



DISTRICT OF

Logan Lake

Discover Our Nature



ZONING BYLAW

Bylaw XXX, 2026

DISTRICT OF LOGAN LAKE

BYLAW XXX, 2026

A bylaw to provide zoning, floodplain, parking and loading provisions in the District of Logan Lake, pursuant to the *Local Government Act*.

WHEREAS Council, may by bylaw, regulate the use and density of land, buildings and structures; the area, shape and dimensions of parcels of land; and floodplain, parking and loading provisions, in order to guide development of land in an efficient, systematic and orderly way for the benefit of the public;

NOW THEREFORE the Council of the District of Logan Lake, in open meeting assembled enacts as follows:

1. This bylaw may be cited as "District of Logan Lake Zoning Bylaw No. XXX, 2026".
2. Schedules "A", "B", "C", and "D" as detailed below, are attached to and from a part of Zoning Bylaw No. XXX, 2026:
 - Schedule "A" – Zoning Bylaw Text
 - Schedule "B" – Floodplain Provisions
 - Schedule "C" – Zoning Map (Townsite)
 - Schedule "D" – Zoning Map (District-wide)
3. 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 is invalid shall not affect any of the remainder.
4. Zoning Bylaw No. 675, 2010 and all amendments are hereby repealed.
- 5 This bylaw shall come into full force and effect upon adoption.

READ A FIRST TIME this XXX day of XXX, 2026.

READ A SECOND TIME this XXX day of XXX, 2026.

PUBLIC HEARING was held this XXX day of XXX, 2026.

READ A THIRD TIME this XXX day of XXX, 2026.

RECONSIDERED AND ADOPTED this XXX day of XXX, 2026.

Mayor (R. Smith)

Chief Administrative Officer (W. Archambault)

SCHEDULE "A"
Zoning Bylaw Text

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1.0 DEFINITIONS

In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

ACCESSORY BUILDING means any building or structure that is used in conjunction with the principal building, but is separate from the principal building, and is located on the same parcel and includes garages, carports, sheds, soft-sided structures, and greenhouses. An accessory building or structure may be located on the common property in a bare land strata plan or on a strata parcel in that strata plan. Accessory buildings exclude heat pumps and other mechanical or electrical equipment, gas meters or propane tanks that are permanently affixed to a building or structure by way of plumbing or other duct work.

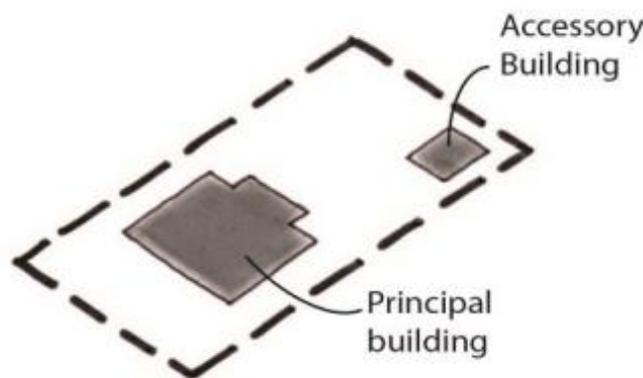


Figure 1.1: Principal and Accessory Buildings

ACCESSORY DWELLING UNIT means a self-contained dwelling unit located within a principal building or in an accessory building on the same parcel as a principal commercial, industrial or institutional building or use. Accessory dwelling units can only be used to provide accommodation for persons employed on the parcel, owner(s) of the parcel, or for a caretaker or operator associated with a commercial, industrial or institutional use on the parcel. An accessory dwelling unit does not include a suite and can only accommodate 2 or less persons.

ACCESSORY USE means a use other than a principal use, which is ancillary or incidental to a principal use or building on the same parcel. An accessory use may or may not be within the same building as the principal use. An accessory use is permitted at the same time or after a principal use is established on a parcel.

ADMINISTRATIVE OFFICE means an office, including used for management, procurement, sales or recruitment that is ancillary to a commercial, industrial or resource extraction operation located at another site.

AFFORDABLE OR SPECIAL NEEDS HOUSING means housing for households that meet the criteria for an assisted living apartment under the Independent Living BC program, or the Shelter Aid for Elderly Renters (SAFER) program, or subsidized housing through the BC Housing, Housing Registry.

AGGREGATE PROCESSING means the use of a mechanically operated device or Structure for one (1) or more of the following:

- to sift, sort, crush or separate rock, sand, gravel, or other material of which land is composed;
- to wash or separate silts and other fine or small materials from larger rock, sand, gravel, or other material of which land is composed.

This use does not include an asphalt or concrete plant.

AGRICULTURE means a use providing for the growing, rearing, cultivating, producing, and harvesting of agricultural products, as well as cannabis, poultry, and Livestock, including the storage and sale on an individual farm of the products harvested, reared or produced on that farm, and the storage of farm machinery, implements and supplies, and repair to farm machinery and implements, used on that farm. It excludes all manufacturing, processing, storage and repairs not specifically included in this definition except in relation to the farms uses that cannot be prohibited by local government under the *Agricultural Land Commission Act* and its regulations. Agriculture parcels may contain Agri-tourism as an Accessory use.

AMENITY AREA means a usable open or recreational space for the common use of all residents and may include, balconies, sundecks, terraces, landscaped gardens, games rooms, swimming pools, tennis courts, saunas, playgrounds and similar recreational and landscaped areas.

APARTMENT means a single building consisting of three or more dwelling units on a parcel, where each dwelling unit has its principal access from a shared common entrance or hallway. Ground level dwelling units may have the principal access from a shared common entrance or hallway or may have direct ground level access to the outside.

AUTOMOBILE SALES AND REPAIR means a business engaged primarily in car, truck, farm equipment, tractor and recreational vehicle sales and/or rental. Automobile repair, painting, part sales and body or glass services may also be included, provided that these services are fully contained within the principal building. Automobile sales and vehicle servicing may exist separately as a use on a parcel or be combined.

AUTO WRECKING YARD means an area outside of an enclosed building where motor vehicles are disassembled, and where vehicles are not in operable condition and used parts of motor vehicles are stored and sold.

AVERAGE GRADE means the average of the finished ground at the center of the face with the highest ground level and the finished ground at the center of the face with the lowest ground level, except that localized ground level changes such as vehicle or pedestrian entrances or window wells need not be considered in the determination of average levels of finished ground, generally as seen in Figure 1.2 illustrates Grade and Height.

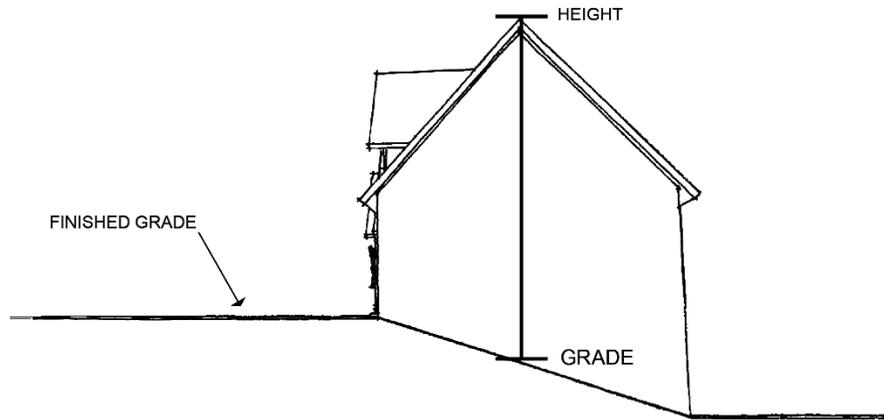


Figure 1.2: Grade and Height

BED AND BREAKFAST means an accessory use within a single-detached dwelling that provides temporary lodging for tourists and visitors, including the service of providing breakfast to guests.

