jan. 31/08	Map Change: 5215 Mountain Vista Drive
1906-2008	Jan. 14/08	Map Change: 4616 & 4618 Scott Avenue
1911-2008	Mar. 10/08	Map Change: 4505 & 4507 Greig Avenue
1912-2008	Mar. 13/08	Delete Section 4.20 – Prohibited Uses
1921-2008	May 26/08	Map Change: 3407 Kalum Street
1925-2008	Aug. 25/08	Map Change: 2415 Eby Street
1926-2008	Sept. 8/08	Map Change: 4313 Sparks Street
1931-2008	Nov. 10/08	Map Change: 4605 Soucie Avenue
1933-2008	Nov. 10/08	Map Change: 5350 Mountain Vista Drive
1934-2008	Nov. 24/08	R1-A One Family Residential Zone

**List of Amendments to City of Terrace Zoning Bylaw No. 1431-1995**

<b>BYLAW NO.</b>	<b>DATE OF ADOPTION</b>	<b>PURPOSE OF AMENDMENT</b>
<i>1935-2008</i>	<i>Nov. 24/08</i>	<i>Map Change: 3304 Munroe Street</i>
<i>1938-2009</i>	<i>Jan. 15/09</i>	<i>Map Change: 4511 – 4517 &amp; 4529 Greig Avenue</i>
<i>1948-2009</i>	<i>Aug. 24/09</i>	<i>Map Change: 5101 McConnell Avenue</i>
<i>1957-2010</i>	<i>Jan 25/10</i>	<i>AR1 &amp; AR2 Secondary Suites</i>
<i>1959-2010</i>	<i>Jan 25/10</i>	<i>Map Change: 4620 Davis Avenue</i>
<i>1964-2010</i>	<i>Apr 12/10</i>	<i>Map Change: 3402 &amp; 3405 Floyd St. &amp; 5233 Straume Ave. [3400 Floyd St.]</i>
<i>1970-2010</i>	<i>June 14/10</i>	<i>Permitted Uses in the R5 High Density Multi-Family Zone (specific to 4518 Park Avenue)</i>
<i>1971-2010</i>	<i>July 26/10</i>	<i>Permitted Uses in the C3 Service Commercial Zone (specific to 4618 Highway 16 West)</i>

**TABLE OF CONTENTS**

**PAGE**

**1.0 OFFICIAL TITLE ..... 1**

**2.0 DEFINITIONS ..... 1**

**3.0 ADMINISTRATION ..... 10**

    3.1 Application ..... 10

    3.2 Conformity..... 10

    3.3 Severability ..... 10

    3.4 Inspection..... 10

    3.5 Violation ..... 11

    3.6 Offence ..... 11

    3.7 Penalty ..... 11

    3.8 Purpose ..... 11

**4.0 GENERAL REGULATIONS ..... 12**

    4.1 Application ..... 12

    4.2 Accessory Use ..... 12

    4.3 Accessory Buildings..... 12

    4.4 Application of Siting Requirements to Strata  
        and Bare Land Strata Parcels ..... 13

    4.5 Agricultural Land Reserve ..... 14

    4.6 Land Use Contracts ..... 14

    4.7 Public Utility Use ..... 14

    4.8 Non-Conforming Parcels ..... 14

    4.9 Projections..... 14

    4.10 Height Exceptions..... 15

    4.11 Home Occupations ..... 15

    4.12 Home Industry..... 16

    4.13 Amenity Area..... 16

    4.14 Secondary Suites..... 17

    4.15 Visual Clearance at Intersections..... 17

    4.16 Screening and Landscaping..... 18

    4.17 Fences ..... 18

    4.18 Floodplain Specifications ..... 19

    4.19 Offstreet Parking and Loading ..... 22

    4.20 Prohibited Uses (**DELETED BY 1912-2008**) ..... 33

**5.0 ESTABLISHMENT OF ZONES ..... 34**

    5.1 Establishment of Zones ..... 34

    5.2 Zone Title ..... 35

    5.3 Location of Zones..... 35

    5.4 Zone Boundaries..... 35

    5.5 Statements of Purpose..... 35

    5.6 Metric Unit..... 35

Deleted by  
#1912-2008

**TABLE OF CONTENTS (continued)**

<b>6.0</b>	<b>RESIDENTIAL ZONES</b> .....	<b>36</b>
	6.1 R1 - ONE FAMILY RESIDENTIAL .....	36
<i>Added by #1934-08</i>	6.1A R1-A ONE FAMILY RESIDENTIAL .....	38
	6.2 R2 - TWO FAMILY RESIDENTIAL .....	40
	6.3 R3 - LOW DENSITY MULTI-FAMILY RESIDENTIAL .....	42
	6.4 R4 - MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL .....	44
	6.5 R5 - HIGH DENSITY MULTI-FAMILY RESIDENTIAL .....	47
	6.6 R6 - MOBILE HOME PARK RESIDENTIAL .....	50
<i>Added by #1748-01</i>	6.7 R7 - HILLSIDE RESIDENTIAL .....	51
<b>7.0</b>	<b>COMMERCIAL ZONES</b> .....	<b>53</b>
	7.1 C1 - CORE COMMERCIAL .....	53
<i>Added by #1670-99</i>	7.2 C1A - MIXED USE DOWNTOWN .....	55
	7.3 C2 - SHOPPING CENTRE COMMERCIAL .....	57
	7.4 C3 - SERVICE COMMERCIAL .....	59
<i>Amended by #1836-05</i>	7.5 C4 - NEIGHBOURHOOD COMMERCIAL .....	62
	7.6 C5 - LOCAL COMMERCIAL .....	64
<i>Added by #1676-99</i>	7.7 C6 - RECREATION COMMERCIAL .....	66
<i>Added by #1780-03</i>	7.8 C7 - DOWNTOWN TOURISM .....	67
<i>&amp; amended by #1837-05</i>		
<b>8.0</b>	<b>INDUSTRIAL ZONES</b> .....	<b>70</b>
	8.1 M1 - LIGHT INDUSTRIAL .....	70
<i>Amended by #1833-05</i>	8.2 M2 - HEAVY INDUSTRIAL .....	73
	8.3 M3 - RESOURCE EXTRACTION .....	75
<b>9.0</b>	<b>PUBLIC USE ZONES</b> .....	<b>77</b>
	9.1 P1 - PUBLIC AND INSTITUTIONAL .....	77
	9.2 P2 - PARK AND RECREATION .....	79
<b>10.0</b>	<b>RURAL ZONES</b> .....	<b>81</b>
	10.1 AR1 - AGRICULTURAL .....	81
	10.2 AR2 - RURAL .....	83
	10.3 RR1 - RURAL RESIDENTIAL .....	84
	10.4 RR2 - RURAL SUBURBAN RESIDENTIAL .....	85
<i>Added by</i>	<b>11.0</b> <b>AIRPORT ZONE</b> .....	<b>88</b>
<i>#1733-01</i>	11.1 AO - AIRPORT .....	88
	11.2 ASC - AIRSIDE COMMERCIAL .....	88
	11.3 GSC - GROUNDSIDE COMMERCIAL .....	89
	11.4 M1 - LIGHT INDUSTRIAL .....	91
	11.5 M2 - HEAVY INDUSTRIAL .....	91
	11.6 M2 RESERVE - HEAVY INDUSTRIAL RESERVE .....	92
	11.7 M3 - RESOURCE EXTRACTION .....	92
	11.8 AR1 - AGRICULTURAL .....	92
	11.9 OS - OPEN SPACE .....	92
	<b>12.0 REPEALING</b> .....	<b>93</b>
	<b>13.0 CITING</b> .....	<b>93</b>
	<b>SCHEDULE "A" - ZONING MAP</b> .....	<b>94</b>
<i>Added by</i>	<b>SCHEDULE "B" - ZONING MAP (LAKELSE LANDING - AIRPORT LANDS)</b> .....	<b>95</b>



**CITY OF TERRACE**  
**CONSOLIDATED FOR CONVENIENCE**  
**BYLAW NO. 1431-1995 AND AMENDMENTS THERETO**

**"A BYLAW TO PROVIDE FOR ZONING REGULATIONS WITHIN THE CITY OF TERRACE."**

**WHEREAS** Council wishes to enact a Zoning Bylaw for the City of Terrace;

**AND WHEREAS** the Municipal Act provides that Council may enact a Zoning Bylaw pursuant to Section 963, Parking provisions pursuant to Section 964, Screening provisions pursuant to Section 968, and Floodplain provisions pursuant to Section 969;

**AND WHEREAS** a Public Hearing has been held pursuant to Section 956 of the Municipal Act;

**NOW THEREFORE** the Council of the City of Terrace in an open meeting assembled hereby enacts the following:

**1.0 OFFICIAL TITLE**

*This Bylaw may be cited for all purposes as the "City of Terrace Zoning Bylaw No. 1431-1995".*

**2.0 DEFINITIONS**

*In this Bylaw:*

**ACCESSORY BUILDING** means a subordinate building which is customarily ancillary to the principal building situated on the same parcel and which is exclusively devoted to the better use of the principal building.

**ACCESSORY USE** means a use other than the principal use, which is ancillary, incidental and exclusively related to a principal use on the same parcel.

**AGRICULTURE** means the use of lands, buildings or structures for the propagation of crops or livestock, including field crops, animal husbandry, tree nurseries and any other uses customarily carried out in the field of agriculture.

**ALTERATION** means a structural change to a building and includes but is not limited to:

- (1) an addition to gross floor area or height;
- (2) removal of part of the building;
- (3) construction of, cutting into, or removal of any wall, partition, column, beam, joist floor, or other support;
- (4) a change to, or closing of, any required means of access; and
- (5) a change to the fixtures, equipment, cladding or trim.

**AMENITY AREA** means indoor or outdoor space on a parcel designed for shared or private recreation or enjoyment. Such uses include, but are not limited to, landscaped open space, child play areas, courtyards, patios, sun decks, balconies, terraces, swimming pools, saunas, exercise areas, craft and games rooms.

**AMENITY AREA - COMMON** means an amenity area designed for use on a shared basis by the occupants of more than one dwelling unit in the building and where a common access is provided to the amenity space.

**AMENITY AREA - PRIVATE** means an amenity area designed for the exclusive use of the occupants of a specific dwelling unit, providing a degree of visual privacy for the occupants and located within, or immediately adjacent to, the dwelling unit.

Added by  
#1607-1998

**ASSOCIATED OFFICE** means any office related to, accessory to, or ancillary to one or more of the permitted uses.

**APARTMENT** means a type of building containing three (3) or more dwelling units which has its principal access from an entrance common to the dwellings.

**BASEMENT** means that portion of a building between two floor levels which has more than one-half of its height from finished floor to finished ceiling below the grade of the ground.

**BUILDING** means any structure used or intended for supporting or sheltering any use or occupancy.

Amended by  
#1480-1996

**CAMPGROUND** means a site providing for the seasonal and temporary accommodation of travellers using tents, trailers, or recreation vehicles, but specifically excludes a mobile home park, hotel, or motel. Occupancy of the campground shall be limited to a maximum stay of one hundred and fifty (150) days per calendar year.

**CELLAR** means that unhabitable portion of a building between two floor levels which has more than one-half of its height from finished floor to finished ceiling below the grade of the ground.

**CHURCH** means a building wherein persons regularly assemble for religious worship or related religious activities and which is maintained and controlled by a religious body organized to sustain public worship.

**CITY** means the City of Terrace.

**COMMUNITY CARE FACILITY** means any facility licensed under the Community Care Facility Act.

**COMMUNITY CHILD CARE FACILITY** means a child care facility as defined in the of Child Care Regulation (section 1(2)) and licensed under the Community Care Facility Act.

**CONVENIENCE STORE** means a retail sales outlet which offers for sale foodstuffs and convenience goods, located in a building having a maximum gross floor area of 200 m<sup>2</sup>.

**COUNCIL** means the Council of the City of Terrace.

**DELUGE SYSTEM** means an open nozzle attached to a piping system that is connected to a water supply through a valve. The valve can be opened manually or by means of a detection system installed in the same area as the nozzle. Water flow from the nozzle shall be no less than 2270 LPM (500 gpm) or as specified by a certified fire protection engineer.

**DENSITY** means, for commercial uses, the floor area ratio; and for residential uses, the number of dwelling units per hectare.

**DEVELOPMENT** means

- (1) the carrying on of any construction or excavation or their operation, in, on, over, or under land or water; or
- (2) the making of any change in or intensity of use of any land, water, building or premises.

**DEVELOPMENT PERMIT** means a permit issued pursuant to the Official Community Plan Bylaw No. 1312-1993.

**DUPLEX** means two principal dwellings located in one principal building on a parcel.

**DWELLING OR DWELLING UNIT** means a self contained set of rooms for the residential accommodation of a family living together as a single household and containing only one set of cooking facilities.

Added by  
#1755-2002

Replaced by  
#1534-1996

**ENTERTAINMENT FACILITY** means an enterprise where fees are charged for the provision of entertainment to the public and includes such uses as auditoriums, movie theatres, bingo halls, and pool and billiard facilities.

**EXTERIOR SIDE PARCEL LINE** means a parcel boundary other than a front or rear parcel line which is common to a highway other than a lane or a walkway.

**FAMILY** means:

- (1) two or more persons related by blood, marriage, adoption or foster parenthood sharing one dwelling ; or
- (2) not more than five (5) unrelated persons sharing one dwelling.

**FAMILY DAY CARE** means a child care use as defined under Part 7 of Child Care Regulation and licensed under the Community Care Facility Act.

Added by  
#1755-2002

**FILLING PLANT AND/OR BULK STORAGE TANK** means an L.P.G. storage facility set up to supply markets off site. Generally the capacity of L.P.G. tanks will be greater than 2000 gallons.

**FINANCIAL INSTITUTION** means a bank, trust company, mortgage company, credit union or similar establishment.

**FIRST STOREY** means the storey with its floor closest to grade and having its floor not more than 2 m above grade.

**FLOOD LEVEL** means the required minimum elevation associated with a design flood or where a design flood has not been determined, a specified height above a Natural Boundary.

**FLOOR AREA** means the area of the floor on any storey of a building between exterior walls, including the area of the floor occupied by interior walls and partitions.

**FLOOR AREA RATIO** means the quotient of gross floor area divided by the total parcel area.

**FRONT PARCEL LINE** means any parcel line common to a parcel and one highway other than a lane provided that where a parcel is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane.

**GARDEN CENTRE** means a facility for the sale, growing, and storage of ornamental plants and trees, and includes the supplementary retail sale of fertilizers, garden chemicals, garden implements and associated products.

**GRADE** means the lowest of the average levels of finished ground adjoining each exterior wall of a building.

**GROSS FLOOR AREA** means the sum of the total floor area of each storey in each building including exterior walls but excluding area used for parking purposes.

Amended by  
#1703-2000

**HEIGHT** means the vertical distance from the approved grade to the highest point of any roof structure/design.

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

**HOME INDUSTRY** means any occupation or profession of a more industrial nature carried out in a dwelling unit or any accessory building by the family which is permanently resident in the dwelling unit, where such occupation or profession is clearly incidental or secondary to the use of the dwelling unit for residential purposes. Such uses include, but are not limited to, enclosed repair and storage of home industry related vehicles and machinery, stables and premises for contractors.

**HOME OCCUPATION** means any occupation or profession carried out in a dwelling unit or an accessory building by the family which is permanently resident in the dwelling unit, where such occupation or profession is clearly incidental or secondary to the use of the dwelling unit for residential purposes.

**HOTEL** means a building which contains sleeping units which have its principal access from an entrance common to the units. It may contain assembly, commerce, entertainment, indoor recreation, or restaurant uses and premises licensed for on-site consumption of alcoholic beverages.