BUILDING means any permanent or temporary structure having a roof and used or intended to be used for the shelter or enclosure of any use, occupancy, persons, animals, or objects.

BUILDING WIDTH means the lesser of the two horizontal dimensions of a building or structure. In the case of a mobile home, this means the width of the mobile home exclusive of any structural additions attached thereto which were not a section or intended to be a section of the mobile home at the time of its manufacture.

C ZONE means the C1, C2, and C3 zones.

CAMPGROUND AND RV PARK means land that is used to provide temporary accommodation in tents, tent trailers, travel trailers, recreational vehicles and non-permanent structures that contains no more than one single-family dwelling and no more than one convenience store but does not include a worker camp.

CANNABIS means all parts of the genus cannabis whether growing or not and the seed or clone of such plant

CANNABIS PRODUCTION means the lawful production of cannabis and cannabis derivatives for medical and non-medical purposes as permitted by the *Cannabis Act* and any applicable regulations, and includes cultivation, harvesting, processing, storage, packaging, non-retail distribution, analytical testing, and research, but excludes retail cannabis sales and the cultivation of cannabis by an individual for personal use and consumption.

CANNABIS RETAIL means the use of land, buildings, or other structures for the dispensing, selling, or distributing cannabis, any products containing cannabis or cannabis accessories as lawfully permitted and authorized under the *Cannabis Control and Licensing Act*, *Cannabis Act*, *Cannabis Distribution Act*, and respective regulations thereunder as amended and enacted from time to time and any subsequent regulations or acts which may be enacted.

CARPORT means a roofed structure that is enclosed less than 75% around the perimeter and is used for the residential parking of automobiles.

CEMETERY means and includes any parcel or tract of land set aside, used, maintained or operated as a place for the interment of the remains of dead persons.

CHILD CARE CENTRE means a facility for children that includes group child care, preschool, family child care, occasional child care, and multi-age child care all as defined under the *Community Care and Assisted Living Act S.B.C.*, as amended, and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

CHURCH means a building for public worship or the holding of religious services.

CHURCH MANSE means a place of residence for the clergy of the associated church.

CLUB OR LODGE means a building used for fraternal, social, recreational, union, professional, business, travel or political activity which is operated for the use of club or lodge members and their guests only.

CLUBHOUSE means a building used for the sale and rental of golf equipment and food and beverage services to be sold and served to the public on the premises.

COMMERCIAL DAYCARE FACILITY means any type of facility licensed under the *Community Care and Assisted Living Act* that provides group daycare programs for nine (9) or more children.

CONVENIENCE STORE means a retail outlet, catering primarily to the day-to-day needs of residents and tourists.

COUNCIL means the duly elected Council of the District of Logan Lake.

DERELICT VEHICLE means any motor vehicle that has not been licensed for more than twelve months or is incapable of being driven, except for any non-licensed off-road or construction vehicle currently being used or property stored for construction, maintenance or recreation on the site.

DEVELOPMENT means:

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

DRIVE-THROUGH RESTAURANT means a restaurant which includes the sale or service of food or beverages to an occupant within a motorized vehicle.

DISTRICT means the District of Logan Lake.

DWELLING definitions:

DWELLING or DWELLING UNIT means a self-contained set of habitable rooms containing not more than one kitchen facility.

DUPLEX DWELLING means a Building used or designed for use as two (2) principal self-contained Dwelling Units, and no suites. A Duplex may be designed and constructed as two (2) Dwelling Units at initial construction or through the conversion of an existing Building. Figure 1.3 illustrates two types of Duplex Dwellings.

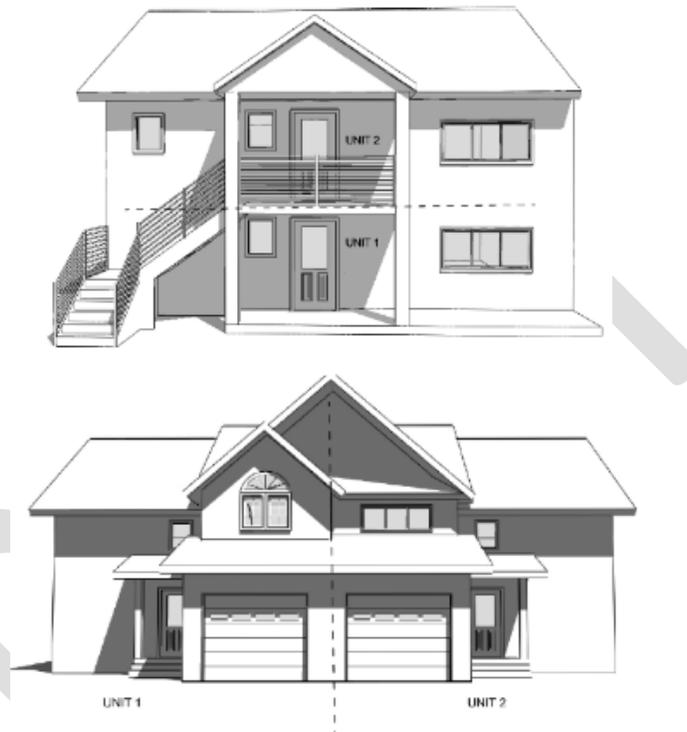


Figure 1.3: Examples of Duplex Dwellings

FOURPLEX DWELLING means a building consisting of four dwelling units, each of which has separate title and each of which is occupied or intended to be occupied as the permanent home or residence of one household.

MULTIPLE DWELLING UNIT means a building on a parcel, containing three or more dwelling units each of which is occupied or intended to be occupied as the permanent home or residence of one household.

PODIUM DWELLING means one or more dwelling units located above a commercial use permitted within the same zone such that no dwelling unit shares an entrance with a commercial use.

ROWHOUSE DWELLING means three or more of a series of dwellings, often of similar or identical design, situated side by side and joined by common walls.

SINGLE DETACHED DWELLING means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or

shed. This use includes manufactured homes that conform to CSA A277 or CSA Z240 standards.

SIXPLEX DWELLING means a building consisting of six dwelling units, each of which has separate title and each of which is occupied or intended to be occupied as the permanent home or residence of one family.

TRIPLEX DWELLING, means a building consisting of three dwelling units, each of which has separate title and each of which is occupied or intended to be occupied as a permanent home or residence of one family. A triplex may have a common entrance foyer or individual entrances.

ACCESSORY DWELLING UNIT means a self-contained Dwelling Unit located within a Principal Building or in an Accessory Building on the same Parcel as a Principal Commercial, Industrial (Heavy or Light), or Institutional Building or use.

FARMER/FLEA MARKETS means an open-air market limited to the sale of fresh fruits and vegetable and prepared food and crafts.

FENCE includes an arbour, archway, gate, pagoda, screen, trellis, wall or other screening forming a boundary to or enclosing a parcel or part thereof.

FINANCIAL INSTITUTION means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors or related businesses, and may include a drive-through.

FLOOR AREA, GROSS (GFA) means the total area of all the floors in a Structure measured to the exterior faces of the exterior walls of the Structure, excluding the area used for off-street loading and areas used exclusively for parking, mechanical equipment, stairways, and crawl spaces with a vertical clearance of less than 1.8 metres.

GROSS DENSITY means a measure of the intensity of development to the area of the parcel. Gross density is typically measured in units/hectare and is calculated by the total number of residential units in a development area divided by total development area, which includes all roads, utility rights-of-way and greenspaces within the development area.

HEIGHT means the maximum vertical distance between grade and the highest point of the building or structure. Fence height is an exception and is not measured from grade.

HIGHWAY includes a street, road, lane, bridge, viaduct, and any other way open to public use under the *Transportation Act* but does not include a private right of way on private property.

HOME BUSINESS means a small-scale business carried out entirely within the principal dwelling that provides professional or personal services.

HOME INDUSTRY means a small-scale use which is accessory to the principal dwelling or agricultural operation including, but not limited to a carpentry shop, a welding shop, or a metal working shop.

HOME OCCUPATION means a small-scale occupation, profession, or craft carried out entirely within

the principal dwelling or an accessory building or structure only by one or more residents of the principal dwelling. The home occupation must be clearly incidental and accessory to the use of the dwelling for residential purposes and specifically excludes retail cannabis sales. There are two types of home occupations, a home business or home industry.

HOTEL means a building that provides rooms or suites for temporary sleeping accommodation where each room or suite is accessed by an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include an office for hotel administration, a restaurant, and/or meeting rooms.

HOUSEHOLD means one (1) or more persons living together or as a common unit sharing all spaces except bedrooms in a Dwelling Unit.

INDUSTRIAL, HEAVY means

- basic processing or manufacturing of materials or products predominantly from extracted or raw materials;
- a use engaged in the storage or manufacturing of flammable or explosive material;
- other manufacturing processes that potentially involve hazardous or commonly recognized offensive odours.

Heavy Industrial parcels may contain an Office as an Accessory use.

INDUSTRIAL, LIGHT means

- the manufacturing of goods, products, and materials carried on predominantly inside a Building which may create minor noise, smoke, dust, or other emissions and may include on-site storage of raw materials for its production;
- the repair of goods, products and materials that are produced on-site;
- clean/green technology, sustainable and renewable energy industries which may create minor noise, smoke, dust, or other emissions.

Light Industrial parcels may contain Office or employee facilities as Accessory uses.

INDOOR RECREATION FACILITY means a facility for the provisions of recreation and sports facilities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasiums, dance studios, swimming pools and bowling alleys.

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.

KENNEL means a commercial establishment for the training, breeding or boarding of dogs, cats and other animals kept as household pets.

LANDSCAPE SCREEN means a continuous fence with gates for pedestrian access, wall, compact evergreen hedge, berm, or combination thereof that visually screens the view of the land which it encloses and is broken only by access roads or pedestrian paths.

LANDSCAPING MATERIALS, HARD includes fences, impermeable walkways, decorative walls, retaining walls, planters, sculptures, decorative pools, or decorative rocks.

LANDSCAPING MATERIALS, SOFT includes trees, shrubs, grass, vines, ground covers, flowers, soil, mulches, or other similar materials in a landscaped area.

LANE means a highway that provides only secondary access to a parcel located at the side or rear of the parcel.

LOADING SPACE means an on-site space reserved for temporary parking for the purpose of loading or unloading goods and materials.

M ZONE means the M1 and M2 zones.

MANUFACTURED HOME means a dwelling built under CSA standards Z240 or A277 designed to provide residential accommodation, 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, and includes mobile homes and modular homes but does not include travel trailers, recreational vehicles, or campers.

MANUFACTURED HOME PARK means a parcel of land upon which two or more manufactured homes are located, and includes all buildings and structures used or intended to be used as part of such Manufactured Home Park, but excludes any dwelling unit that is not a manufactured home with the exception of one dwelling unit for the caretaker or operator of a Manufactured Home Park.

MOBILE VENDOR means a person who, either on his/her own account or as an officer, servant, or agent of another, sells or offers for sale goods from a mobile truck or other vehicle, or from another temporary structure.

MOBILE HOME means a manufactured home that is constructed in a factory, designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

MODULAR HOME means a manufactured home that is constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local Bylaws and the BC Building Code. Modular homes are not typically moved from one home site to another.

MOTEL means a building that provides rooms or suites for temporary accommodation where each room or suite has individual exterior access. A motel may include an Office for administration, and it may contain assembly spaces, indoor recreation, a restaurant (including Licensed Premises) as accessory uses.

MUNICIPALITY means the District of Logan Lake.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the 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 and as determined by a surveyor.

OFFICE, PROFESSIONAL means a building or part thereof used for the practice of a profession, the carrying on of a business, or the administration of an industrial activity that is conducted off site, and includes, but is not limited to, medical, dental, chiropractic, psychiatric, legal, accounting, optometrist, real estate, newspaper, and government offices.

OFFICE, TRADE CONTRACTOR means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation, air conditioning and natural resource development. Trade contractor offices may include the indoor and outdoor storage of materials, equipment and machinery that is directly related to the activities of a particular trade contractor office.

OPEN MARKET means an open-air market for the sale of arts, crafts, merchandise and other related items.

OUTDOOR DISPLAY YARD means an area outside an enclosed building used solely for the display of finished products of an industry or a retail establishment.

OUTDOOR STORAGE AREA means an area or a parcel used for the storage of materials and finished products of an industry or retail establishment.

P ZONE means any park and institutional zone and includes the P1 and P2 zones.

PANHANDLE PARCEL means any Parcel, the Building area of which is serviced or gains Highway frontage using a narrow strip of land that is part of the Parcel.

PARCEL means an area of land which is designated under the *Land Title Act* as a separate and distinct Parcel on a legally recorded plan or description registered in the Land Title Office. A strata lot in a bare land strata plan, pursuant to the *Strata Property Act* is a Parcel.

PARCEL AREA means the total area of land comprising the parcel but excluding any panhandle.

PARCEL, CORNER means a parcel abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle or less than 135°. For the purposes of this definition, the front yard is the yard adjacent to the shortest boundary abutting on a street or right of way.

PARCEL COVERAGE means the percent of the parcel size covered by buildings or other structures, including accessory buildings or other structures but excluding parking areas, decks, patios, driveways, walkways, and similar impermeable surfaces.

PARCEL FRONTAGE means the length of that parcel boundary which abuts a highway, or access

route in a bare land strata, and for this purpose “highway” does not include a walkway or emergency access route.

PARCEL LINE means the legally defined boundary of any parcel.

- **Equivalent Front Parcel Line** means a line drawn between the intersect points of the side parcel line and the front parcel line on parcels with curved front parcel lines, as illustrated in Figure 1.4.
- **Exterior Side Parcel Line** means a side parcel line which abuts the highway (excluding a lane, pathway, walkway, or trail) on a corner parcel, as illustrated in Figure 1.5.
- **Front Parcel Line** means any parcel line common to a parcel and one highway other than a lane as illustrated in Figure 1.5. Where a parcel is contiguous to the intersection of two (2) highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane.
- **Interior Side Parcel Line** means a parcel boundary between two (2) or more parcels or a lane, other than a front or rear parcel line, as illustrated in Figure 1.5.
- **Rear Parcel Line** means the boundary of a parcel which lies the furthest from, and is not connected to, the front parcel line, as illustrated in Figure 1.5.