**INTENSIVE AGRICULTURE** means the use of land, buildings and structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur bearing animals, or the growing of mushrooms.

**INTERIOR SIDE PARCEL LINE** means an parcel boundary between two (2) or more parcels other than a front or rear parcel line.

Added by  
#1755-2002

**L.A.F.C.** means the local assistant to the Fire Commissioner and is referring to the Municipal Fire Chief.

Added by  
#1755-2002

**L.P.G.** means liquefied petroleum gas.

**LANDSCAPING** means the planting and maintenance of some combination of trees, shrubs, hedges, ground cover, lawns or other horticultural elements for the enhancement of outdoor areas.

**LANE** means a highway which provides secondary access to the side or rear of the parcel and is less than 8 m wide.

Added by  
#1670-1999

**LIVE/WORK STUDIO** means a mixed use building wherein any occupation or profession, including those of a light industrial nature, may be carried out in conjunction with a residential use; provided both uses take place, occur within the building itself, require no outside storage and the business is conducted by a permanent resident of the dwelling. This use is intended to encourage artists and craftspeople to undertake their business, to which accessory sales are permitted.

**LODGING HOUSE** means a building other than a hotel, motel or rest home containing three (3) or more sleeping units and which has no more than four (4) units which share a common cooking facility.

**MANUFACTURING, GENERAL** means a facility for the manufacturing, processing, production, assembly and packaging of materials, goods or products.

**MANUFACTURING, LIGHT** means a facility for the manufacturing, processing, production, assembly and packaging of materials, goods or products, which is not offensive by reason of smoke, noise, vibration, dirt, glare, odour or electrical interference.

**MANUFACTURING, SPECIALTY** means a facility for small-scale, on-site production of goods including, but not limited to, such uses as bakeries, craft shops, art and sculpture studios, and furniture makers.

**MOBILE HOME** means any structure containing one dwelling whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers or other vehicles exempt from the provisions of the Mobile Home Act.

**MOBILE HOME PARK** means a parcel on which are installed or intended to be installed two or more mobile homes which are occupied or intended to be occupied on such a parcel for residential purposes and may include common recreation and laundry facilities.

**MOTEL** means a building or buildings containing sleeping units, not exceeding three (3) storeys in height, primarily designed to provide accommodation for travelling motorists.

**MULTI-FAMILY DWELLING** means any building consisting of three (3) or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or resident of one family.

**MUNICIPALITY** means the City of Terrace.

**NATURAL BOUNDARY** means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the Land Act, and also includes the edge of dormant side channels of any lake, river, stream, or other body of water.

**NATURAL GROUND** means the undisturbed ground elevation prior to site preparation.

**NEIGHBOURHOOD PUB** means premises licensed as a neighbourhood public house in accordance with the Liquor Control and Licensing Act.

**NIGHTCLUB** means a premise where entertainment is provided to patrons and is licensed in accordance with the Liquor Control and Licensing Act.

**OFFICIAL COMMUNITY PLAN** means a community plan that is adopted by the Council of the City of Terrace pursuant to Section 947 of the Municipal Act.

**PAD** means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home; a concrete pad, slab or floor supporting a space or room (e.g. basement).

**PANHANDLE PARCEL** means a parcel which is connected to a highway by a relatively long and slim strip of land, of sufficient width to provide legal and practical access to a highway; the panhandle shall not be considered as part of the calculation for minimum parcel width.

**PARCEL** means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

**PARCEL AREA** means the total area of the parcel expressed in square metres or hectares.

**PARCEL COVERAGE** means the percentage of a parcel's gross area covered by buildings and structures.

**PARCEL WIDTH** means the horizontal distance between opposite side parcel lines measured at the minimum setback from the front parcel line along a line perpendicular to the centre line of the parcel.

**PARKING SPACE** means an area identified for the parking of one motor vehicle, and does not include aisle space and other areas providing access to the parking space.

**PERSONAL SERVICE ESTABLISHMENT** means a business where the sale of retail goods is only accessory to the provision of such services. Personal service establishments include but are not limited to barber shops, beauty shops, laundromats and shoe repair shops.

**PRINCIPAL BUILDING** means the building which is the chief or main one among buildings on the parcel and shall include attached garages and carports, but does not include an accessory building.

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

**PUBLIC UTILITY** means a system, work, building, plant, equipment or resource owned by a municipality, public or private utility company or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services, or public works yards.

Added by  
#1755-2002

**PROPANE FILLING STATION** means a retail facility using a tank of less than 2000 gallons in order to fill small domestic use propane tanks (i.e. campers, barbeques, etc.).

Added by  
#1755-2002

**PROPANE TANK, PROPANE STORAGE CONTAINER, PROPANE CONTAINER** all refer to an approved vessel designed to hold, store and/or transport L.P.G.

**PUBLIC ASSEMBLY** means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational, or other professional occupations.

**RECREATIONAL FACILITY - INDOOR** means a facility for the provision of recreation and sports facilities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasias, dance studios, swimming pools and bowling alleys.

**RECREATIONAL FACILITY - OUTDOOR** means a facility for the provision of recreation and sports facilities primarily conducted outdoors such as a stadium, golf course, driving range, waterslide, mini golf, theme park and go-cart track.

**REAR PARCEL LINE** means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line.

Added by  
#1755-2002

**REFILL CENTRE** means a retail L.P.G. storage facility set up to supply L.P.G. on site or through deliveries. Capacity of L.P.G. tanks may vary.

**RETAIL STORE** means a building where things are offered or kept for sale at retail; and stored in limited quantities. A retail store includes but is not limited to antique store, arts and crafts store, appliance sales and service, baker store, beer and wine store, book store, butcher shop, camera shop, candy store, clothing store, confectionary store, delicatessen, department store, drug store, fish market, furniture store, gift shop, grocery store, hardware store, liquor store, music store, pet store, photography studio and store, shoe store and repair; souvenir shop; sports shop; stationary store; tailor; toy store, travel agency, variety store and video store.

**RESTAURANT** means an eating establishment where food is sold to the public primarily for immediate consumption upon the premises.

**SCREENING** means the use of a continuous fence, wall, berm, landscaping or combination thereof to screen the property which it encloses and is broken only by access driveways and walkways.

Replaced by  
#1957-2010

**SECONDARY SUITE** means a second and subordinate dwelling unit within a single detached dwelling or within an accessory building where permitted by this Bylaw.

**SERVICE STATION** means premises used principally for the retail sale of motor fuels, lubricating oils, and motor vehicle accessories, retail sales by way of vending machines and the servicing of motor vehicles, but not other retail sales, any wholesale sales or motor vehicle structural or body repairs or painting.

**SETBACK** means the required minimum distance between a building, floor area, or structure and each of the prospective property lines; or the required minimum distance from a watercourse, or other body of water to any landfill or structural support required to elevate a floor system or pad above the Flood Level.

Replaced by  
#1534-1996

**SINGLE DETACHED DWELLING** means a building containing only one dwelling unit.

**SLEEPING UNIT** means a set of habitable rooms used or intended to be used for sleeping and living purposes, but not including a sink or cooking facilities. A bathroom containing a water closet, wash basin and a bath or shower may be shared.

**STOREY** means the portion of a building, excluding a basement or cellar, that is situated between the top of any floor and the top of the floor next above it, or the ceiling above it where there is no floor above the ceiling.

**STRUCTURE** means any construction auxiliary to a principal building fixed to, supported by or sunk into land or water including, but not limited to, swimming pools, satellite dishes, parkades and retaining walls. Structures shall not include fences, signs, or concrete, asphalt, brick or tile surfaced areas.

Added by  
#1869-2006

**TECHNICAL CONSULTING FIRM** means a consulting practice requiring office space and/or lab space that regularly conducts field work as part of its business activities. A technical/professional consulting firm may include, but is not necessarily limited to, surveying, engineering, mining, forestry and environmental consulting practices.

Added by  
#1780-2003

**TOURISM RETAIL STORE** means a specialty commercial store that has a component related to historical, cultural and tourist atmospheres.

**TOWNHOUSE** means a building not more than three (3) storeys high, divided into three (3) or more attached dwelling units, where each dwelling unit has a separate, private entrance.

**USE** means the purpose or function to which land, buildings, or structures are designed, intended to be put, or put.

**ZONE** means a category established under the Zoning Division of the Municipal Act and this Bylaw.

### **3.0 ADMINISTRATION**

#### **3.1 Application**

This Bylaw applies to all land, buildings and structures including the surface of water within the boundaries of the City of Terrace.

#### **3.2 Conformity**

Land, including the airspace or surface water shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

#### **3.3 Severability**

If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent

*jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.*

### **3.4 Inspection**

*Any official of the municipality duly appointed by Council is hereby authorized to enter, at all reasonable times, upon any property subject to the regulations of this Bylaw to ascertain whether the provisions of this Bylaw are being observed.*

### **3.5 Violation**

*Every person who:*

- .1 violates any of the provisions of this Bylaw;*
- .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;*
- .3 neglects or omits to do anything required under this Bylaw;*
- .4 carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;*
- .5 fails to comply with an order, direction or notice given under this Bylaw; or*
- .6 prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 3.4.*

*shall be deemed to be guilty upon summary conviction of an offence under this Bylaw.*

### **3.6 Offence**

*Each day's continuance of an offence under Section 3.5 constitutes a new and distinct offence.*

### **3.7 Penalty**

*Every person who commits an offence under this Bylaw is liable on summary conviction to a fine not exceeding \$2,000 and the costs of prosecution.*

### **3.8 Purpose**

*The principal purpose of this Bylaw is to guide the natural growth of the Municipality in a systematic and orderly way for the ultimate benefit of the community as a whole, and to ensure that the development and use of*

### **3.8 Purpose...cont'd**

*land and the location and use of buildings erected therein is planned with due regard for:*

- .1 the promotion of health, safety, convenience, and welfare of the public;*
- .2 the control of the density of land, and the preservation of the amenities peculiar to any zone;*
- .3 the securing of adequate light, air, and access;*
- .4 the value of the land and the nature of its present and prospective use and occupancy;*
- .5 the character of each zone, the character of the buildings already erected, and the peculiar suitability of the zone for particular uses;*
- .6 the conservation of property values;*
- .7 the fulfilment of community goals in accordance with the Municipality's Official Community Plan;*

*and every section of this Bylaw shall be so interpreted.*

## **4.0 GENERAL REGULATIONS**

### **4.1 Application**

*Except as otherwise specified in this Bylaw, Sections 4.2 to 4.19 inclusive apply to all zones established under this Bylaw.*

### **4.2 Accessory Use**

*No accessory building, structure or use shall be permitted on any parcel unless the principal building to which the building, structure or use is an accessory has been erected or will be erected simultaneously with the accessory building, structure or use.*

### **4.3 Accessory Buildings**

*Amended by #1957-2010*

*The following regulations shall apply to accessory buildings and structures in all zones:*

- .1 Minimum setback*
  - front parcel line* *no closer than the minimum setback in the applicable zone*

- *interior side parcel line* 1.5 m
- *exterior side parcel line* 3.0 m
- *rear parcel line* 1.5 m

### 4.3 Accessory Buildings...cont'd

Amended by  
#1480-1996(2.1)  
& #1703-2000

#### .2 Maximum height

- residential and rural (RR2) zones 5.1 m
- rural (RR1) zones 6.4 m
- commercial and public use zones 6.4 m
- industrial and rural (AR1 and AR2) zones 12 m

Amended by  
#1480-1996(2.2),  
#1703-2000, #1957-2010

#### .3 Maximum size

- residential and rural (RR2) zones 8% of the lot area to a maximum of 55 sq.m. or 50% of the ground floor area of the Principal Building, whichever is less
- Rural (RR1) zones 8% of the lot area to a maximum of 90 sq.m. or 65% of the ground floor area of the Principal Building, whichever is less
- Rural (AR1 and AR2) zones Unlimited, unless the use is for a Secondary Suite in which case the Accessory Building shall not exceed 80% of the total floor area of the principal dwelling
- Commercial, Industrial and Public Uses zones Unlimited, unless use is entirely residential, then the requirements of residential zones shall apply

Where accessory buildings are attached to the principal building, they shall be considered to be part of the principal building and subject to the required setbacks for the principal building.

### 4.4 Application of Siting Requirements to Strata and Bare Land Strata Parcels

- .1 Siting regulations under this Bylaw apply to bare land strata parcels.
- .2 The interior side parcel line requirements of this bylaw shall not apply to strata parcels under a registered plan pursuant to the Condominium Act where there is a common wall shared by two or more dwellings within a building.

#### **4.5 Agricultural Land Reserve**

*Notwithstanding any other provisions in this Bylaw, all lands within the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act and amendments thereto as administered by the British Columbia Agricultural Land Commission.*

#### **4.6 Land Use Contracts**

*Where regulations set forth in this Bylaw conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions in the Land Use Contract shall prevail.*

#### **4.7 Public Utility Use**

*Public utility uses other than public works yards shall be permitted in all zones.*

#### **4.8 Non-Conforming Parcels**

*Parcels existing on the effective date of this Bylaw which do not conform with the minimum parcel area or width requirements of this Bylaw may be used for any of the permitted uses outlined in the zone applied to the parcel provided that all other requirements applicable within that zone can be met and provided that no other regulations are contravened.*

#### **4.9 Projections**

*No building or structure other than the following shall be located in the setbacks required by this Bylaw:*

- .1 steps, balconies, uncovered patios or decks, porches, canopies and sunshades, provided the projections do not extend beyond 1.2 m or fifty (50) percent, whichever is less, into the required interior side and exterior side parcel line setback and 3.0 m or fifty (50) percent, whichever is less, into the required front and rear parcel line setbacks.*
- .2 eaves, cornices, sills, belt courses, windows, chimneys or other similar features, provided the projections do not extend beyond 0.6 m into all required setbacks.*
- .3 fuel pump islands in a front or side parcel line setback, provided that such pump islands shall not be located closer than 4.5 metres from a parcel line in an Industrial zone and 6 metres from a parcel line in a Commercial zone.*

#### **4.10 Height Exceptions**

*Any of the following structures may exceed the maximum height regulations of this Bylaw:*

- .1 chimney;*
- .2 church spire, belfry;*
- .3 hose and fire alarm tower;*
- .4 flag pole, lighting pole;*
- .5 monument;*
- .6 radio and television tower or antenna;*
- .7 storage silos;*
- .8 industrial cranes;*
- .9 communications tower;*
- .10 water tower;*
- .11 mechanical appurtenance on rooftops.*

#### **4.11 Home Occupations**

*Home occupations shall comply with the following regulations:*

- .1 Maximum of one home occupation is permitted per parcel.*
- .2 Where a home occupation is to be located on a parcel zoned Residential, R1 through R7 zones inclusive, or in the RR2 zone, the home occupation:*
  - shall be wholly contained within a dwelling unit or accessory building; and*
  - shall not occupy more than 30% of the gross floor area of the dwelling unit to a maximum of 70 square metres; and*
  - all home occupation activity, including storage and work area, shall be within the dwelling unit or accessory building; and*
  - a maximum of one home occupation related vehicle shall be permitted, provided it is no larger than one ton.*

#### **4.12 Home Industry**

*Home industries shall comply with the following regulations:*

- .1 Maximum of one home industry is permitted per parcel.*
- .2 Where a home industry is to be located on a parcel zoned Rural, with the exception of the RR2 zone, the home industry:*
  - shall be wholly contained within a dwelling unit or accessory building; and*
  - shall not occupy more than 30% of the gross floor area of the dwelling unit to a maximum 70 square metres; and*
  - all home industry activity, including storage and work area, shall be within the dwelling unit or accessory building; and*
  - a maximum of one home industry related vehicle shall be permitted, provided it is no larger than one ton.*
- .3 Notwithstanding Section 4.12.2 above, a contractor use as a home industry shall be limited to parcels zoned AR1 or AR2 only and subject to the following additional regulations:*
  - 7.5 metre minimum side and rear parcel line setbacks for storage and accessory building;*
  - maximum floor area of 93 square metres for accessory building; increased to 278 square metres when 60 metre front parcel line setback is provided;*
  - maximum of 4 home industry related vehicles shall be permitted;*
  - maximum outdoor storage area of 70 square metres.*