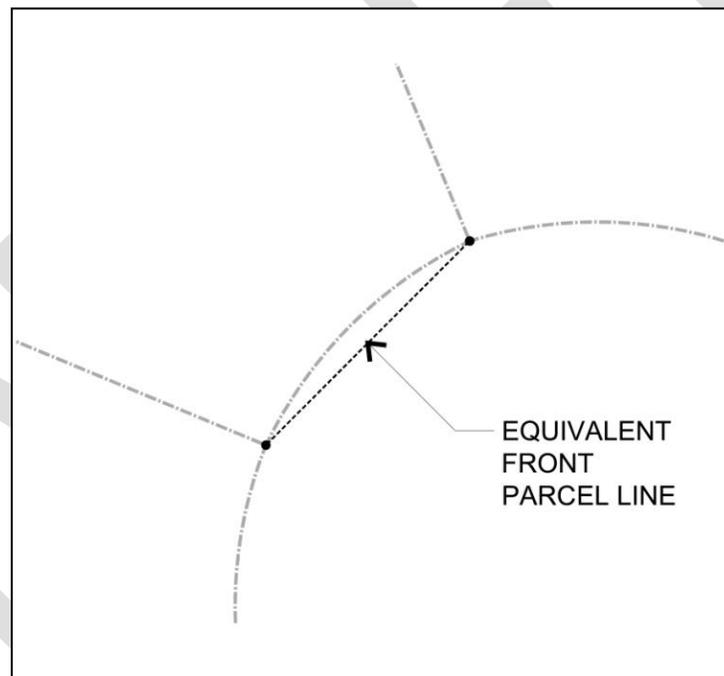


Figure 1.4: Illustration of Equivalent Front Parcel Lines

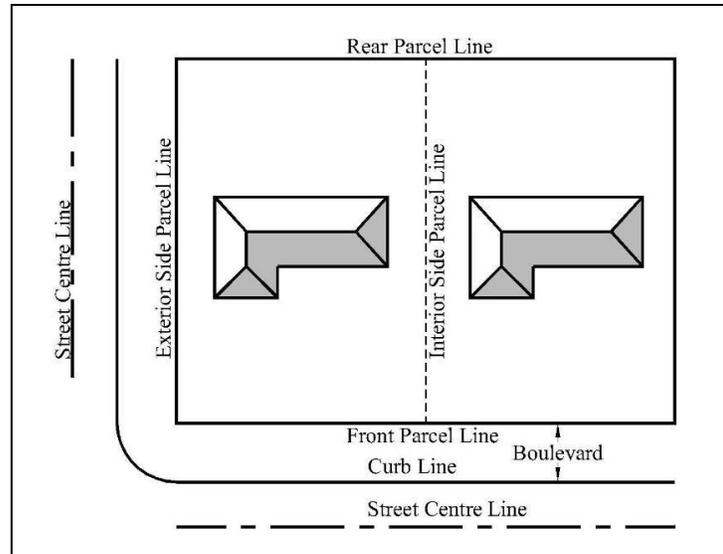


Figure 1.5: Parcel Lines

PARCEL WIDTH means the horizontal distance between the two side parcel lines measured at the minimum setback from the front parcel line.

PARK means the use of land, Building or other Structures for uses such as:

- non-Commercial passive or active recreation;
- playgrounds and tot-lots;
- walkways;
- trails;
- environmentally significant areas;
- forest reserves;
- wildlife sanctuaries;
- greenbelts;
- conservation areas;
- buffers; and
- nature and cultural interpretation areas.

PARKING SPACE means a space within a building or parking area, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.

PERSONAL SERVICE ESTABLISHMENT means a business where personal services are provided for a gain and where the sale of retail goods is only accessory to the provision of such services including, but not limited to, barber shops, beauty salons, tailor shops, laundry or dry cleaning shops, watch repair shops, shoe repair shops and small appliance repair shops but does not include health services.

PORTABLE SHELTER means a structure constructed of fabric or other pliable material supported by a rigid framework not requiring a foundation. A portable shelter may be anchored to the ground or a hard surface such as concrete or asphalt and erected for a temporary or indefinite period of time. Portable shelters are typically used to protect vehicles, boats, RVs, or other objects from the weather.

PRINCIPAL BUILDING means the building that contains the principal use of the parcel and shall include attached garages or 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 such as an electrical substation, community sewer system or public works yard.

R ZONE means any residential zone

RECREATIONAL VEHICLE means a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers and tent trailers. Recreational Vehicle also means sea-doo's and other personal water craft, all terrain vehicles, snowmobiles, and boats.

RECYCLING CENTRE means the buying, selling, collection, sorting, baling, packing, or temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include a junk yard.

RENEWABLE ENERGY means energy that is collected from renewable resources that are naturally replenished on a human timescale such as solar, wind, hydro, tidal, geothermal and biomass energy.

RESOURCE DEVELOPMENT means any activity required to develop or extract natural resources from the land. This includes mining, forestry, exploration and extraction activities and can also include related processing plants, administrative facilities and employee facilities.

RESTAURANT means an eating establishment where food is sold or served to the public and does not include the sale or service of food or beverages to an occupant within a motorized vehicle (i.e. does not include drive-through restaurants).

RETAIL STORE means a building where goods, ware, merchandise, substances, articles or things are offered or kept for sale to the general public, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service the retail use.

SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscaped planting, that would effectively obscure direct vision of the property which it encloses, and is broken only by access drives and walks.

SERVICE STATION means premises used principally for the retail sale of motor fuels, lubricating oils

and motor vehicle accessories and the servicing of motor vehicles, and may include the auxiliary retail sale of other products, but shall not include any wholesale sales, automotive frame repairs, body repairs, or painting.

SETBACK means the horizontal distance measured at right angles to the parcel line, between the parcel line and the exterior wall of the building or structure as illustrated in Figure 1.6.

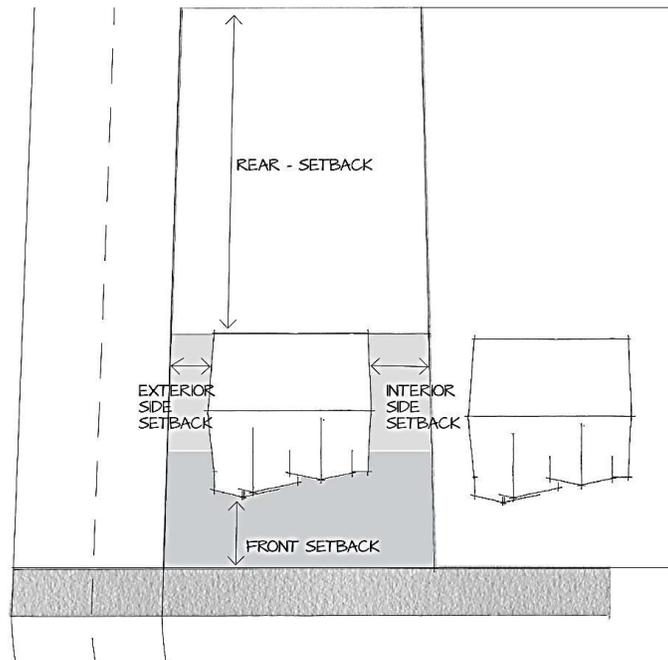


Figure 1.6: Setbacks

SIGN means any structure, device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, or business and which is visible from any property other than the one on which it is located.