#### **4.13 Amenity Area**

*Amenity areas shall be provided for residential development of three or more dwelling units on a parcel in accordance with the following regulations:*

- .1 A private amenity area not less than 15 square metres and having a minimum dimension of 3 metres shall be provided for and contiguous to each ground oriented dwelling unit.*
- .2 A private amenity area not less than 5 square metres and having a minimum dimension of 1.5 metres shall be provided for and contiguous to each dwelling unit.*
- .3 A common amenity area not less than 200 square metres and a minimum dimension of 6 metres shall be provided for all multi-family uses with more than 10 units.*

#### 4.14 Secondary Suites

Amended by  
#1534-1996

*Secondary suites where permitted in a zone by this Bylaw are subject to the following regulations:*

- .1 Only one Secondary Suite shall be permitted on a Parcel.*
- .2 The maximum floor area of a Secondary Suite in a Principal Building shall not exceed the lesser of 90 square metres or 40% of the total floor area of the Principal Building in which it is located.*
- .3 The maximum floor area of a Secondary Suite in an Accessory Building shall not exceed 90 square metres.*
- .4 A Secondary Suite in a Principal Building shall not be sited on a Parcel having a Parcel Area of less than 500 square metres nor a Parcel Width of less than 15 metres.*
- .5 A Secondary Suite in an Accessory Building shall not be sited on a Parcel having a Parcel Area of less than 1.0 acre (4047 square metres) nor a Parcel Width of less than 30 metres.*
- .6 Strata titling of a Secondary Suite is not permitted.*

Amended by #1957-2010

#### 4.15 Visual Clearance at Intersections

*In any zone, no fence, wall or structure shall be erected to a height greater than 1 metre and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by the intersecting parcel lines at a street, lane, or driveway entrance corner and a line joining points along side parcel lines or driveway pavement edge 6 metres from their point of intersection as illustrated in Figure 1, the diagram below.*

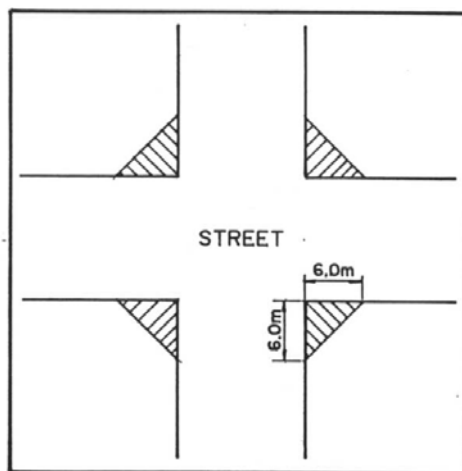


Figure 1

#### 4.16 Screening and Landscaping

Screening and landscaping shall be provided under the following conditions:

- .1 In all zones except Residential zones, outdoor storage, outdoor garbage bins, and parking areas shall be completely screened from the street and adjacent residential properties.*
- .2 All portions of a parcel not covered by buildings, structures, or paved areas shall be landscaped.*
- .3 In all zones, a continuous landscaping strip of a minimum 2.5 metres in width shall be provided along the sides of the parcel which abut a street.*
- .4 Where an Industrial zone abuts any commercial or residential use, continuous screening which is not less than 2 metres in height shall be provided within the setbacks of the Industrial zone.*
- .5 In all Commercial zones which abut a residential use, a suitable form of screening and landscaping shall be provided within the setbacks adjacent to the residential properties.*
- .6 All parking structures or parkades shall provide a suitable form of screening or landscaping to buffer visibility from adjacent uses.*

Amended by  
#1670-1999

Added by  
#1670-1999

#### 4.17 Fences

- .1 Subject to the vision clearance provisions of Section 4.15, the following height limitations shall apply to fences:*
- .1 For a parcel within the following zones the maximum height of fences shall be:*

	<u>front yard</u>	<u>rear yard</u>
• Rural and Residential zones	1.0 m	1.8 m
Commercial, Industrial and Public use zones	1.0 m (1.8 m open mesh)	1.8 m (3.0 m open mesh)

**4.17.1 Fences...cont'd**

.2 For a parcel abutting a major roadway or at the interface of Industrial and Residential zones the maximum height of fences shall be:

	<u>front yard</u>	<u>rear yard</u>
• Rural and Residential zones	1.8 m	2.0 m
• Commercial, Industrial and Public use zones	1.0 m (1.8 m open mesh)	1.8 m (3.0 m open mesh)

.2 Notwithstanding Section 4.17.1 above, for a parcel within a Public Use zone where an open mesh fence is provided, the maximum height of the fence may be increased to 3.6 metres.

.3 No fence shall be constructed using barbed wire except:

- in a Rural zone and only for the containment of livestock; and
- in Commercial, Industrial or Public Use zones if the barbed wire is kept above a height of 1.8 metres.

.4 No fence shall be constructed using electrified wire except in a Rural zone and only for the containment of livestock.

.5 No fence in any zone shall be constructed using razor wire, ribbon wire, or ultra barrier wire.

Replaced by **4.18**  
#1480-1996  
(2.3)

**Floodplain Specifications****.1 Floodplain Designation**

The following land is designated as Floodplain:

- Land designated by the Minister of Environment, Lands and Parks as Floodplain within the boundaries of the City of Terrace and approximately as shown on the Natural Hazards schedule of the Official Community Plan;
- Land lower than the Flood Levels specified in Section 4.18.2;
- Land within the setbacks specified in Section 4.18.3.

## **4.18 Floodplain Specifications...cont'd**

### **.2 Flood Level**

*The following elevations are specified as the flood level, except that where more than one flood level is applicable, the higher elevation shall be the flood level:*

- *the flood level for a specific property, as determined by interpolation from those flood levels shown on designated Floodplain mapping approved by the Minister of Environment, Lands and Parks;*
- *3.0 metres above the natural boundary of Spring Creek;*
- *1.5 metres above the natural boundary of Howe Creek and Heek Brook;*
- *1.5 metres above the natural boundary of any nearby water course.*

### **.3 Setback**

*The following distances are specified as the setback, except that where more than one setback is applicable, the greater distance shall be the setback:*

- *60.0 metres from the natural boundary of Skeena River;*
- *30.0 metres from the natural boundary of Kitsumkalum River;*
- *15.0 metres from the natural boundary of Spring Creek;*
- *15.0 metres from the natural boundary of Howe Creek and Heek Brook;*
- *15.0 metres from the natural boundary of any nearby watercourse;*
- *7.5 metres from any dyke right-of-way.*

### **.4 Application of Floodplain Specifications**

*Where a flood level or setback has been specified:*

- *The underside of any floor system, or the top of any pad supporting any space, room or manufactured home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater shall be above the specified flood level.*

**4.18.4****Floodplain Specifications...cont'd**

- *Any landfill required to support a floor system or pad shall not extend within any setback from a water course or body of water specified by the bylaw or the Minister of Environment, Lands and Parks.*
- *Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the flood level specified in Section 4.18.2. The structural support and/or landfill shall be protected against scour and erosion from flood flows, wave action, ice and other debris.*
- *The Building Inspector, or such person appointed by the Council of the City of Terrace may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the flood level and setback specified in Sections 4.18.2 and 4.18.3. The cost of verification shall be assumed by the land owner.*

*Added by  
#1548-1997*

**.5 General Exemptions**

*The following types of development are exempt or conditionally exempt from the flood level specified in Section 4.18.2 of this bylaw:*

**Exempt**

- *A renovation of an existing building or structure that does not involve an addition thereto;*
- *An addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25 percent of the ground floor area (excluding carports or garages) existing at the date of adoption of this bylaw, provided that the degree of nonconformity regarding setback is not increased;*
- *That portion of a building or structure to be used as a carport, garage or entrance foyer;*
- *Farm buildings other than dwelling units and closed-sided livestock housing.*

#### **4.18.5 Floodplain Specifications...cont'd**

##### Conditionally Exempt

- *Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of pad no lower than 0.6 metres lower than the flood level specified in Section 4.18.2 of this bylaw;*
- *Main electrical switchgear shall be no lower than the flood level.*

*Added by  
#1548-1997*

#### **6. Site-Specific Exemptions**

*An application by a property owner to the Minister of Environment, Lands and Parks for a site-specific exemption shall be completed upon a form provided by the City of Terrace and submitted in accordance with the instructions on the application.*

#### **4.19 Offstreet Parking and Loading**

##### **.1 Application of Regulations**

*Space for the offstreet parking and loading of motor vehicles in respect of a use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this section.*

##### **.2 Exemption of Existing Buildings from Parking and Loading Requirements**

*The regulations contained in this section shall not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:*

- .1 Offstreet parking and loading shall be provided and maintained in accordance with this section for any addition to any existing building and structure or any change or addition to such existing use;*
- .2 Offstreet parking and loading provided prior to the adoption of this Bylaw shall not be reduced below the applicable offstreet parking requirements of this section.*

**4.19 Offstreet Parking and Loading...cont'd****.3 Number**

- .1 The number of offstreet parking spaces for motor vehicles required for any use is calculated according to Table 1 of this Bylaw in which Column I classifies the types of uses and Column II sets out the number of required offstreet parking spaces that are to be provided for each use in Column I;*
- .2 In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Tables 1 and 2 the number of offstreet parking and loading spaces is calculated on the basis of the requirements for a similar use that is listed in Table 1 and Table 2;*
- .3 Where the calculation of the required offstreet parking and loading spaces results in a fraction, one parking or loading space shall be provided in respect of the fraction;*
- .4 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation each 0.5 metres of width of such seating shall be deemed to be one seat or seating place;*
- .5 Where more than one use is located on a parcel, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each use;*
- .6 Where more than one use is located in a building, the total number of parking or loading spaces to be required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use.*
- .7 Where more than one standard may apply to a use, the standard requiring the greatest number of parking spaces shall be used.*
- .8 Where parking spaces per person is applied the total number of persons shall be according to the maximum occupancy load established by the B.C. Building Code.*

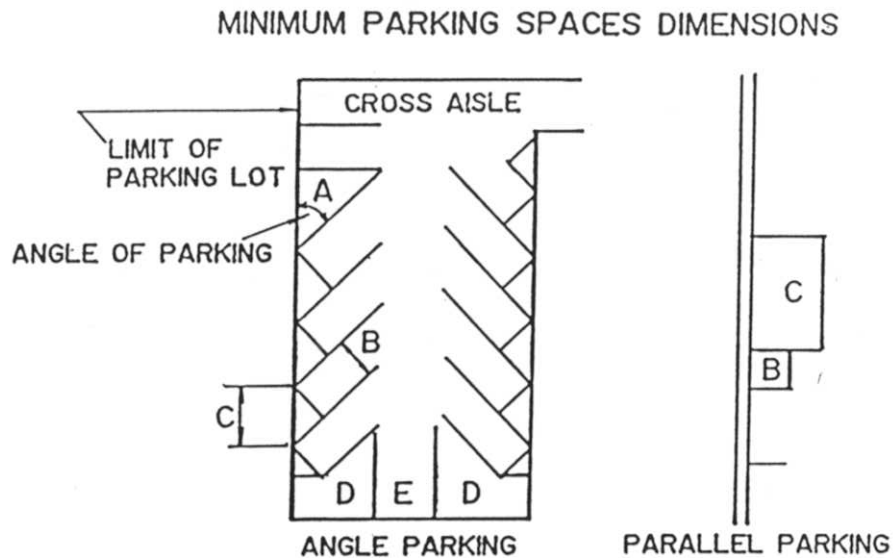
**4.19 Offstreet Parking and Loading...cont'd**

**.4 Location**

- .1 For uses in Rural and Residential zones, offstreet parking spaces shall be located on the same parcel as the use they serve.
- .2 Excluding uses in Rural and Residential zones, if sufficient offstreet parking spaces cannot be provided on the same parcel, required offstreet parking spaces may be located on another parcel within 228.6 metres of the building or use the spaces serve.
- .3 If parking is not located on the same parcel as the parcel these spaces serve, a restrictive covenant, pursuant to Section 215 of the Land Titles Act, shall be registered. The covenant must be registered on the title of the parcel that accommodates the parking spaces.
- .4 Offstreet loading spaces shall be located on the same parcel as the use they serve.

**.5 Standard**

Added by  
#1480-1996(2.4)



#### 4.19.5 Offstreet Parking and Loading...cont'd

Added by  
#1480-1996(2.4)

<b>Angle (Degree)</b>	<b>Stall Width</b>	<b>Curb Width</b>	<b>Clear Length</b>	<b>Driveway Width One-Way</b>	<b>Driveway Width Two-Way</b>
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
0°	3.0m	7.3m <sup>a</sup>	3.0m	3.5m	6.0m
30°	2.8m	6.3m	5.0m	3.5m	6.0m
45°	2.8m	3.9m	5.8m	4.0m	6.0m
60°	2.8m	3.1m	6.1m	5.5m	6.0m
90°	2.8m	2.8m	5.5m	7.0m	7.0m

<sup>a</sup> **5.5m for an end space**

- .1 *Each offstreet parking space required by this Bylaw shall not be less than 2.8 m in width, 5.5 m in length and 2.1 m in height.*
- .2 *Each offstreet parallel parking space shall not be less than 3.0 m in width and 7.3 m in length (except 5.5 m in length for an end space).*
- .3 *Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles, having widths not less than:*
  - . 1 *7.0 m: where parking spaces are located at 90° to the manoeuvring aisle providing access to the space;*
  - . 2 *6.0 m: where parking spaces are located at 60° or less to the manoeuvring aisle providing access to the space;*
  - . 3 *One-way cross aisles shall have a minimum width of 4.0 m. Two-way cross aisles shall have a minimum width of 7.0 m. Cross aisles are traffic corridors connecting manoeuvring aisles.*

**4.19.5.3 Offstreet Parking and Loading...cont'd**

- . 4 *All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.*
- . 5 *Except for one-family and two-family dwellings, all parking and loading areas shall be surfaced with an asphalt, concrete, brick or similar pavement so as to provide a surface that is durable and dust-free and shall be graded and drained as to properly dispose of all surface water.*
- . 6 *All parking and loading areas shall have entrances, exits and spaces illuminated to a minimum of 5.8 lux/m<sup>2</sup> for low activity parking areas (local merchants, industrial employees, educational) and a minimum of 11.5 lux/m<sup>2</sup> for medium activity parking areas (shopping centres, hospitals, and fast food, transportation [e.g. bus terminals], cultural, recreational and multi-family residential uses).*
- . 7 *Any lighting used to illuminate any parking and loading areas or parking garages shall be so arranged that all direct rays of light are reflected upon such parking or parking garage, and not on any adjoining premises or highways.*
- . 8 *Despite the provisions of Section 4.19.4.2, within downtown Terrace, parking provided on a separate parcel from the use may be located at distances greater than 228.6 metres, provided the OCP criteria are met and the parking is approved by a local authority.*

**4.19 Offstreet Parking and Loading...cont'd****.6 Handicapped Parking**

*Handicapped parking shall be provided in accordance with the provisions of the B.C. Building Code.*

**.7 Ministry of Transportation and Highways Standards**

*Development within 800 m of Highway 16 shall comply with the requirements of the Ministry of Transportation and Highways pursuant to Section 57 of the Highway Act, in addition to the requirements of this Bylaw.*