SHIPPING CONTAINER means an enclosed unit used in the packing, shipping, movement, storage, or transportation of freight, articles, goods, or commodities, via ship, rail, or truck, whether or not it is actually being used for such purpose. Shipping container includes sea cans, cargo containers, railway boxcars, or similar storage containers.

SHOPPING CENTRE means a unified group of retail and personal service establishment on a site planned, developed and managed as a single operating unit, with shared on-site parking.

SPECIAL CARE FACILITY means an institution or residential facility where care and attention is furnished, with or without charge on account of age, infirmity, physical or mental defect, or other disability which requires care and which is designated as a community care facility under the *Community Care and Assisted Living Act*.

STRUCTURE means any construction or erection of any kind, of any material, which is fixed to, supported by, or sunk into land or water and includes:

- a building;
- tent;
- awning;
- shipping container;
- tower;
- arbour;
- trellis;
- gazebo;
- swimming pool; and
- dock.

For the purposes of this Bylaw, the following shall not be Structures:

- a fence;
- retaining wall;
- open air surface areas at grade such as paving or other surfacing materials;
- walkways; and
- curbs.

SUITE, ATTACHED means a self-contained dwelling unit located within a principal dwelling unit, which has one (1) or more habitable rooms used or intended for use as a residence by one (1) or more persons living as a household, or as a short-term rental accommodation. An attached suite has sleeping, cooking, and bathing facilities which are separate from the facilities of the principal dwelling in which the attached suite is located. Attached suites must contain a separate private entrance, which is enclosed from the rest of the principal dwelling unit. Attached suites are most commonly in the form of a "basement suite."

SUITE, DETACHED means a self-contained, accessory dwelling unit located in a building completely separate from the principal dwelling, which has one or more habitable rooms used or intended for use as a residence by one or more persons living as a household. A detached suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling located on the same parcel and may be contained within a separate building on the same parcel as a principal dwelling (garden suite) or as part of a detached garage (garage suite).

TEMPORARY USE PERMIT means a Temporary Use Permit as outlined in the *Local Government Act*.

TEMPORARY USE PERMIT DESIGNATED AREAS means areas designated by specific zones where Council may issue a Temporary Use Permit.

USABLE SITE AREA means the area of a parcel measured in a horizontal plane between the parcel boundaries, excluding land in excess of thirty percent slope.

WAREHOUSING means the use of enclosed buildings and structures primarily for the shipping,

receiving, wholesaling and storage of large quantities of goods.

WATERCOURSE means any natural or man made depression with well-defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 km² or more upstream of the point of consideration.

WRECKING YARD means land and/or buildings where motor vehicles, tractors, logging equipment, farm implements, motorcycles, boats and industrial equipment are disassembled, prepared for disposal, are rebuilt or are reused as part of a recycling program, and the keeping and/or storing of salvaged materials where such materials are bought, sold, exchanged, baled or otherwise processed for further use.

YARD means an area created by a setback, as illustrated in Figure 1.7.

- **Front Yard** means that portion of the parcel extending across the full width of the parcel from the front parcel line to the face of the nearest exterior wall of the principal building on the parcel except in the case of a corner parcel, the front yard shall parallel the shortest boundary thereof abutting on a street or right of way.
- **Exterior Side Yard** means the portion of the parcel extending from the front yard to the rear yard side yard that abuts a highway.
- **Interior Side Yard** means a side yard other than an exterior side yard.
- **Side Yard** means the portion of the parcel extending from the front yard to the rear yard and lying between the side parcel line and the face of the nearest exterior wall of the principal building on the parcel.
- **Rear Yard** means the part of a parcel lying between the rear parcel line and the rear of the principal building and extending across the full width of the parcel.

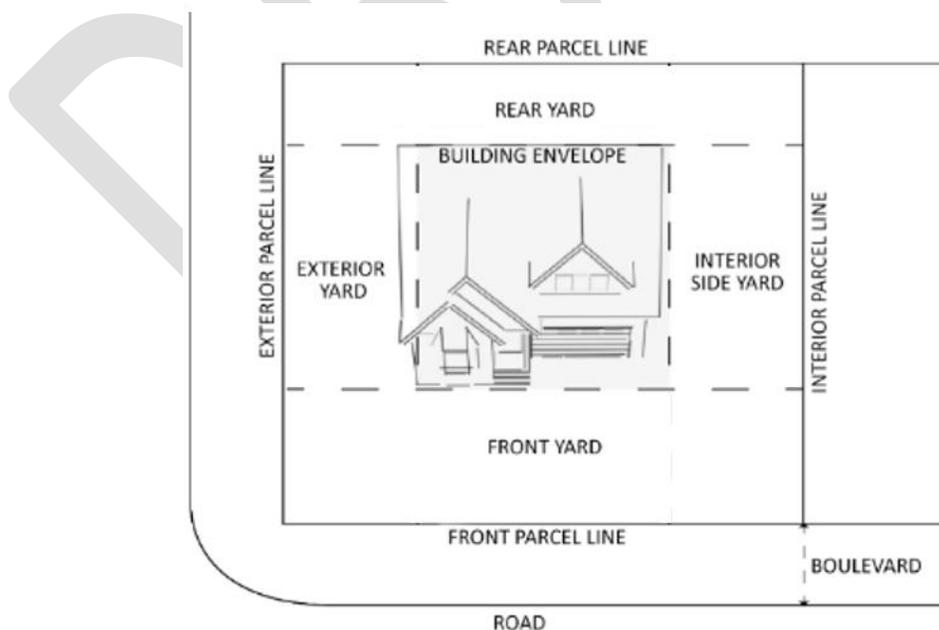


Figure 1.7: Yards

ZONE means a zone as established by this Bylaw.

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2.0 ADMINISTRATION

Application

- 2.1 This Bylaw applies to all land, buildings and structures including the surface of water within the boundaries of the District of Logan Lake as defined in the Letters Patent and its amendments.

Conformity

- 2.2 Land, including air space and the surface of water, shall not be subdivided or used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.
- 2.3 Existing non-conforming uses, buildings and other structures are subject to provisions of the *Local Government Act*.

Severability

- 2.4 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.

Applicable Regulations

- 2.5 Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulations shall apply.

General Compliance and Prohibitions

- 2.6 No land, Building or other Structures may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, maintained, or left with no use except in strict conformity with this Bylaw.
- 2.7 In each zone, no land, Building or other Structures may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained for a use that is not specifically listed in that zone, unless that use is permitted in all zones per section 4.4.
- 2.8 In each zone, no land, Building or other Structures may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained except in conformity with the provisions and regulations in that zone, and the General Regulations.
- 2.9 No subdivision may be approved except in conformity with this Bylaw, or so as to cause any existing Building or other Structure to violate the provisions of this Bylaw.

Compliance with Other Bylaws and Legislation

- 2.10 In addition to this Bylaw, a person is responsible for determining and complying with the requirements of all other applicable municipal bylaws, and provincial and federal statutes and legislation.

Figures

2.11 All figures used in this Bylaw are for illustrative purposes only and are not to scale.

Measurements

2.12 All dimensions and other measurements in this Bylaw are expressed in the standard International Units (Metric) System.

Inspection

2.13 The Corporate Administrator, Building Inspector, Bylaw Enforcement Officer, or other Officer of the District duly appointed by Council, is hereby authorized to enter, at any reasonable hour all days of the week, upon any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being observed.