**.8 Cash-in-lieu**

*Provided a cash-in-lieu bylaw has been approved, up to one-half of the required number of parking spaces may be provided for through the municipal collection of fees for the development of comprehensive parking structures, on-street parking and parkades.*

**TABLE 1  
REQUIRED OFF-STREET PARKING SPACES**

<b>COLUMN I Class of Building</b>	<b>COLUMN II Required Number of Spaces</b>
<p><i>Ambulance Station</i>  <i>Amusement Arcade</i>  <i>Animal Hospital</i>  <i>Appliance Service/Repair Shop</i>  <i>Automobile Service/Repair Shop</i>  <i>Automobile Rental Shop</i>    <i>Automobile Service/Equipment Service Shop</i></p>	<p><i>1 and 1 per bay</i>  <i>1 per 40 m<sup>2</sup> of gross floor area</i>  <i>4 per veterinarian</i>  <i>1 per 40 m<sup>2</sup> of gross floor area</i>  <i>1 per 40 m<sup>2</sup> of gross floor area</i>  <i>1 per 40 m<sup>2</sup> of gross floor area and 1 per rented vehicle</i>  <i>1.5 per bay (parking spaces to match bay size)</i></p>
<p><i>Bank</i>  <i>Barber Shop/Beauty Parlour</i></p>	<p><i>1 per 30 m<sup>2</sup> of gross floor area</i>  <i>1 per 20 m<sup>2</sup> of gross floor area or 2 per employee</i></p>
<p><i>Bed and Breakfast</i>  <i>Boat Launch</i>  <i>Boat Sales Store</i></p>	<p><i>1 per guest room</i>  <i>10 (3 m x 9 m each) per ramp</i>  <i>1 per 70 m<sup>2</sup> of gross floor area and 1 per 400 m<sup>2</sup> of display area</i></p>
<p><i>Bowling Alley/Green</i></p>	<p><i>3 per lane</i></p>
<p><i>Campground</i>  <i>Cemetery</i>  <i>Church/Place of Worship</i>  <i>College/University</i>  <i>Community Care Facility, Non-Residential</i>  <i>Community Care Facility, Residential</i></p>	<p><i>1 per campsite</i>  <i>1 per 200 graves</i>  <i>1 per 8 seating places</i>  <i>10 per classroom</i>  <i>1 per 40 m<sup>2</sup> of gross floor area</i>    <i>1 per 4 beds and 1 per 2 employees</i></p>

**TABLE 1**  
**REQUIRED OFF-STREET PARKING SPACES (cont'd)**

<b>COLUMN I</b> <b>Class of Building</b>	<b>COLUMN II</b> <b>Required Number of Spaces</b>
<i>Daycare Facility</i>	<i>1 per 30 m<sup>2</sup> of gross floor area or equivalent in off-street loading space</i>
<i>Dental Clinic</i>	<i>1 per 30 m<sup>2</sup> of gross floor area or 4 per dentist</i>
<i>Department Store</i>	<i>1 per 20 m<sup>2</sup> of gross floor area</i>
<i>Dormitory</i>	<i>1 per 2 beds or 1 per housekeeping unit</i>
<i>Downhill Ski Facility</i>	<i>0.5 per hourly capacity of lifts</i>
<i>Dry Cleaning Shop</i>	<i>1 per 40 m<sup>2</sup> of gross floor area</i>
<i>Duplex</i>	<i>1 per dwelling unit</i>
<i>Electrical Substation</i>	<i>1 per 100 m<sup>2</sup> of gross area</i>
<i>Entertainment Facility</i>	<i>1 per 8 seats</i>
<i>Equipment Sales and Rental Store (including heavy equipment)</i>	<i>1 per 70 m<sup>2</sup> of gross floor area and 1 per 400 m<sup>2</sup> display area and 2 per parts department</i>
<i>Financial Institution</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Fire Station</i>	<i>3 per bay</i>
<i>Funeral Home</i>	<i>1 per 8 seating places in chapel</i>
<i>Golf Course</i>	<i>4 per hole</i>
<i>Golf Driving Range</i>	<i>1 per tee</i>
<i>Government Office</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Hospital, Extended Care</i>	<i>1 per 2 beds for employee parking and 1 per 4 beds for visitor parking</i>
<i>Hospital, General</i>	<i>1 per 2 beds for employee parking and 1 per 4 beds for visitor parking</i>
<i>Hotel/Motel</i>	<i>1 per guest room</i>
<i>Industrial Facility</i>	<i>1 per 2 employees and 1 per company vehicle</i>
<i>Laboratory</i>	<i>1 per 40 m<sup>2</sup> of gross floor area</i>
<i>Laundromat</i>	<i>1 per 2 washing machines</i>
<i>Liquor Store</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Lodging House/Hostel</i>	<i>1 per 2 beds or 1 per housekeeping unit</i>

**TABLE 1**  
**REQUIRED OFF-STREET PARKING SPACES (cont'd)**

<b>COLUMN I</b> <b>Class of Building</b>	<b>COLUMN II</b> <b>Required Number of Spaces</b>
<i>Marina</i>	<i>1 per 2 berths</i>
<i>Medical Clinic</i>	<i>1 per 20 m<sup>2</sup> gross floor area or 4 per doctor</i>
<i>Miniature Golf</i>	<i>1 per hole</i>
<i>Mini-Storage Facility</i>	<i>1 per 100 m<sup>2</sup> of gross area (shall provide a minimum of 5 spaces)</i>
<i>Mobile Home</i>	<i>1 per dwelling unit</i>
<i>Multi-Family Dwelling</i>	<i>1.25 per bachelor and 1 bedroom units, 1.5 per 2 and 3 bedroom units, and 0.5 per each bedroom exceeding 3 bedrooms; fifteen percent (15%) of these spaces clearly marked as 'visitor parking'</i>
<i>Neighbourhood Pub/Bar/ Beer Parlour</i>	<i>1 per 5 seats</i>
<i>Nightclub</i>	<i>1 per 5 seats</i>
<i>Office</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Police Station</i>	<i>1 per 30 m<sup>2</sup> of gross floor area except garages</i>
<i>Post Office</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Public Assembly Facility</i>	<i>1 per 8 seats or persons</i>
<i>Passenger Depot</i>	<i>1 per 10 m<sup>2</sup> of waiting room area</i>
<i>Pool/Billiard Facility</i>	<i>1 per table</i>
<i>Race Track</i>	<i>1 per 8 seats or persons</i>
<i>Racquet Court</i>	<i>1 per court</i>
<i>Radio/Television Station</i>	<i>1 per 40 m<sup>2</sup> of gross floor area</i>
<i>Recreation Facility, Indoor</i>	<i>1 per 8 seats or persons</i>

**TABLE 1**  
**REQUIRED OFF-STREET PARKING SPACES (cont'd)**

<b>COLUMN I</b> <b>Class of Building</b>	<b>COLUMN II</b> <b>Required Number of Spaces</b>
<i>Recreational Vehicle Park</i>	<i>1 per site</i>
<i>Rehabilitation Centre</i>	<i>1 per 4 beds and 1 per 2</i>
<i>Rental Shop (not including heavy equipment)</i>	<i>employees</i>
	<i>1 per 40 m<sup>2</sup> of gross floor area</i>
<i>Restaurant, Drive-Thru</i>	<i>3 per window</i>
<i>Restaurant, Eat-In</i>	<i>1 per 5 seats</i>
<i>Restaurant, Take-Out</i>	<i>2 per cash drawer</i>
<i>Retail Store</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Riding Stable</i>	<i>1 per stall</i>
<i>School, Kindergarten/Elementary</i>	<i>2 per classroom</i>
<i>School, Secondary</i>	<i>5 per classroom</i>
<i>Scrap/Wrecking Yard</i>	<i>1 per 400 m<sup>2</sup> gross area up to</i>
	<i>400 m<sup>2</sup> and 1 per 1,000 m<sup>2</sup></i>
	<i>gross area thereafter</i>
<i>Service/Repair of Small Items</i>	<i>1 per 40 m<sup>2</sup> of gross floor area</i>
<i>Shopping Centre (Malls)</i>	<i>1 per 20 m<sup>2</sup> of gross leasable area</i>
<i>Single Detached Dwelling</i>	<i>1 per dwelling</i>
<i>Supermarket</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Taxi Facility</i>	<i>1 per cab and 1 per 2 office</i>
	<i>employees</i>
<i>Travel Agent</i>	<i>1 per 30 m<sup>2</sup> of gross floor area</i>
<i>Vehicle Safety Facility</i>	<i>1 per 70 m<sup>2</sup> of gross floor area</i>
	<i>and 1 per 400 m<sup>2</sup> of display</i>
	<i>area and 1 per 2 employees</i>
	<i>working in parts and</i>
	<i>service/repair departments</i>
<i>Warehouse/Storage Facility</i>	<i>1 per 180 m<sup>2</sup> of gross area</i>

**4.19 Offstreet Parking and Loading...cont'd**

Renumbered  
by #1670-1999

**.9 Offstreet Loading**

- .1 No use may be undertaken in any zone unless the offstreet loading requirements in this Bylaw have been met for that use.
- .2 Offstreet parking spaces shall not be credited as offstreet loading spaces.
- .3 Each offstreet loading space shall not be less than 8.0 m in length, 3.5 m in width and provide no less than 4.0 m of vertical clearance.
- .4 Any loading space and access to it within the same parcel shall be located as not to interfere with street traffic, pedestrian traffic or customer parking.

**TABLE 2  
REQUIRED OFF-STREET LOADING SPACES**

<b>COLUMN I Use</b>	<b>COLUMN II Required Number of Spaces</b>
<i>Commercial</i>	
• Buildings which have less than 500 m <sup>2</sup> of gross floor area	1
• Buildings which have between 500 m <sup>2</sup> to 2,000 m <sup>2</sup> of gross floor area	2
• Buildings which have more than 2,000 m <sup>2</sup> of gross floor area	3
<i>Industrial</i>	
• Buildings which have less than 1,500 m <sup>2</sup> of gross floor area	1
• Buildings which have between 1,500 and 3,000 m <sup>2</sup> of gross floor area	2
• Buildings which have more than 3,000 m <sup>2</sup> of gross floor space	3
<i>Institutional</i>	
• Buildings which have less than 2,800 m <sup>2</sup> of gross floor area	1
• Buildings which have 2,800 m <sup>2</sup> or more gross floor area	2
<i>Residential</i>	
• For every 2,000 m <sup>2</sup> of gross floor area used for apartment units or townhouse units	1

Added by

**4.20 Prohibited Uses – DELETED BY 1912-2008**

**#1628-1998**

*Deleted by*  
**#1912-2008**

## 5.0 ESTABLISHMENT OF ZONES

### 5.1 Establishment of Zones

The area within the boundaries of the City of Terrace shall be divided into the zones identified in Column I and described in Column II of Table 3.

Amended by

#1748-2001 & #1934-2008

**TABLE 3**  
**ESTABLISHMENT OF ZONES**

<b>COLUMN I</b> <b>Zone</b>	<b>COLUMN II</b> <b>Title Elaboration</b>
<i>R1</i>	<i>One Family Residential</i>
<i>R1-A</i>	<i>One Family Residential</i>
<i>R2</i>	<i>Two Family Residential</i>
<i>R3</i>	<i>Low Density Multi-Family Residential</i>
<i>R4</i>	<i>Medium Density Multi-Family Residential</i>
<i>R5</i>	<i>High Density Multi-Family Residential</i>
<i>R6</i>	<i>Mobile Home Park Residential</i>
<i>R7</i>	<i>Hillside Residential</i>
<i>C1</i>	<i>Core Commercial</i>
<i>C1-A</i>	<i>Mixed Use Downtown</i>
<i>C2</i>	<i>Shopping Centre Commercial</i>
<i>C3</i>	<i>Service Commercial</i>
<i>C4</i>	<i>Neighbourhood Commercial</i>
<i>C5</i>	<i>Local Commercial</i>
<i>M1</i>	<i>Light Industrial</i>
<i>M2</i>	<i>Heavy Industrial</i>
<i>M3</i>	<i>Resource Extraction</i>
<i>P1</i>	<i>Public and Institutional</i>
<i>P2</i>	<i>Park and Recreation</i>
<i>AR1</i>	<i>Agricultural</i>
<i>AR2</i>	<i>Rural</i>
<i>RR1</i>	<i>Rural Residential</i>
<i>RR2</i>	<i>Rural Suburban Residential</i>
<i>AO</i>	<i>Airport Operations</i>
<i>OS</i>	<i>Open Space/Natural</i>
<i>GSC</i>	<i>Groundside Commercial</i>
<i>ASC</i>	<i>Airside Commercial</i>

**5.2 Zone Title**

*The correct name of each zone provided for in this Bylaw is set out in Column I of Table 3, Section 5.1 and the inclusion of the names contained in Column II of Table 3, Section 5.1 is for convenience only.*

**5.3 Location of Zones**

*The location of each zone is established on Schedule A, the Zoning Map of this Bylaw which is attached hereto and forms part of this Bylaw.*

**5.4 Zone Boundaries**

*Where a one boundary is shown on Schedule A, the Zoning Map, as following a road or rail right-of-way or water course, the centreline of such right-of-way or water course shall be the zone boundary.*

*Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.*

**5.5 Statements of Purpose**

*The inclusion of the statements of purpose in each zone are provided for convenience only.*

**5.6 Metric Unit**

*Metric units are used for all measurements in this bylaw. The approximate equivalents in Imperial units, shown in brackets, are provided for convenience only.*

## **6.0 RESIDENTIAL ZONES**

### **6.1 R1 - One Family Residential**

#### **.1 Purpose**

*The purpose of the R1 zone is to provide for low density residential development in the form of single detached dwellings.*

#### **.2 Permitted Uses**

*The following uses and no others are permitted in the R1 zone:*

- .1 single detached dwelling;*
- .2 home occupation;*
- .3 family day care for 8 children or less;*
- .4 accessory use;*

#### **.3 Regulations**

*On a parcel zoned R1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**6.1.3 R1 - One Family Residential...cont'd**

Amended by  
#1480-1996  
(3.1)

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>550 sq. m (5,920 sq. ft)</i>
<i>.2 Minimum Parcel Width</i>	<i>15 m (50 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	<i>7.5 m (25 ft)</i> <i>1.5 m (5 ft)</i> <i>3 m (10 ft)</i> <i>7.5 m (25 ft)</i>
<i>.4 Maximum Parcel Coverage</i>	<i>45%</i>
<i>.5 Maximum Number of Principal Buildings</i>	<i>1 per parcel</i>
<i>.6 Maximum Building Height</i>	<i>9 m (30 ft)</i>
<i>.7 Minimum Building Width</i> <ul style="list-style-type: none"> <li>• <i>single detached dwelling</i> - <i>maximum length to width ratio</i></li> </ul>	<i>4.9 m (16 ft)</i> <i>3:1</i>
<i>.8 Parking</i>	<i>Required as per Section 4.19</i>
<i>.9 Minimum Principal Building Size</i> <ul style="list-style-type: none"> <li>• <i>one storey building</i></li> <li>• <i>two storey building</i></li> </ul>	<i>74 sq. m (800 sq. ft)</i> <i>140 sq. m (1,500 sq. ft)</i>

**6.1A***Added by #1934-2008***R1-A – One Family Residential****.1 Purpose**

*The purpose of the R1-A zone is to provide for medium density residential development in the form of single detached dwellings on small residential lots.*

**.2 Permitted Uses**

*The following uses and no others are permitted in the R1-A zone:*

- .1 single detached dwelling;*
- .2 home occupation;*
- .3 family day care for 8 children or less;*
- .4 accessory use.*

**.3 Regulations**

*On a parcel zoned R1-A, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**6.1A R1-A – One Family Residential...cont'd**