Violation

2.14 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 2.13;
- commits an offence under this Bylaw.

Offence

2.15 Each day's continuance of an offence under Section 2.14 constitutes a new and distinct offence.

Penalty

2.16 Any person who commits an offence under this Bylaw shall be liable upon summary conviction to a penalty of not less than \$5,000.

3.0 ESTABLISHMENT OF ZONES

Establishment of Zones

3.1 The area within the boundaries of the District of Logan Lake shall be divided into the zones identified in Column I and described in Column II of Table 3.1.

Table 3.1: Zones

Column I Zones	Column II Title Elaboration
AR	Agriculture
RR	Rural Resource
ER	Estate Residential
R1	Low Density Residential
R2	Small Lot Single Detached Residential
R3	Low Density Multiple Dwelling Unit Residential
R4	Medium Density Multiple Dwelling Unit Residential
CD	Comprehensive Development
C1	Town Centre Commercial
C2	Neighbourhood Commercial
C3	Highway Commercial
M1	Light Industrial
M2	General Industrial
M3	Mining Operations
SG	Sand and Gravel
P1	Parks and Recreation
P2	Public, Institutional, and Cultural Facilities
FD	Future Development

Zone Title

3.2 The correct name of each zone provided for in this Bylaw is set out in Column I of Table 3.1 and the inclusion of the names contained in Column II of Table 3.1 is for information purposes only.

Location of Zones

3.3 The location of each zone is established in Schedules C and D, the Zoning Maps of this Bylaw.

Zone Boundaries

3.4 The zone boundaries on the Zoning Map shall be interpreted as follows:

- .1 Where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centerline, unless otherwise clearly indicated on the Zoning Map;
- .2 Where a zone boundary is shown as approximately following the District boundary, it follows the District boundary;
- .3 Where a zone boundary is shown as approximately following the natural boundary, it follows the natural boundary and changes with the change in the natural boundary;
- .4 Where a zone boundary is shown as approximately following a property line, it follows the property line;
- .5 Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;
- .6 Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so;
- .7 In circumstances not covered above, the zone boundary shall be determined by the scale of the Zoning Map;
- .8 Where any street is closed, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the center of the roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's zoning designation applies to affected portions of the roadway;
- .9 Where a zone boundary is shown on Schedule B, the Zoning Map, as following a highway or rail right-of-way or watercourse, the centreline of the right-of-way or watercourse shall be the zone boundary; and
- .10 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.

4.0 GENERAL REGULATIONS

Applicability of General Regulations

4.1 Except as expressly excluded, Section 4 applies to all zones established under this Bylaw.

Permitted and Prohibited Uses

4.2 No land, building or other structure may be used for a use that is not specifically listed under the heading “Principal Uses” or “Accessory Uses” in the zone that the land, building, or other structure is located, and no building or other structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than a specifically permitted use in that zone. Furthermore,

- .1 A use listed under “Accessory Uses” is only permitted if a use under “Principal Uses” is lawfully established and ongoing.
- .2 A use is only permitted if lawfully established and ongoing in accordance with such further general regulations applicable to the use, as identified throughout this Bylaw, some of which may be varied in accordance with *Local Government Act* authority of the Board of Variance, or Council via development variance permit or variance within a development permit, as applicable.

4.3 Any use not expressly permitted in this Bylaw is prohibited in every zone and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not also expressly permitted.

4.4 Except where specifically excluded, the following uses, buildings and other structures are permitted in every zone:

- .1 Accessory uses to a principal permitted use, building or structure on the same parcel;
- .2 Accessory buildings to a principal permitted use, building or other structure on the same parcel;
- .3 Telephone exchange buildings;
- .4 Pipelines, telecommunication towers and wires, traffic control devices, electrical substations, and clock towers;
- .5 Water supply facilities including reservoirs, treatment plants, pumping stations, intake Structures and supply lines;
- .6 Sewage treatment and collection facilities including treatment plants, sewage pumping stations, and sewer service lines;
- .7 Parks, open space, community gardens, playgrounds and playing fields, hiking and bicycling paths and ecological reserves;
- .8 Public Works Yards;
- .9 Transportation rights of way established by a government or Crown corporation; and
- .10 Public Utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services

4.5 Where a zone includes a minimum parcel size, or minimum parcel width, then a parcel that does

not satisfy all minimum requirements for the regulated use may not be used for that use, unless the parcel was created prior to the adoption of this Bylaw and no other permitted use is available for the Parcel.

- 4.6 Child Care Centres, which are provincially licensed facilities to accommodate eight (8) children or less, are permitted in any zone allowing a single detached dwelling, provided they occur as an accessory use within a single detached dwelling.
- 4.7 Mobile Vendors shall be permitted in the C2, C3, M1 and M2 zones.
- 4.8 Occupancy of a recreational vehicle for more than 10 days in one month is prohibited on a parcel in an R Zone.
- 4.9 Short-term rental accommodations are prohibited in all zones.
- 4.10 Occupancy of a recreational vehicle for overnight accommodation while it is parked on a highway is prohibited.
- 4.11 The following uses are prohibited in all zones except M zones:
 - .1 the parking or storage of derelict vehicles;
 - .2 Wrecking and salvage use, or junk yard.
- 4.12 The following uses are prohibited in every zone:
 - .1 The disposal or storage of hazardous or toxic waste; and
 - .2 Shipping containers, except as an accessory storage unit in accordance with Section 4.72 and 4.73.

Agricultural Land Reserve

- 4.13 All lands designated as Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act*, and all applicable conditions, orders, and regulations.

Height Exceptions

- 4.14 The maximum height regulations of this Bylaw do not apply to the following, provided that no such structure covers more than 20% of the parcel, or if located on a building, not more than 15% of the roof area of the principal building and are not to exceed 15 in overall height when measured from the natural ground:
 - .1 Chimney, smoke stacks;
 - .2 Church spires;
 - .3 Cranes;
 - .4 Domes or cupolas;
 - .5 Elevator housings;
 - .6 Flagpoles;
 - .7 Floodlights;

- .8 Hose and fire alarm towers;
- .9 HVAC units;
- .10 Masts and aerials;
- .11 Mechanical appurtenance on roof tops;
- .12 Public monument;
- .13 Roof stairway entrances;
- .14 Silos;
- .15 Skylights;
- .16 Telecommunications towers;
- .17 Transmission towers;
- .18 Utility poles;
- .19 Warning devices; and
- .20 Water towers.

Parcel Size and Width and Irregularly Shaped Parcels

- 4.15 A parcel registered in the Land Title Office before the original adoption date of this Bylaw that does not adhere to the parcel size and width requirements of this Bylaw is deemed to be an existing non-conforming parcel on which the permitted uses for the subject zone under this Bylaw shall be permitted.
- 4.16 Except as permitted in the regulations below, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, contrary to the provisions and regulations of this Bylaw. However:
 - .1 The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.
 - .2 The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) under all the following conditions:
 - 1. The minimum parcel width set out in this Bylaw, or set by the Approving Officer, is attained;
 - 2. The minimum parcel size needs to be reduced in order to allow the length of the parcel to be reduced; and
 - 3. The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets, avenues, and lanes in the District of Logan Lake.
 - .3 Parcel size requirements do not apply to parks, public uses, or public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services.

- .4 Where a parcel is a panhandle parcel, the access strip or panhandle shall not be included as part of the minimum parcel size calculation
- 4.17 Notwithstanding other provisions of this Bylaw and excluding panhandle parcels, irregular or asymmetrical parcels shall have a parcel frontage of not less than 8.0 m provided that the average parcel width complies with the required minimum parcel width of the applicable zone.
- 4.18 In all zones, the minimum parcel width is 11.0 m for parcels fronting on a cul-de-sac bulb. The width of a parcel is measured using the equivalent front parcel line shown in Figure 1.4.

Location and Siting of Buildings

- 4.19 No principal building shall be located in any required front, side or rear yard.
- 4.20 All principal and accessory buildings shall be sited in accordance with the standards as provided in tables within each section.
- 4.21 Any person(s) erecting a residential building on a parcel of land so that any main wall is nearer than 10.0 m to Highway 97C or Highway 97D shall be required to screen and buffer the residential use from these highways in accordance with Section 23.13.

Interior Side Parcel Line Setback Exception

- 4.22 Where a common wall shared by two or more units within a building for residential use, commercial use, or industrial use coincides with an interior side parcel line of a parcel subdivided under the *Land Title Act* or of a strata parcel shown on a registered strata plan, the setbacks for the principal building specified in this Bylaw with respect to the interior side parcel line shall not apply.

Setbacks

- 4.23 Minimum setbacks, sight triangles and other criteria must be in compliance with applicable sections of the *Transportation Act*, SBC 2004, c44, and associated regulations.
- 4.24 The minimum setback of all buildings and structures from watercourses is 15 m.

Projections into Setback Areas

- 4.25 No part of any building or structure shall project into a required front, side or rear yard setback required by this Bylaw, except for the following:
 - .1 Steps and landings complete with handrails, fireplaces, balconies, and awnings provided that such projections are not closer than 1.0 m to the parcel line.
 - .2 A covered porch addition projecting no more than 2.4 m in width and 1.2 m in depth.
 - .3 Wheelchair ramps may project without any limit.
 - .4 Eaves, gutters, cornices, sills, belt courses, bay windows, dormers, chimneys, or other similar features may project no more than:
 - .1 1.0 m into a side yard where the minimum side yard is 3.0 m;
 - .2 0.5 m into a side yard where the minimum side yard is 1.5 m; and
 - .3 1.0 m into a front yard or rear yard.

- .5 An uncovered patio, sundeck, or terrace in a side or rear yard, subject to the fence height limitations as specified in this Bylaw, that is not closer than 1.5 m to the parcel line.
 - .6 Arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features.
 - .7 A swimming pool, provided that such pool will not be constructed within the required front yard, or nearer than 3.0 m to any exterior or interior side or rear parcel line, nor nearer than 3.0 m to any principal building, and provided that any structure over a pool will be constructed so that the roof or ridge of such structure will not be in excess of 4.0 m above average grade level and provided that all other provisions of this Bylaw are met.
 - .8 Motor vehicle service station pumps or pump islands in a required front yard or side yards, subject to other regulations of this Bylaw.
 - .9 Underground structures may be sited in any portion of a parcel provided that the top surface of such structure at no point extends above the average finished ground level and provided that the installation of the underground structure does not require the use of or impact of adjacent property.
- 4.26 No building or structures or part thereof except a fence will be located within the setback requirement from Highway 97 C or Highway 97D as set out by the Ministry of Transportation and Transit.

Accessory Buildings and Structures

- 4.27 No accessory building or structure shall be erected on any parcel unless the principal building to which the accessory building is an incidental use has been erected simultaneously with said building.
- 4.28 A mobile home is not permitted as an accessory building in any zone.
- 4.29 Accessory buildings or structures are not permitted in the front yard in any zone.
- 4.30 Not more than 30% of the area of the rear yard of any parcel in an R zone shall be occupied by accessory buildings.
- 4.31 Accessory buildings shall be located at least 2.0 m away from any principal building and 2.0 m away from any parcel line, except as provided in Section 4.33 or Section 4.34.
- 4.32 On corner parcels, accessory building and structure setbacks from the exterior side parcel line shall be equal to the front parcel line setback.
- 4.33 Greenhouses may be located 0.9 m from side and rear parcel lines, except as provided in Section 4.344.
- 4.34 Where an accessory building or structure has a floor area of less than 6.7 m², including projections, it may be located adjacent to a side or rear parcel line, except in the M1 zone.

Accessory Dwelling Units

- 4.35 Where permitted, all accessory dwelling units must comply with the following regulations:
 - .1 Accessory dwelling units are only permitted in conjunction with a permitted principal commercial, industrial or institutional use.
 - .2 A maximum of one accessory dwelling unit is permitted per parcel, unless otherwise indicated.

- .3 Accessory dwelling units are only permitted as an accessory use.
 - .4 Accessory dwelling units must be fully separated from the associated principal use by walls, partitions and/or floors.
- 4.36 Accessory dwelling units will be a maximum of 50 m².
- 4.37 If located within a principal building, an accessory dwelling unit must:
- .1 Have an entrance from the exterior of a building which is separate from the main entrance of the principal use.
 - .1 Share common utility connections with the principal building.
 - .2 Must not exceed 25% of the principal building's floor area, notwithstanding Section 4.366.
- 4.38 Accessory dwelling units may only be occupied by owners, employees or operators of the associated principal use.

Suites

- 4.39 Only one suite is permitted per parcel in those residential zones where suites are allowed.
- 4.40 Suites shall be considered an accessory use to a single-detached dwelling or a duplex dwelling and are only permitted on parcels containing a single-detached or duplex dwelling.
- 4.41 Only one suite per parcel is permitted in zones that permit suites as an accessory use.
- 4.42 The day-to-day or week-to-week occupancy of suites is prohibited. Suites may only be rented for periods longer than one month in duration.
- 4.43 One off-street parking space must be provided on-site for a parcel that contains a suite, in addition to the required parking spaces for a single-detached or duplex dwelling.
- 4.44 All suites must meet the *BC Building Code* requirements and pass inspection from the District's Building Inspector.
- 4.45 A suite shall not alter the character of the principal dwelling.
- 4.46 Suites shall not be subdivided or strata titled.

Attached Suites

- 4.47 All attached suites must adhere to the following regulations:
- .1 Be a minimum of 40 m² in size and not exceed 90 m² or 40% of the gross floor area of the principal dwelling; and
 - .2 Contain a separate private entrance from the primary entrance(s) of the principal dwelling.

Detached Suites

- 4.48 All detached suites must adhere to the following regulations:
- .1 Be connected to the water and sanitary sewer service of the principal dwelling;
 - .2 Shall not exceed a gross floor area of 60 m²;
 - .3 Shall not exceed a height of 6.6 m when the detached suite is located in the second storey of

- an accessory building or 4.5 m when the detached suite is located in a single storey accessory building;
- .4 Shall be located in the rear yard, with the exception of a suite on top of an existing detached garage that has no portion of the garage in the front yard of the parcel;
 - .5 Shall be set back a minimum of 5.0 m from the rear of the principal dwelling, except detached suites on top of an existing detached garage;
 - .6 Adhere to the setback requirements for accessory buildings;
 - .7 Basements are prohibited in detached suites; and
 - .8 Service cables including electrical, telephone and television will be buried underground if underground servicing is the normal practice in the neighborhood where the detached suite is located.