Added by #1934-2008

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 <i>Minimum Parcel Area</i> <i>Maximum Parcel Area</i>	400 sq.m (4,305 sq. ft) 750 sq.m (8,073 sq. ft)
.2 <i>Minimum Parcel Width</i>	12.0 m (39.5 ft)
.3 <i>Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	6.0 m (20 ft) 1.2 m (4 ft) 2.0 m (6.5 ft) 7.5 m (25 ft)
.4 <i>Maximum Parcel Coverage</i>	50%
.5 <i>Maximum Number of Principal Buildings</i>	1 per parcel
.6 <i>Maximum Building Height</i>	9.0 m (30 ft)
.7 <i>Minimum Building Width</i> <ul style="list-style-type: none"> <li>• <i>single detached dwelling</i> - <i>maximum length to width ratio</i></li> </ul>	4.9 m (16 ft) 3:1
.8 <i>Parking</i>	<i>Required as per</i> <i>Section 4.19</i>
.9 <i>Minimum Principal Building Size</i> <ul style="list-style-type: none"> <li>• <i>one storey building</i></li> <li>• <i>two storey building</i></li> </ul>	74 sq. m (800 sq. ft) 140 sq. m (1,500 sq. ft)

## **6.2 R2 - Two Family Residential**

### **.1 Purpose**

*The purpose of the R2 zone is to provide for low density residential development in the form of single detached and duplex dwellings.*

### **.2 Permitted Uses**

*The following uses and no others are permitted in the R2 zone:*

*.1 single detached dwelling;*

*.2 duplex;*

*.3 home occupation;*

*.4 accessory use, including secondary suite within a single detached dwelling and community child care facility.*

### **.3 Regulations**

*On a parcel zoned R2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

Amended by  
#1480-1996  
(3.1/3.2)

### 6.2.3 R2 - Two Family Residential...cont'd

<b>COLUMN I</b>	<b>COLUMN II</b>
<p><i>.1 Minimum Parcel Area</i></p> <ul style="list-style-type: none"> <li>• <i>single detached dwelling</i></li> <li>• <i>duplex</i></li> </ul>	<p><i>550 sq. m (5,920 sq. ft)</i> <i>650 sq. m (7,000 sq. ft)</i></p>
<p><i>.2 Minimum Parcel Width</i></p> <ul style="list-style-type: none"> <li>• <i>single detached dwelling</i></li> <li>• <i>duplex</i></li> </ul>	<p><i>15 m (50 ft)</i> <i>18 m (60 ft)</i></p>
<p><i>.3 Minimum Setback</i></p> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	<p><i>7.5 m (25 ft)</i> <i>1.5 m (5 ft)</i> <i>3 m (10 ft)</i> <i>7.5 m (25 ft)</i></p>
<p><i>.4 Maximum Parcel Coverage</i></p>	<p><i>45%</i></p>
<p><i>.5 Maximum Number of Principal Buildings</i></p>	<p><i>1 per parcel</i></p>
<p><i>.6 Maximum Building Height</i></p>	<p><i>9 m (30 ft)</i></p>
<p><i>.7 Minimum Building Width</i></p> <ul style="list-style-type: none"> <li>• <i>single detached and duplex dwelling</i></li> <li>- <i>maximum length to width ratio</i></li> </ul>	<p><i>4.9 m (16 ft)</i> <i>3:1</i></p>
<p><i>.8 Parking</i></p>	<p><i>Required as per</i> <i>Section 4.19</i></p>
<p><i>.9 Minimum Principal Building Size</i></p> <ul style="list-style-type: none"> <li>• <i>one storey building</i></li> <li>• <i>two storey building</i></li> </ul>	<p><i>74 sq. m (800 sq. ft)</i> <i>140 sq. m (1,500 sq. ft)</i></p>

## **6.3 R3 - Low Density Multi-Family Residential**

### **.1 Purpose**

*The purpose of the R3 zone is to provide for low density, multi-family residential development in the form of townhouses and other cluster residential development. New development zoned R3 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

### **.2 Permitted Uses**

*The following uses and no others are permitted in the R3 zone:*

*.1 townhouse;*

*.2 duplex;*

*.3 single detached dwelling;*

*.4 home occupation;*

*.5 accessory use, including secondary suite within a single detached dwelling and community child care facility.*

### **.3 Regulations**

*On a parcel zoned R3, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

Amended by  
#1480-1996

### 6.3.3 R3 - Low Density Multi-Family Residential...cont'd

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum Parcel Area <ul style="list-style-type: none"> <li>• single detached dwelling</li> <li>• duplex</li> <li>• townhouse</li> </ul>	550 sq. m (5,920 sq. ft) 650 sq. m (7,000 sq. ft) 900 sq. m (9,690 sq. ft)
.2 Minimum Parcel Width <ul style="list-style-type: none"> <li>• single detached dwelling</li> <li>• duplex</li> <li>• townhouse</li> </ul>	15 m (50 ft) 18 m (60 ft) 25 m (82 ft)
.3 Minimum Setback <ul style="list-style-type: none"> <li>* front parcel line</li> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> <li>• minimum separation between residential buildings on the same parcel of more than one storey in height</li> </ul> <p>Single detached dwellings and duplexes:</p> <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> </ul>	6 m (20 ft) 3 m (10 ft) 3 m (10 ft) 6 m (20 ft)  3 m (10 ft)  7.5 m (25 ft) 1.5 m (5 ft) 3 m (10 ft) 7.5 m (25 ft)
.4 Maximum Parcel Coverage	35%
.5 Maximum Density <ul style="list-style-type: none"> <li>• single detached and duplex dwelling</li> <li>• townhouse</li> </ul>	1 per parcel 30 units/hectare (12 units/acre)
.6 Maximum Building Height	9 m (30 ft)
.7 Minimum Building Width <ul style="list-style-type: none"> <li>• single detached and duplex dwelling</li> <li>- maximum length to width ratio</li> </ul>	4.9 m (16 ft) 3:1
.8 Minimum Amenity Area	Required as per Section 4.13
.9 Parking	Required as per Section 4.19
.10 Minimum Principal Building Size <ul style="list-style-type: none"> <li>• one storey building</li> <li>• two storey building</li> </ul>	74 sq. m (800 sq. ft) 140 sq. m (1,500 sq. ft)

**6.3 R3 - Low Density Multi-Family Residential...cont'd****.4 Special Regulations**

- .1 Notwithstanding Section 6.3.3, for bare land strata parcels, the minimum setbacks shall apply to the parent parcel upon which the strata development is located. A minimum building separation of 3 metres shall be provided between all single detached dwelling and/or duplex dwelling units.*
- .2 Notwithstanding Section 6.3.3, for zero lot line developments, the minimum setback for one interior side parcel line may be reduced to 0 metres.*

**6.4 R4 - Medium Density Multi-Family Residential****.1 Purpose**

*The purpose of the R4 zone is to provide for medium density, multi-family residential development in the form of apartments and townhouses. New development zoned R4 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

**.2 Permitted Uses**

*The following uses and no others are permitted in the R4 zone:*

- .1 apartment;*
- .2 townhouse;*
- .3 duplex;*
- .4 single detached dwelling;*
- .5 home occupation;*
- .6 lodging house;*
- .7 community care facility;*
- .8 community child care facility;*
- .9 accessory use, including secondary suite within a single detached dwelling.*

**.3 Regulations**

*On a parcel zoned R4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**6.4.3 R4 - Medium Density Multi-Family Residential...cont'd**

Amended by  
#1480-1996 and #1569-1997

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum Parcel Area	1,200 sq. m (12,920 sq. ft)
.2 Minimum Parcel Width	30 m (100 ft)
.3 Minimum Setback <ul style="list-style-type: none"> <li>* front parcel line</li> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> <li>• minimum separation between residential buildings on the same parcel of more than one storey in height</li> </ul> <p>Single detached dwellings and duplexes:</p> <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> </ul>	<p>6 m (20 ft)</p> <p>3 m (10 ft)</p> <p>3 m (10 ft)</p> <p>6 m (20 ft)</p> <p>3 m (10 ft)</p> <p>7.5 m (25 ft)</p> <p>1.5 m (5 ft)</p> <p>3 m (10 ft)</p> <p>7.5 m (25 ft)</p>
.4 Maximum Parcel Coverage	50%
.5 Maximum Density <ul style="list-style-type: none"> <li>• single detached and duplex dwelling</li> <li>• townhouse</li> <li>• apartment</li> </ul>	<p>1 per parcel</p> <p>45 units/hectare (18 units/acre)</p> <p>70 units/hectare (28 units/acre)</p>
.6 Maximum Building Height	9 m (30 ft)
.7 Minimum width for single detached/duplex dwelling <ul style="list-style-type: none"> <li>• maximum length to width ratio</li> </ul>	<p>4.9 m (16 ft)</p> <p>3:1</p>
.8 Minimum Amenity Area	Required as per Section 4.13
.9 Parking	Required as per Section 4.19
.10 Minimum Principal Building Size <ul style="list-style-type: none"> <li>• one storey building</li> <li>• two storey building</li> </ul>	<p>74 sq. m (800 sq. ft)</p> <p>140 sq. m (1,500 sq. ft)</p>

## 6.4 R4 - Medium Density Multi-Family Residential...cont'd

### .4 Special Regulations

- .1 Notwithstanding Section 6.4.3.5, the maximum density in the R4 zone may be increased to a maximum of 80 dwelling units per hectare in accordance with the table below. In the table below, Column I sets out the special amenity to be provided and Column II sets out the added density assigned for the provision of each amenity.
- .2 Notwithstanding Section 6.4.3.6, the maximum building height may be increased to 12 metres via the Development Permit process, if any of the special amenity(ies) in the table below are provided.

<b>COLUMN I SPECIAL AMENITY TO BE PROVIDED</b>	<b>COLUMN II ADDED DENSITY</b>
1. Provision of each dwelling unit which caters to the disabled (eg. wheelchair access)	◆ 2 units per hectare
2. Provision of daycare facility 7 - 10 children 11 - 15 children 16 or more	◆ 3 units per hectare ◆ 4 units per hectare ◆ 7 units per hectare
3. Provision of below grade or parkade type parking for at least 50% of the required off-street parking	◆ 10 units per hectare
4. Provision of affordable rental dwelling units in accordance with special agreement under sections 963.1 and 963.2 of the <u>Municipal Act</u>	◆ 5 units per hectare

## **6.5 R5 - High Density Multi-Family Residential**

### **.1 Purpose**

*The purpose of the R5 zone is to provide for higher density, multi-family residential development in the form of apartments. New development zoned R5 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

*Amended by  
#1822-2004*

### **.2 Permitted Uses**

*.1 The following uses and no others are permitted in the R5 zone:*

- .1 apartment;*
- .2 townhouse;*
- .3 single detached dwelling;*
- .4 community care facility;*
- .5 home occupation;*
- .6 accessory use, including secondary suite within a single detached dwelling.*

*.2 Despite the provisions of this Part, the following provisions shall apply to:*

*.1 Lot 1, District Lot 362, Range 5, Coast District, Plan BCP11475*

*.1 In addition to the permitted uses described in 6.5.2.1 the following uses shall be permitted:*

- .1 education facilities;*
- .2 cultural facilities.*

*.2 Lot 4, Block B, District Lot 369, Range 5, Coast District, Plan 972*

*.1 In addition to the permitted uses described in 6.5.2.1 the following use shall be permitted for a period of two (2) years from June 14, 2010:*

- .1 Office use, in conjunction with residential, shall not be located below the second storey of the principal building – provided that construction commences prior to December 31, 2010. If construction has not commenced by this date then the only*

*Added by  
#1970-2010*

permitted uses shall be those listed in 6.5.2.1 above.

### .3 Regulations

On a parcel zoned R5, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Amended by  
#1480-1996 and #1569-1997

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum Parcel Area	1,500 sq. m (16,150 sq. ft)
.2 Minimum Parcel Width	30 m (100 ft)
.3 Minimum Setback <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> <li>• minimum separation between residential buildings on the same parcel of more than one storey in height</li> </ul> <p>Single detached dwellings and duplexes:</p> <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> </ul>	<p>6 m (20 ft)</p> <p>6 m (20 ft)</p> <p>6 m (20 ft)</p> <p>6 m (20 ft)</p> <p>3 m (10 ft)</p> <p>7.5 m (25 ft)</p> <p>1.5 m (5 ft)</p> <p>3 m (10 ft)</p> <p>7.5 m (25 ft)</p>
.4 Maximum Parcel Coverage	70%
.5 Maximum Density <ul style="list-style-type: none"> <li>• townhouse</li> <li>• apartment</li> </ul>	<p>55 units/hectare (22 units/acre)</p> <p>100 units/hectare (40 units/acre)</p>
.6 Maximum Building Height	12 m (40 ft)
.7 Minimum Amenity Area	Required as per Section 4.13
.8 Parking	Required as per Section 4.19
.10 Minimum Principal Building Size <ul style="list-style-type: none"> <li>• one storey building</li> <li>• two storey building</li> </ul>	<p>74 sq. m (800 sq. ft)</p> <p>140 sq. m (1,500 sq. ft)</p>

## 6.5 High Density Multi-Family Residential...cont'd

### .4 Special Regulations

- .1 Notwithstanding Section 6.5.3.5, the maximum density in the R5 zone may be increased to a maximum of 130 dwelling units per hectare in accordance with the table below. In the table, Column I sets out the special amenity to be provided and Column II sets out the added density assigned for the provision of each amenity.
- .2 Notwithstanding Section 6.5.3.6, the maximum building height may be increased to 15 metres via the Development Permit process, if any of the special amenity(ies) in the table below are provided.

<b>COLUMN I SPECIAL AMENITY TO BE PROVIDED</b>	<b>COLUMN II ADDED DENSITY</b>
1. Provision of each dwelling unit which caters to the disabled (eg. wheelchair access)	◆ 2 units per hectare
2. Provision of daycare facility 7 - 10 children 11 - 15 children 16 or more	◆ 4 units per hectare ◆ 6 units per hectare ◆ 8 units per hectare
3. Provision of below grade or parkade type parking for at least 50% of the required off-street parking	◆ 10 units per hectare
4. Provision of affordable rental dwelling units in accordance with special agreement under sections 963.1 and 963.2 of the <u>Municipal Act</u>	◆ 5 units per hectare

## 6.6 R6 - Mobile Home Park Residential

### .1 Purpose

The purpose of this zone is to provide for mobile home park development. Mobile home parks are also subject to the provisions of the City of Terrace Mobile Home Park Bylaw No. 1322-1993.

### .2 Permitted Uses

.1 The following uses and no others are permitted in the R6 zone:

- .1 mobile home park;
- .2 mobile home;
- .3 home occupation;
- .4 family day care for 8 children or less;
- .5 single detached dwelling for the manager or caretaker of the mobile home park;
- .6 accessory use, including a secondary suite within the single attached caretaker residence.

### .3 Regulations

On a parcel zoned R6, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum Parcel Area	8,000 sq. m (2 acres)
.2 Maximum Parcel Coverage	40%
.3 Maximum Density <ul style="list-style-type: none"> <li>• single detached dwelling</li> <li>• mobile home</li> </ul>	1 per parcel 20 units/hectare (8 units/acre)
.4 Maximum Building Height <ul style="list-style-type: none"> <li>• single detached dwelling</li> <li>• mobile home</li> </ul>	6 m (20 ft) 4 m (13 ft)
.5 Parking	Required as per Section 4.19

Added by  
#1748-2001

**6.7****R7 – Hillside Residential****.1 Purpose**

*The purpose of the R7 zone is to provide for mixed use residential development that is compatible with hillsides, natural areas, and adjacent properties.*

**.2 Permitted Uses**

*The following uses and no others are permitted in the R7 zone:*

- .1 single detached dwelling;*
- .2 duplex;*
- .3 townhouse;*
- .4 home based business;*
- .5 open space;*
- .6 accessory use, including screened storage.*

**.3 Regulations**

*On a parcel zoned R7, no building or structure shall be constructed, located, or altered and no development approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**6.7 R7 – Hillside Residential...cont'd**

<b>COLUMN I</b>	<b>COLUMN II</b>
<p>.1 Minimum Parcel Area</p> <ul style="list-style-type: none"> <li>• single detached dwelling</li> <li>• duplex</li> <li>• townhouse</li> </ul>	As per attached Schedule A
<p>.2 Minimum Parcel Width</p> <ul style="list-style-type: none"> <li>• single detached dwelling</li> <li>• duplex</li> <li>• townhouse</li> </ul>	As per attached Schedule A
<p>.3 Minimum Setback</p> <p>* front parcel line</p> <ul style="list-style-type: none"> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> <li>• minimum separation between residential buildings on the same parcel of more than one storey in height</li> </ul>	As per attached Schedule A
.4 Maximum Parcel Coverage	10%
.5 Maximum Density	20 units
.6 Maximum Building Height	9 m (30 ft)
<p>.7 Minimum Building Width</p> <ul style="list-style-type: none"> <li>• single detached and duplex dwelling</li> <li>- maximum length to width ratio</li> </ul>	<p>9 m (30 ft)</p> <p>3:1</p>
<p>.8 Minimum Amenity Area</p> <ul style="list-style-type: none"> <li>• private</li> <li>• common</li> </ul>	<p>Required as per Section 4.13</p> <p>As per attached Schedule A</p>
.9 Parking	Required as per Section 4.19
<p>.10 Minimum Dwelling Unit Size (livable floor area)</p> <ul style="list-style-type: none"> <li>• single detached dwelling</li> <li>• duplex</li> <li>• townhouse</li> </ul>	<p>130 sq. m (1,400 sq. ft)</p> <p>112 sq. m (1,200 sq. ft)</p> <p>93 sq. m (1,000 sq. ft)</p>

## 7.0 COMMERCIAL ZONES

### 7.1 C1 - Core Commercial

#### .1 Purpose

*The purpose of the C1 zone is to function as the downtown core of the municipality and uses are intended to be oriented to pedestrian traffic and offer a full range of commercial goods and services, administrative and financial offices and medical services. New developments zoned C1 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

#### .2 Permitted Uses

*The following uses and no others are permitted in the C1 zone:*

- .1 business service establishment;*
- .2 church;*
- .3 community care facility;*
- .4 entertainment facility;*
- .5 financial institution;*
- .6 funeral home and associated crematoria;*
- .7 hotel;*
- .8 medical and dental clinic;*
- .9 motel;*
- .10 multi-family dwelling units in conjunction with a commercial use;*
- .11 neighbourhood pub;*
- .12 nightclub;*
- .13 office;*
- .14 personal service establishment;*
- .15 printing and publishing house;*
- .16 private club;*
- .17 radio and television broadcasting station;*
- .18 recreation facility - indoor;*
- .19 restaurant;*
- .20 retail store;*
- .21 transportation use;*
- .22 veterinary clinic;*
- .23 accessory use.*
- .24 ~~DELETED BY 1670-1999~~**

## 7.1 C1 - Core Commercial...cont'd

### .3 Regulations

On a parcel zoned C1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>278 sq. m (2,990 sq. ft)</i>
<i>.2 Minimum Parcel Width</i> <ul style="list-style-type: none"> <li>• <i>hotels, motels</i></li> <li>• <i>all other uses</i></li> </ul>	<i>30 m (100 ft)</i> <i>7.5 m (25 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i>  <ul style="list-style-type: none"> <li>- <i>without lane or abutting residential zones</i></li> </ul> </li> </ul>	<i>0 m</i> <i>0 m</i> <i>0 m</i> <i>0 m</i> <i>6 m (20 ft)</i>
<i>.4 Maximum Parcel Coverage</i>	<i>100%</i>
<i>.5 Maximum Floor Area Ratio</i>	<i>3.0</i>
<i>.6 Maximum Building Height</i>	<i>18 m (60 ft)</i>
<i>.7 Outdoor Storage</i>	<i>Outdoor storage shall not be permitted</i>
<i>.8 Parking and Loading</i>	<i>Required as per Section 4.19</i>

**7.1 C1 - Core Commercial...cont'd****.4 Special Regulations**

- .1 *Notwithstanding Section 6.7.3, residential uses in conjunction with commercial shall not be located below the second storey of the principal building.*

Added by  
#1670-1999

**7.2 C1-A – Mixed Use Downtown****.1 Purpose**

*The purpose of the C1-A zone is to provide for mixed use higher density residential and commercial development in the downtown area.*

**.2 Permitted Uses**

*The following uses and no others are permitted in the C1-A zone:*

- .1 accessory uses;*
- .2 apartment;*
- .3 business service establishment;*
- .4 community care facility;*
- .5 family day care;*
- .6 financial institution;*
- .7 home occupation;*
- .8 multi-family dwelling;*
- .9 office;*
- .10 parkade;*
- .11 personal service establishment;*
- .12 restaurant;*
- .13 retail store;*
- .14 townhouse.*

**.3 Regulations**

*On a parcel zoned C1-A, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the manner to be regulated and Column II sets out the regulations.*

**7.2 C1-A Mixed Use Downtown...cont'd**

<b>COLUMN I</b>		<b>COLUMN II</b>
.1	<i>Minimum Parcel Area</i>	<i>300 sq.m. (3230 sq.ft.)</i>
.2	<i>Minimum Parcel Width</i>	<i>10m (33 ft.)</i>
.3	<i>Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>Front parcel line</i></li> <li>• <i>Side parcel line</i></li> <li>• <i>Rear parcel line</i></li> <li style="padding-left: 40px;"><i>- without lane</i></li> </ul>	<i>2m (6.5 ft.)</i> <i>0m</i> <i>0m</i> <i>6m</i>
.4	<i>Maximum Parcel Coverage</i>	<i>100%</i>
.5	<i>Maximum Residential Density</i>	<i>100 units/hectare</i>
.6	<i>Maximum Floor Space Ratio</i>	<i>3.0</i>
.7	<i>Maximum Building Height</i>	<i>18m (60 ft.)</i>
.8	<i>Minimum amenity area</i>	<i>As per Section 4.13</i>
.9	<i>Parking and loading</i>	<i>As per Section 4.19</i>

Renumbered 7.3  
by #1670-1999

## **C2 - Shopping Centre Commercial**

### **.1 Purpose**

*The purpose of the C2 zone is to provide for the development of comprehensively designed shopping centres which offer a wide range of commercial uses serving the City and the region, and which includes shared on-site parking. New developments zoned C2 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

### **.2 Permitted Uses**

*The following uses and no others are permitted in the C2 zone:*

- . 1 business service establishment;*
- . 2 convenience store;*
- . 3 community child care facility;*
- . 4 entertainment facility;*
- . 5 financial institution;*
- . 6 hotel;*
- . 7 medical and dental clinic;*
- . 8 motel;*
- . 9 neighbourhood pub;*
- .10 nightclub;*
- .11 office;*
- .12 personal service establishment;*
- .13 recreation facility - indoor;*
- .14 restaurant;*
- .15 retail store;*
- .16 service station;*
- .17 transportation use;*
- .18 accessory use.*

### **.3 Regulations**

*On a parcel zoned C2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

### 7.3 C2 - Shopping Centre Commercial...cont'd

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>1.0 hectare (2.5 acres)</i>
<i>.2 Minimum Parcel Width</i>	<i>30 m (100 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>* <i>rear parcel line</i></li> </ul>	<i>12 m (40 ft)</i> <i>6 m (20 ft)</i> <i>6 m (20 ft)</i> <i>9 m (30 ft)</i>
<i>.4 Maximum Parcel Coverage</i>	<i>50%</i>
<i>.5 Maximum Floor Area Ratio</i>	<i>1.0</i>
<i>.6 Maximum Building Height</i>	<i>12 m (40 ft)</i>
<i>.7 Outdoor Storage</i>	<i>Outdoor storage shall not be permitted</i>
<i>.8 Parking and Loading</i>	<i>Required as per Section 4.19</i>

Renumbered 7.4  
by #1670-1999

## **C3 - Service Commercial**

### **.1 Purpose**

*The purpose of the C3 zone is to provide for commercial uses which are oriented to vehicular traffic along major roadways and may require large areas of land for buildings and display/storage of goods. New developments zoned C3 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

### **.2 Permitted Uses**

*.1 The following uses and no others are permitted in the C3 - Service Commercial zone:*

- .1 automobile, motorcycle, recreation vehicle sales, leasing and service;*
- .2 associated offices;*
- .3 boat and marine sales, leasing and service;*
- .4 building supply establishment;*
- .5 bus depot;*
- .6 campground, including a single detached dwelling for a manager or caretaker;*
- .7 convenience store;*
- .8 garden centre;*
- .9 hotel;*
- .10 motel, including a dwelling unit for a manager or caretaker;*
- .11 neighbourhood pub;*
- .12 recreation facility, outdoor;*
- .13 restaurant;*
- .14 retail store with a maximum of one suite of unlimited size on legal parcels having a parcel area less than or equal to 0.3 hectares (0.75 acres);*
- .15 retail store with an unlimited number of suites with a minimum suite size of 500 sq.m. (5382 sq.ft.) on legal parcels having a parcel area of greater than 0.3 hectares (0.75 acres);*
- .16 service station with or without car and truck washing facilities;*
- .17 visitor information centre;*
- .18 warehouse retail operation;*
- .19 L.P.G. tank less than 2000 gallons; and*
- .20 accessory use, including a maximum of 10 percent of floor area of all commercial buildings on the property may be used for retail stores of unlimited suite size.*

Amended by  
#1708-2000

Added by #1755-2002

### 7.4.2 C3 - Service Commercial...cont'd

*.2 Despite the provisions of this Part, the following provisions shall apply to:*

*Replaced by  
#1820-2004*

*.1 Lots A and B, District Lot 362, Range 5, Coast District, Plan 4464*

*.1 In addition to the permitted uses described in 7.4.2.1 the following use shall be permitted:*

*.2 mini warehouse/storage operation.*

*Added by  
#1708-2000*

*.2 Lot 2, District Lot 360, Range 5, Coast District, Plan 12141*

*Amended by  
#1755-2002*

*.1 In addition to uses 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, and 19 the following uses shall be permitted:*

*.2 entertainment facility;*

*.3 recreation facility indoor;*

*.4 accessory use, including a maximum of 15 percent of floor area of all buildings on the property may be used for retail stores of unlimited suite size.*

*Added by  
#1708-2000*

*.3 Amended Lot D (Plan 5365), District Lot 362, Range 5, Coast District, Plan 1919; Lot E, District Lot 362, Range 5, Coast District, Plan 1919 except Plan 5365; and Lot F, District Lot 362, Range 5, Coast District, Plan 1919*

*Amended by #1755-2002 & #1971-2010*

*.1 In addition to the uses described in 7.4.2.1 the following uses shall be permitted:*

*.2 entertainment facility;*

*.3 recreation facility, indoor;*

*.4 retail store;*

*.5 technical consulting firms;*

*.6 laboratory.*

### *.3 Regulations*

*On a parcel zoned C3, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**7.4.3 C3 - Service Commercial...cont'd**

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>1,500 sq. m (16,150 sq. ft)</i>
<i>.2 Minimum Parcel Width</i>	<i>30 m (100 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>- <i>service station fuel pump islands</i></li> <li>• <i>interior side parcel line</i></li> <li>- <i>abutting residential zones</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i></li> <li>- <i>abutting residential zones</i></li> </ul>	<i>9 m (30 ft)</i> <i>6 m (20 ft)</i> <i>3 m (10 ft)</i> <i>6 m (20 ft)</i> <i>3 m (10 ft)</i> <i>4.5 m (15 ft)</i> <i>6 m (20 ft)</i>
<i>.4 Maximum Parcel Coverage</i>	<i>50%</i>
<i>.5 Maximum Floor Area Ratio</i>	<i>1.0</i>
<i>.6 Maximum Number of Principal Buildings</i>	<i>1 per parcel</i>
<i>.7 Maximum Building Height</i>	<i>9 m (30 ft)</i>
<i>.8 Outdoor Storage</i>	<p><i>Outdoor storage is permitted as an accessory use and when screened as per Section 4.16</i></p> <p><i>Display areas are permitted in conjunction with automobile, recreation vehicle, motorcycle and boat, garden centre and building supply sales uses only</i></p>
<i>.9 Parking and Loading</i>	<p><i>Required as per</i></p> <p><i>Section 4.19</i></p>

Renumbered **7.5**  
by #1670-1999

## **C4 - Neighbourhood Commercial**

### **.1 Purpose**

*The purpose of the C4 zone is to provide for a limited range of commercial uses in a small-scale shopping centre which caters primarily to the daily needs of residents in the surrounding neighbourhood. New developments zoned C4 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

### **.2 Permitted Uses**

*.1 The following uses and no others are permitted in the C4 - Neighbourhood Commercial zone:*

- . 1 community child care facility;*
- . 2 convenience store;*
- . 3 financial institution;*
- . 4 neighbourhood pub;*
- . 5 office;*
- . 6 personal service establishment;*
- . 7 recreation facility, indoor;*
- . 8 restaurant;*
- . 9 retail store;*
- .10 service station, limited to gas bar in conjunction with a convenience store;*
- .11 accessory use.*

Amended by  
#1836-2005

*.2 Despite the provisions of this Part, the following provisions shall apply to:*

*.1 Lot 1, Block A, District Lot 838, Range 5, Coast District, Plan 3460, except Plan 4375.*

- .1 In addition to uses listed in 7.5.2.1 above the following use shall be permitted:*
- .2 L.P.G. tank less than 2000 gallons.*

Added by  
#1836-2005

### **.3 Regulations**

*On a parcel zoned C4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

### 7.5.3 C4 - Neighbourhood Commercial - Regulations...cont'd

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>1,000 sq. m (10,760 sq. ft)</i>
<i>.2 Maximum Parcel Area</i>	<i>1.0 hectare (2.5 acres)</i>
<i>.3 Minimum Parcel Width</i>	<i>20 m (66 ft)</i>
<i>.4 Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i> <i>- abutting residential zones</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i> <i>- abutting residential zones</i></li> </ul>	<i>6 m (20 ft)</i> <i>3 m (10 ft)</i> <i>6 m (20 ft)</i> <i>3 m (10 ft)</i> <i>6 m (20 ft)</i> <i>6 m (20 ft)</i>
<i>.5 Maximum Parcel Coverage</i>	<i>50%</i>
<i>.6 Maximum Floor Area Ratio</i>	<i>0.5</i>
<i>.7 Maximum Number of Principal Buildings</i>	<i>1 per parcel</i>
<i>.8 Maximum Building Height</i>	<i>9 m (30 ft)</i>
<i>.9 Outdoor Storage/Display Areas</i>	<i>Outdoor storage shall not be permitted</i>
<i>.10 Parking and Loading</i>	<i>Required as per Section 4.19</i>

Renumbered **7.6**  
by #1670-1999

## **C5 - Local Commercial**

### **.1 Purpose**

*The purpose of the C5 zone is to provide for the convenience commercial and personal service uses which cater to the needs of residents in the immediate vicinity. New developments zoned C5 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

### **.2 Permitted Uses**

*The following uses and no others are permitted in the C5 zone:*

- . 1 community child care facility;*
- . 2 convenience store;*
- . 3 personal service establishment;*
- . 4 accessory use, including dwelling unit in association with a commercial use.*

### **.3 Regulations**

*On a parcel zoned C5, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**7.6.3 C5 - Local Commercial - Regulations...cont'd**

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>500 sq. m (5,380 sq. ft)</i>
<i>.2 Maximum Parcel Area</i>	<i>0.4 hectare (1.0 acre)</i>
<i>.3 Minimum Parcel Width</i>	<i>15 m (50 ft)</i>
<i>.4 Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	<i>6 m (20 ft)</i> <i>3 m (10 ft)</i> <i>3 m (10 ft)</i> <i>6 m (20 ft)</i>
<i>.5 Maximum Parcel Coverage</i>	<i>40%</i>
<i>.6 Maximum Floor Area of Convenience Store</i>	<i>200 sq. m (2, 150 sq. ft)</i>
<i>.7 Maximum Floor Area Ratio</i>	<i>0.4</i>
<i>.8 Maximum Number of Principal Buildings</i>	<i>1 per parcel</i>
<i>.9 Maximum Building Height</i>	<i>9 m (30 ft)</i>
<i>.10 Outdoor Storage</i>	<i>Outdoor storage shall not be permitted</i>
<i>.11 Parking and Loading</i>	<i>Required as per Section 4.19</i>

Added by  
#1676-1999

## 7.7

### **C6 – Recreation Commercial**

#### .1 Purpose

*The purpose of the C6 zone is to function as the primary area for private recreational enterprises. New developments zoned C6 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

#### .2 Permitted Uses

*The following uses and no others are permitted in the C6 zone:*

- .1 entertainment facility;*
- .2 recreation facility - indoor;*
- .3 recreation facility - outdoor;*
- .4 multi-family dwelling units in conjunction with a recreation commercial use;*
- .5 parkade;*
- .6 accessory use, including offices associated with the above uses.*

#### .3 Regulations

*On a parcel zoned C6, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the manner to be regulated and Column II sets out the regulations.*

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>560 sq.m. (6,028 sq.ft.)</i>
<i>.2 Minimum Parcel Width</i>	<i>15m (50 ft.)</i>
<i>.3 Minimum Setback</i>	
<ul style="list-style-type: none"> <li><i>• Front parcel line</i></li> <li><i>• Interior side parcel line</i></li> <li><i>• Exterior side parcel line</i></li> <li><i>• Rear parcel line</i></li> </ul>	<ul style="list-style-type: none"> <li><i>0m</i></li> <li><i>0m</i></li> <li><i>0m</i></li> <li><i>0m</i></li> </ul>
<i>.4 Maximum Parcel Coverage</i>	<i>100%</i>
<i>.5 Maximum Floor Area Ratio</i>	<i>2.0</i>
<i>.6 Maximum Building Height</i>	<i>9m (30 ft.)</i>
<i>.7 Outdoor Storage</i>	<i>Outdoor storage shall not be permitted</i>
<i>.8 Parking and Loading</i>	<i>Required as per Section 4.19</i>

**7.7**      **C6 – Recreation Commercial... cont'd****.4**      **Special Regulations**

- .1**      *Residential uses in conjunction with recreation commercial uses shall not be located below the second storey of the principal building.*

Added by  
#1780-2003

**7.8**      **C7 – Downtown Tourism****.1**      **Purpose**

*The purpose of the C7 zone is to provide for pedestrian oriented commercial uses in the downtown that cater to tourists while still taking into account the retail needs of the community. New developments zoned C7 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

**.2**      **Permitted Uses**

- .1**      *The following uses and no others are permitted in the C7 zone:*
- .1**      *cultural facility;*
  - .2**      *hotel, but only in conjunction with retail abutting the street on the main floor;*
  - .3**      *multi-family dwellings, but not on the main floor;*
  - .4**      *museum;*
  - .5**      *neighbourhood pub;*
  - .6**      *office, but not on the main floor;*
  - .7**      *personal service establishment;*
  - .8**      *restaurant;*
  - .9**      *tourism retail store with a maximum suite size of 500 sq.m. (5382 sq.ft.);*
  - .10**     *town square/courtyard;*
  - .11**     *train station;*
  - .12**     *accessory use.*

**7.8.2.2 C7 – Downtown Tourism...cont'd**

Amended by  
#1837-2005

- .2 *Despite the provisions of this Part, the following provisions shall apply to:*
  - .1 *Parcel B (see TH15582), Block 7, District Lot 369, Range 5, Coast District, Plan 972*
    - .1 *In addition to the uses listed in 7.8.2.1 above, the following uses shall be permitted:*
      - .2 *retail store;*
      - .3 *indoor recreation facility.*
  - .2 *Lot B, District Lot 369, Range 5, Coast District, Plan PRP41812*
    - .1 *In addition to the uses listed in 7.8.2.1 above, the following uses shall be permitted:*
      - .2 *retail store;*
      - .3 *indoor recreation facility;*
      - .4 *recycling depot, restricted to beverage containers only.*

**.3 Regulations**

*On a parcel zoned C7, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

<b>COLUMN I</b>	
<i>.1 Minimum Parcel Area</i>	<i>500 sq. m (5,380 sq. ft)</i>
<i>.2 Maximum Parcel Area</i>	<i>0.2 hectare (0.5 acre)</i>
<i>.3 Minimum Parcel Width</i>	<i>15 m (50 ft)</i>
<i>.4 Minimum Setback</i> <ul style="list-style-type: none"> <li>•front parcel line</li> <li>•interior side parcel line</li> <li>•exterior side parcel line</li> <li>•rear parcel line</li> </ul> <i>(10m x 10m corner building setback required at the southwest corner of the Greig Avenue/Kalum Street intersection)</i>	<i>3 m (10 ft)</i> <i>0 m (0 ft)</i> <i>0 m (0 ft)</i> <i>0 m (0 ft)</i>
<i>.5 Maximum Parcel Coverage</i>	<i>100%</i>
<i>.6 Maximum Floor Area Ratio</i>	<i>3.0</i>
<i>.7 Maximum Building Height</i>	<i>9 m (30 ft)</i>
<i>.8 Outdoor Storage</i>	<i>Outdoor storage shall not be permitted.</i>
<i>.9 Parking and Loading</i>	<i>Required as per Section 4.19</i>

## 8.0 INDUSTRIAL ZONES

### 8.1 M1 - Light Industrial

#### .1 Purpose

*The purpose of the M1 zone is to provide for the location of light industrial, warehousing and limited commercial uses which are compatible with each other and land uses in adjacent zones. New developments zoned M1 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

#### .2 Permitted Uses

*.1 The following uses and no others are permitted in the M1-Light Industrial zone:*

- .1 agricultural supply and service;*
- .2 automobile, motorcycle, recreation vehicle sales, leasing and service;*
- .3 associated offices;*
- .4 boat and marine sales, leasing and service;*
- .5 building supply establishment;*
- .6 car and truck washing facilities;*
- .7 cardlock fuel installations;*
- .8 contractor's office and maintenance;*
- .9 dwelling unit for a manager or caretaker;*
- .10 **DELETED BY #1869-2006***
- .11 freight transport and storage operation;*
- .12 household equipment sales, leasing and service;*
- .13 industrial equipment sales, leasing and service;*
- .14 laboratory;*
- .15 manufacturing light;*
- .16 mini warehouse/storage operation;*
- .17 printing and publishing house;*
- .18 recycling depot;*
- .19 **DELETED BY #1869-2006***
- .20 transportation use including couriers;*
- .21 utilities;*
- .22 veterinary clinic and/or animal shelter;*
- .23 warehouse, wholesale and distribution;*
- .24 welding, machine or metal fabrication;*
- .25 L.P.G. tanks less than 2000 gallons;*
- .26 technical consulting firms; and*
- .27 accessory use, including retail sales limited to 25% of gross floor area, and screened outdoor storage associated with one of the above permitted uses.*

*Replaced by  
#1607-1998*

*Amended by  
#1833-2005*

*Deleted by #1869-2006*

*Deleted by #1869-2006*

*Added by #1755-2002*

*Added by #1869-2006*

**8.1.2**      **M1 – Light Industrial...cont'd**

*Amended by  
#1833-2005*

*.2 Despite the provisions of this Part, the following provisions shall apply to:*

*.1 The East ½ of Lot 6, Block 2, District Lot 611, Range 5, Coast District, Plan 1992.*

*.1 In addition to uses listed in 8.1.2.1 above the following use shall be permitted for a period of two (2) years from the date of adoption of Bylaw No. 1833-2005 (up to August 7, 2007):*

*.1 single detached dwelling - provided that construction commences prior to December 31, 2005. If construction has not commenced by this date then the only permitted uses shall be those listed in 8.1.2.1 above.*

*.2 Lot A, District Lot 360, Range 5, Coast District, Plan PRP13240.*

*.1 In addition to uses listed in 8.1.2.1 above, the following use shall be permitted:*

*.1 office.*

*.3 Regulations*

*On a parcel zoned M1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

*Added by  
#1871-2006*

**8.1.3 M1 - Light Industrial - Regulations...cont'd**

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 <i>Minimum Parcel Area</i>	<i>929 sq. m (10,000 sq. ft)</i>
.2 <i>Minimum Parcel Width</i>	<i>30 m (100 ft)</i>
.3 <i>Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i> <ul style="list-style-type: none"> <li>- <i>abutting residential zones</i></li> </ul> </li> <li>• <i>exterior side parcel</i></li> <li>• <i>rear parcel line</i> <ul style="list-style-type: none"> <li>- <i>abutting residential zones</i></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><i>6 m (20 ft)</i></li> <li><i>0 m</i></li> <li><i>6 m (20 ft)</i></li> <li><i>6 m (20 ft)</i></li> <li><i>0 m</i></li> <li><i>6 m (20 ft)</i></li> </ul>
.4 <i>Maximum Parcel Coverage</i>	<i>60%</i>
.5 <i>Maximum Building Height</i>	<i>15 m (50 ft)</i>
.6 <i>Outdoor Storage/Display Area</i>	<p><i>Outdoor storage is permitted as an accessory use and when screened as per Section 4.16</i></p> <p><i>Display areas are permitted in conjunction with automobile, building supply, industrial equipment, and recreation vehicle sales only</i></p>
.7 <i>Parking and Loading</i>	<p><i>Required as per Section 4.19</i></p>

## 8.2 M2 - Heavy Industrial

### .1 Purpose

*The purpose of the M2 zone is to provide for the location of heavy industrial and manufacturing uses not compatible with other land uses and requiring access to a major roadway. New developments zoned M2 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

### .2 Permitted Uses

*The following uses and no others are permitted in the M2 zone:*

- .1 agricultural supply and service;*
- .2 automobile salvage operation;*
- .3 bottling and distribution plant;*
- .4 building supply establishment;*
- .5 contractor's office, maintenance and storage;*
- .6 freight transport and storage operation;*
- .7 industrial equipment sales, leasing and service;*
- .8 manufacturing, general;*
- .9 manufacturing, light;*
- .10 outdoor storage yard;*
- .11 railway lines, including yards for storage and repair of railway equipment and vehicles;*
- .12 warehouse;*
- .13 welding, machine or metal fabrication;*
- .14 wholesale petroleum product sales;*
- .15 L.P.G. tanks less than 2000 gallons;*
- .16 L.P.G. tanks over 2000 gallons with deluge system; and*
- .17 accessory use, including offices and storage yards associated with the above permitted uses.*

### .3 Regulations

*On a parcel zoned M2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

*Added by #1755-2002*

*Added by #1755-2002*



### **8.3 M3 - Resource Extraction**

#### **.1 Purpose**

*The purpose of the M3 zone is to provide for the extraction and processing of resource materials. New developments zoned M3 shall be required to obtain a Development Permit as per the requirements of the Official Community Plan.*

#### **.2 Permitted Uses**

*The following uses and no others are permitted in the M3 zone:*

- .1 asphalt plant, concrete plant and similar processing of extracted materials;*
- .2 dwelling unit for a manager or caretaker;*
- .3 gravel extraction;*
- .4 accessory use, including offices associated with the above permitted uses.*

#### **.3 Regulations**

*On a parcel zoned M3, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**8.3.3 M3 - Resource Extraction - Regulations...cont'd**

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 <i>Minimum Parcel Area</i>	<i>0.4 hectare (1.0 acre)</i>
.2 <i>Minimum Parcel Width</i>	<i>30 m (100 ft)</i>
.3 <i>Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i> <ul style="list-style-type: none"> <li>- <i>abutting non-industrial zones</i></li> </ul> </li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i> <ul style="list-style-type: none"> <li>- <i>abutting non-industrial zones</i></li> </ul> </li> </ul>	<i>6 m (20 ft)</i> <i>0 m</i> <i>15 m (50 ft)</i> <i>4.5 m (15 ft)</i> <i>0 m</i> <i>15 m (50 ft)</i>
.4 <i>Parking and Loading</i>	<i>Required as per Section 4.19</i>

**.4 Special Regulations**

*Notwithstanding the regulations specified in Section 8.3.3, these regulations shall not apply to those uses which are under the jurisdiction of the British Columbia Ministry of Energy, Mines and Petroleum Resources and subject to the Mines Regulation Act.*

## **9.0 PUBLIC USE ZONES**

### **9.1 P1 - Public and Institutional**

#### **.1 Purpose**

*The purpose of the P1 zone is to provide for governmental, administrative, institutional, cultural, and other public services and facilities which serve the needs of the whole Municipality.*

#### **.2 Permitted Uses**

*The following uses and no others are permitted in the P1 zone:*

- .1 animal control centre;*
- .2 assembly hall;*
- .3 cemetery;*
- .4 community care facility;*
- .5 church;*
- .6 cultural facilities;*
- .7 corrections facility, including accessory wood processing;*
- .8 dwelling unit for caretaker or watchman;*
- .9 education facilities;*
- .10 farmer's market*
- .11 funeral home and associated crematoria;*
- .12 government offices;*
- .13 health centres and clinics;*
- .14 parks;*
- .15 protective services;*
- .16 public parking facility;*
- .17 public utilities;*
- .18 radio and television broadcasting station;*
- .19 transportation use;*
- .20 accessory use.*

#### **.3 Regulations**

*On a parcel zoned P1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**9.1.3 P1 - Public and Institutional - Regulations...cont'd**

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>500 sq. m (5,380 sq. ft)</i>
<i>.2 Minimum Parcel Width</i>	<i>30 m (100 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li><i>• front parcel line</i></li> <li><i>• interior side parcel line</i></li> <li><i>• exterior side parcel line</i></li> <li><i>• rear parcel line</i></li> </ul>	<i>6 m (20 ft)</i> <i>6 m (20 ft)</i> <i>6 m (20 ft)</i> <i>6 m (20 ft)</i>
<i>.4 Maximum Parcel Coverage</i>	<i>50%</i>
<i>.5 Maximum Building Height</i>	<i>15 m (50 ft)</i>
<i>.6 Parking and Loading</i>	<i>Required as per Section 4.19</i>

**.4 Special Regulations**

- .1 Notwithstanding Section 9.1.3.3, for crematoria and public mausoleums in conjunction with a cemetery use, the minimum setback from any parcel line shall be 60 metres from a parcel in a Residential or Rural zone, and 30 metres from a parcel in any other zone.*
- .2 Notwithstanding Section 9.1.3.3, for a correctional facility use, the minimum setback from any street shall be 30 metres and the minimum separation between residential and industrial uses shall be 30 metres.*
- .3 Notwithstanding Section 9.1.3.1, the minimum parcel area for new public uses in the P1 zone which are located within a residential area shall be 1,200 square metres.*

## **9.2 P2 - Park and Recreation**

### **.1 Purpose**

*The purpose of the P2 zone is to provide for the location, preservation and development of public land to serve the educational, park and recreation needs of the Municipality.*

### **.2 Permitted Uses**

*The following uses and no others are permitted in the P2 zone:*

- .1 assembly hall;*
- .2 botanical gardens and arboreta;*
- .3 campground;*
- .4 cemetery;*
- .5 community child care facility;*
- .6 cultural facilities;*
- .7 dwelling unit for a caretaker or watchman;*
- .8 educational facilities;*
- .9 parks;*
- .10 playfields and playgrounds;*
- .11 recreation facility, indoor;*
- .12 recreation facility, outdoor;*
- .13 visitor information centre;*
- .14 zoological gardens and aquaria;*
- .15 accessory use.*

### **.3 Regulations**

*On a parcel zoned P2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**9.2.3**     **P2 - Park and Recreation - Regulations...cont'd**

<b><i>COLUMN I</i></b>	<b><i>COLUMN II</i></b>
<i>.1 Minimum Parcel Area</i>	<i>0.2 hectare (0.5 acre)</i>
<i>.2 Minimum Parcel Width</i>	<i>20 m (66 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li><i>• front parcel line</i></li> <li><i>• interior side parcel line</i></li> <li><i>• exterior side parcel line</i></li> <li><i>• rear parcel line</i></li> </ul>	<i>6 m (20 ft)</i> <i>6 m (20 ft)</i> <i>6 m (20 ft)</i> <i>6 m (20 ft)</i>
<i>.4 Maximum Parcel Coverage</i>	<i>50%</i>
<i>.5 Maximum Building Height</i>	<i>12 m (40 ft)</i>
<i>.6 Parking and Loading</i>	<i>Required as per Section 4.19</i>

## **10.0 RURAL ZONES**

### **10.1 AR1 - Agricultural**

#### **.1 Purpose**

*The purpose of the AR1 zone is to identify and preserve land for agricultural use which is within the Agricultural Land Reserve, and generally located south of Graham Avenue.*

#### **.2 Permitted Uses**

*The following uses and no others are permitted in the AR1 zone:*

- .1 agriculture;*
- .2 home industry;*
- .3 home occupation;*
- .4 intensive agriculture;*
- .5 single detached dwelling;*
- .6 community child care within a single detached dwelling;*
- .7 accessory use, including a secondary suite within a single detached dwelling or in an accessory building.*

#### **.3 Regulations**

*On a parcel zoned AR1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

*Amended by #1957-2010*

**10.1.3      ARI - Agricultural - Regulations...cont'd**

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>8.0 hectare (20 acres)</i>
<i>.2 Minimum Parcel Width</i>	<i>50 m (165 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	<i>7.5 m (25 ft)</i> <i>3 m (10 ft)</i> <i>7.5 m (25 ft)</i> <i>7.5 m (25 ft)</i>
<i>.4 Maximum Number of Principal Buildings</i>	<i>1 per parcel</i>
<i>.5 Maximum Building Height</i> <i>Amended by #1957-2010</i> <ul style="list-style-type: none"> <li>• <i>single detached dwelling</i></li> <li>• <i>accessory building</i></li> <li>• <i>accessory building with a secondary suite</i></li> </ul>	<i>9 m (30 ft)</i> <i>12 m (40 ft)</i> <i>9 m (30 ft)</i>
<i>.6 Minimum Building Width</i> <ul style="list-style-type: none"> <li>• <i>single detached dwelling</i>  - <i>maximum length to width ratio</i></li> </ul>	<i>4.9 m (16 ft)</i> <i>3:1</i>
<i>.7 Parking and Loading</i>	<i>Required as per Section 4.19</i>

## 10.2 AR2 - Rural

### .1 Purpose

*The purpose of the AR2 zone is to provide for compatible agricultural and residential uses on large unserviced parcels in a rural setting within the Municipality.*

### .2 Permitted Uses

*The following uses and no others are permitted in the AR2 zone:*

- .1 agriculture;*
- .2 home industry;*
- .3 home occupation;*
- .4 community child care within a single detached dwelling;*
- .5 single detached dwelling;*
- .6 accessory use, including a secondary suite within a single detached dwelling or in an accessory building.*

### .3 Regulations

*On a parcel zoned AR2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

<b>COLUMN I</b>	<b>COLUMN II</b>
<i>.1 Minimum Parcel Area</i>	<i>2.0 hectares (5 acres)</i>
<i>.2 Minimum Parcel Width</i>	<i>30 m (100 ft)</i>
<i>.3 Minimum Setback</i> <ul style="list-style-type: none"> <li><i>• front parcel line</i></li> <li><i>• interior side parcel line</i></li> <li><i>• exterior side parcel line</i></li> <li><i>• rear parcel line</i></li> </ul>	<i>7.5 m (25 ft)</i> <i>3 m (10 ft)</i> <i>3 m (10 ft)</i> <i>7.5 m (25 ft)</i>
<i>.4 Maximum Number of Principal Buildings</i>	<i>1 per parcel</i>
<i>.5 Maximum Building Height</i> <i>Amended by #1957-2010</i> <ul style="list-style-type: none"> <li><i>• single detached dwelling</i></li> <li><i>• accessory building</i></li> <li><i>• accessory building with a secondary suite</i></li> </ul>	<i>9 m (30 ft)</i> <i>12 m (40 ft)</i> <i>9 m (30 ft)</i>
<i>.6 Minimum Building Width</i> <ul style="list-style-type: none"> <li><i>• single detached dwelling</i></li> <li><i>- maximum length to width ratio</i></li> </ul>	<i>4.9 m (16 ft)</i> <i>3:1</i>
<i>.7 Parking and Loading</i>	<i>Required as per</i>

Amended by #1957-2010

	Section 4.19
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**10.3 RR1 - Rural Residential****.1 Purpose**

*The purpose of the RR1 zone is to provide for residential uses on smaller unserviced parcels in a rural setting within the Municipality.*

**.2 Permitted Uses**

*The following uses and no others are permitted in the RR1 zone:*

- .1 single detached dwelling;*
- .2 community child care within a single detached dwelling;*
- .3 home occupation;*
- .4 accessory use, including secondary suite within a single detached dwelling.*

**.3 Regulations**

*On a parcel zoned RR1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

**10.3.3 RR1 - Rural Residential...cont'd**Amended by  
#1480-1996

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 <i>Minimum Parcel Area</i>	<i>0.8 hectares (2 acres)</i>
.2 <i>Minimum Parcel Width</i>	<i>30 m (100 ft)</i>
.3 <i>Minimum Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>interior side parcel line</i></li> <li>• <i>exterior side parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	<i>7.5 m (25 ft)</i> <i>3 m (10 ft)</i> <i>3 m (10 ft)</i> <i>7.5 m (25 ft)</i>
.4 <i>Maximum Number of Principal Buildings</i>	<i>1 per parcel</i>
.5 <i>Maximum Building Height</i>	<i>9 m (30 ft)</i>
.6 <i>Minimum Building Width</i> <ul style="list-style-type: none"> <li>• <i>single detached dwelling</i> - <i>maximum length to width ratio</i></li> </ul>	<i>4.9 m (16 ft)</i> <i>3:1</i>
.7 <i>Parking and Loading</i>	<i>Required as per</i> <i>Section 4.19</i>
.8 <i>Minimum Principal Building Size:</i> <ul style="list-style-type: none"> <li>• <i>one storey building</i></li> <li>• <i>two storey building</i></li> </ul>	<i>74 sq.m (800 sq. ft)</i> <i>140 sq.m (1,500 sq. ft)</i>

**10.4 RR2 - Rural Suburban Residential****.1 Purpose**

*The purpose of the RR2 zone is to provide for low density residential development in areas with municipal water services but where municipal sanitary services are unavailable.*

## **10.4 RR2 - Rural Suburban Residential...cont'd**

### **.2 Permitted Uses**

*The following uses and no others are permitted in the RR2 zone:*

- .1 single detached dwelling;*
- .2 duplex;*
- .3 home occupation;*
- .4 community child care within a single detached dwelling;*
- .5 accessory use, including secondary suite within a single detached dwelling.*

### **.3 Regulations**

*On a parcel zoned RR2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*

Amended by **10.4.3 RR2 - Rural Suburban Residential - Regulations...cont'd**  
 #1480-1996

<b>COLUMN I</b>	<b>COLUMN II</b>
.1 Minimum Parcel Area	2,700 sq. m (29,060 sq. ft)
.2 Minimum Parcel Width	15 m (49 ft)
.3 Minimum Setback <ul style="list-style-type: none"> <li>• front parcel line</li> <li>• interior side parcel line</li> <li>• exterior side parcel line</li> <li>• rear parcel line</li> </ul>	7.5 m (25 ft) 1.5 m (5 ft) 3 m (10 ft) 7.5 m (25 ft)
.4 Maximum Number of Principal Buildings	1 per parcel
.5 Maximum Building Height	9 m (30 ft)
.6 Minimum Building Width <ul style="list-style-type: none"> <li>• single detached/duplex dwelling</li> <li>- maximum length to width ratio</li> </ul>	4.9 m (16 ft) 3:1
.7 Parking and Loading	Required as per Section 4.19
.8 Minimum Principal Building Size: <ul style="list-style-type: none"> <li>• one storey building</li> <li>• two storey building</li> </ul>	74 sq. m (800 sq. ft) 140 sq. m(1,500 sq. ft)

Added by **11.0**  
#1733-2001

## **AIRPORT ZONE**

### **11.1**

#### **AO - Airport**

##### **.1 Purpose**

*The purpose of the AO zone is to provide for the safe and efficient operation of the Terrace – Kitimat Airport. New buildings zoned AO shall be required to obtain a Development Permit and adhere to the Terrace-Kitimat Airport Design Guidelines.*

##### **.2 Permitted Uses**

*The following uses and no other uses are permitted in the AO zone:*

- .1 runways, taxiways and associated surfaces;*
- .2 aids for navigation;*
- .3 monitoring, security, guidance and control, and lighting equipment;*
- .4 equipment storage;*
- .5 terminal building and associated use;*
- .6 building in support of airport operation;*
- .7 public utility building;*
- .8 open space;*
- .9 accessory uses and auxiliary uses that do not compromise the operation of the Airport.*

##### **.3 Regulations**

*On a parcel zoned AO, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in Transport Canada Aviation, Air Navigation System Requirements Branch, Aerodrome Standards and Recommended Practices, 4<sup>th</sup> Edition, March 1993 (TP 312E).*

### **11.2**

#### **ASC – Airside Commercial**

##### **.1 Purpose**

*The purpose of the ASC zone is to provide for commercial and or industrial activities that are related to aircraft access. New buildings zoned ASC shall be required to obtain a Development Permit and adhere to the Terrace-Kitimat Airport Design Guidelines.*

## **11.2 ASC – Airside Commercial...cont'd**

### **.2 Permitted Uses**

*The following uses and no other uses are permitted in the ASC zone:*

- .1 aircraft operation and storage;*
- .2 aircraft repair;*
- .3 air cargo;*
- .4 training facility;*
- .5 aircraft and aircraft equipment sales, service and storage;*
- .6 aircraft fuel storage and sale;*
- .7 equipment and goods transfer depot;*
- .8 flight related research facility;*
- .9 government offices;*
- .10 accessory use, including restaurants, gift shops and offices and storage associated with the above permitted uses.*

### **.3 Regulations**

*On a parcel zoned ASC, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in Transport Canada Aviation, Air Navigation System Requirements Branch, Aerodrome Standards and Recommended Practices, 4<sup>th</sup> Edition, March 1993 (TP 312E).*

- .3.1 In addition to the foregoing, minimum and maximum site area, setbacks and floor area ratio shall be determined by the Development Authority on a case by case basis.*

## **11.3 GSC – Groundside Commercial**

### **.1 Purpose**

*The purpose of the GSC zone is to provide for commercial and or industrial activities that do not conflict with airport operations. New buildings zoned GSC shall be required to obtain a Development Permit and adhere to the Terrace-Kitimat Airport Design Guidelines.*

### **11.3 GSC – Groundside Commercial...cont'd**

#### **.2 Permitted Uses**

*The following uses and no other uses are permitted in the GSC zone:*

- .1 aircraft storage;*
- .2 aircraft repair;*
- .3 aircraft and aircraft equipment sales, service and storage;*
- .4 freight transport and storage operation;*
- .5 hotel;*
- .6 equipment and goods transfer depot;*
- .7 research facility;*
- .8 storage and distribution centre;*
- .9 manufacturing light;*
- .10 restaurant;*
- .11 technology research, development and manufacturing;*
- .12 engineering consulting firms;*
- .13 survey consulting firms;*
- .14 utilities;*
- .15 government offices;*
- .16 child care facility;*
- .17 recreation facility;*
- .18 training centre;*
- .19 L.P.G. tank less than 2000 gallons;*
- .20 L.P.G. tank over 2000 gallons with deluge system; and*
- .21 accessory use, including offices and storage yards associated with the above permitted uses.*

#### **.3 Regulations**

*On a parcel zoned GSC, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the table*

*Added by #1755-2002*

*Added by #1755-2002*

*below in which Column I sets out the matter to be regulated and Column II sets out the regulations.*



**11.6 M2 RESERVE – Heavy Industrial Reserve****.1 Purpose**

*The purpose of the M2 Reserve zone is to provide future industrial opportunities that do not conflict with airport operations.*

**.2 Permitted Uses**

*The following uses and no other uses are permitted in the M2 RESERVE zone:*

*.1 natural/open space.*

**11.7 M3 – Resource Extraction**

*(refer to Section 8.3 of this bylaw)*

**11.8 AR1 – Agricultural**

*(refer to Section 10.1 of this bylaw)*

**11.9 OS – Open Space****.1 Purpose**

*The purpose of the OS – Open Space zone is to identify and preserve land for natural buffers, environmental concerns, wildlife corridors, and/or slope protection.*

**.2 Permitted Uses**

*The following uses and no other uses are permitted in the OS – Open Space zone:*

*.1 recreation (provided it does not compromise the intent of the Open Space);*

*.2 nature trails (provided they do not compromise the intent of the Open Space);*

*.3 roadways (provided they do not compromise the intent of Open Space); and*

*.4 logging of existing timber plots, identified on a Ministry of Forests development plan as of the date of the adoption of this bylaw, will be permitted provided they are replanted in a timely manner.*

**12.0 REPEALING**

The City of Terrace Zoning Bylaw No. 401-1966 and all amendments thereto is hereby repealed.

### **13.0 CITING**

This Bylaw may be cited as "**City of Terrace Zoning Bylaw No. 1431-1995**".

This Bylaw is consolidated for convenience only. If discrepancies exist between this consolidation and the original bylaws, the original bylaws shall prevail.

**BYLAW #1431-1995 READ a first time** this 8th day of May, 1995.

**BYLAW #1431-1995 READ a second time** this 19th day of June, 1995.

**PUBLIC HEARINGS FOR BYLAW #1431-1995 held** the 12th day of June, 1995 and the 24th day of July, 1995.

**BYLAW #1431-1995 READ a third time** this 24th day of July, 1995.

**RECEIVED APPROVAL OF MINISTRY OF TRANSPORTATION & HIGHWAYS FOR BYLAW #1431-1995** this 11th day of August, 1995.

(Original Signed by "W.B. Fairclough")

**District Development Technician**

**BYLAW #1431-1995 ADOPTED** this 14th day of August, 1995.

(Original signed by "J. Talstra")

**Mayor**

(Original Signed by "E.R. Hallsor")

**Clerk-Administrator**

**RECEIVED APPROVAL OF MINISTRY OF ENVIRONMENT UNDER SECTION 969 OF THE MUNICIPAL ACT FOR AMENDING BYLAW #1480-1996** the 27th day of May, 1996.

(Original Signed by "J. O'Riordan")

**Assistant Deputy Minister of Environment**

***SCHEDULE "A"***

***ZONING MAP***

***&***

***SCHEDULE "B"***

***ZONING MAP (LAKELSE LANDING – AIRPORT LANDS)***

*Added by  
#1733-2001*

***The Zoning Maps are available at Public Works Department,  
5003 Graham Avenue.***