Bed and Breakfasts

- 4.49 Where expressly permitted in a zone, bed and breakfasts shall comply with the following regulations:
- .1 In the R1 and R2 zones, the maximum number of let bedrooms is 2, serving a maximum of 5 persons in total.
 - .2 In the AR and ER Zones, the maximum number of let bedrooms is 3 serving a maximum of 8 persons in total.
 - .3 In the RR Zone, the maximum number of let bedrooms is 5, serving a maximum of 13 persons in total.
 - .4 The bed and breakfast shall be entirely contained within the dwelling.
 - .5 A maximum of one sign is permitted per parcel advertising a bed and breakfast and shall not exceed 0.2 m² in area and shall not be illuminated.
 - .6 Up to one (1) person, in addition to family members residing in the dwelling, may be engaged in the bed and breakfast.
 - .7 No food shall be served in the bed and breakfast, other than breakfast, which may only be served to registered overnight guests.
 - .8 The parking area for a bed and breakfast shall be located on the same parcel upon which the bed and breakfast is located and shall be hardsurfaced with asphalt, concrete, brick or similar pavement so as to provide a surface that is durable and dust free and shall be graded and drained so as to properly dispose of all surface water.
 - .9 A person operating a bed and breakfast consisting of 3 or more rooms shall possess a District of Logan Lake business license.
 - .10 The person operating the bed and breakfast must be an owner of the residence.

Boarders and Lodgers

- 4.50 The minimum length of stay for any boarder or lodger shall not be less than 28 consecutive days.
- 4.51 A parking space is required for every sleeping unit and shall be in addition to those otherwise required for the single-detached dwelling, to a maximum of 15% of the total parcel area.
- 4.52 The keeping of no more than 2 boarders or lodgers shall be permitted in each single-detached dwelling unit. In the case of a dwelling unit in a duplex, triplex, row house or apartment, the keeping of not more than one boarder per unit shall be permitted.

Home Occupations

- 4.53 Where permitted within a zone, a home-based occupation must comply with the following regulations, unless otherwise indicated in a zone:
- .1 All home occupations must hold a valid Business License from the District of Logan Lake;
 - .2 A home occupation must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference;
 - .3 A home occupation will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products;
 - .4 A home occupation will not result in any exterior alterations to a principal or accessory building that are not consistent with the character of adjacent residential buildings and property;
 - .5 No retail sales other than the sale of goods produced on the premises is permitted;
 - .6 Up to one (1) person, in addition to family members residing in the dwelling, may be engaged in the home business;
 - .7 The home occupation shall not occupy more than 50 m² of the dwelling and accessory building;
 - .8 The home occupation shall not occupy more than 25% of the gross floor area of the dwelling;
 - .9 No commercial vehicles exceeding 4,500 kg licensed gross vehicle weight are permitted to be parked or stored on the parcel unless completely enclosed within a building;
 - .10 A maximum of one commercial vehicle used for the home occupation is permitted on the parcel unless completely enclosed in a building;
 - .11 A home occupation is not permitted to use or store materials or processes that produce flammable explosive vapours or gases;
 - .12 A home occupation that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted;
 - .13 No home occupations activities will be conducted between the hours of 10:00 pm and 8:00 am;
 - .14 Business visitors or customers of a home occupation will not exceed that normally occurring for a residence, including not more than 10 visitors or customers a day;
 - .15 One parking space is required for a home occupation, in addition to those required for the principal dwelling;

- .16 All signage must comply with District of Logan Lake Bylaws;
- .17 A home occupation may not include:
 - .1 restaurants;
 - .2 parking or storage of commercial, industrial, or construction equipment and material;
 - .3 vehicle or equipment repair and maintenance; and
 - .4 metal or fibreglass fabricating.
- .18 Home occupations are differentiated into either home businesses or home industries.

Home Businesses

- 4.54 The following activities and similar type activities are permitted as home businesses:
 - .1 Small scale home sales (i.e. mail order sales, etc.);
 - .2 Artist studio for the production of arts, crafts, videography and photography arts, but not including an audio recording studio;
 - .3 Teacher or tutor, including a music, dance or academics teacher;
 - .4 Business and professional offices other than a medical, dental or chiropractic office or veterinary practitioner;
 - .5 Dressmaker, tailor or seamstress;
 - .6 Computer and handheld device repair;
 - .7 Barber, beautician, dietician, hair salon, massage therapist or reflexologist;
 - .8 Pet grooming; and
 - .9 Day care or pre-school for not more than eight (8) children.
- 4.55 Home businesses are only permitted in the R1, R2, R3, R4, CD, ER and RR1 zones.
- 4.56 Home businesses may not include stables, kennels or animal breeding operations

Home Industries

- 4.57 The following activities and similar type activities are permitted as home industries:
 - .1 Welding shop;
 - .2 Carpentry shop;
 - .3 Repair of small scale appliances, mechanical equipment and electronic instruments;
 - .4 Metal working shop; and
 - .5 Small scale automotive repair.
- 4.58 A home industry will not generate the need for more than two additional on-site parking spaces.
- 4.59 A home industry is only permitted on parcels 0.4 ha or greater;
- 4.60 A home industry shall not include:

- .1 wrecking yards
 - .2 sand and gravel processing
 - .3 sawmills, except in the RR zone
 - .4 vehicle or equipment repair and maintenance, vehicle recycling operations
- 4.61 Stables, kennels or animal breeding operations as part of a home industry are permitted only on parcels 2 ha or greater;
- 4.62 The minimum setback of stables, kennels or animal breeding operations as part of a home industry from all parcel lines is 30 m;
- 4.63 No commercial vehicles exceeding 4,500 kg licensed gross vehicle weight are permitted to be parked or stored on the parcel unless completely enclosed within a building;
- 4.64 A maximum of one commercial vehicle used for the home industry is permitted on the parcel unless completely enclosed in a building;
- 4.65 Home industries are only permitted in the A1 and RR1 zone.

Manufactured Homes

- 4.66 Manufactured homes must conform to the following regulations:
- .1 Every manufactured home within the District of Logan Lake must be placed on a permanent foundation;
 - .3 Manufactured homes must meet CSA A277 or Z240 ratings;
 - .4 A manufactured home must be no older than ten years from the date it is placed on a parcel and have a BC Registration Number;
 - .5 All newly placed manufactured homes must be at least 4.5 m in width in a R2 zone and 7.5 m in width in a R1 Zone, RR1 Zone, CD Zone or A1 Zone;
 - .6 Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation and shall have two easily removable access panels of a minimum width of 1.2 metres, one providing access to the area enclosed by the skirting for inspecting or servicing the service connections to the home. Such an access panel shall be located close to the point at which such services are located under the mobile home; and the other providing access to the area enclosed by the skirting for storage;
 - .7 Skirting shall be factory prefabricated or the equivalent quality and shall be painted or pre-finished so that the design and construction shall complement the main structure.
 - .8 Skirting shall have two screen openings, each with minimum area of 1600 sq. centimetres, for the purpose of providing cross ventilation beneath the manufactured home.
 - .9 The towing hitch and wheels must be removed within thirty days from the date that the manufactured home is placed on the foundation; and
 - .10 Travel trailers and recreational vehicles are not permitted as manufactured homes.

Fences

- 4.67 In the C1 and P1 zone, no fence, hedge, wall or projecting retaining wall:
- .1 Constructed between the front parcel line and the front building line shall exceed 1.8 m in height, except where this Bylaw requires otherwise; and
 - .2 Constructed on the parcel other than between the front parcel line and the front building line shall exceed 2.5 m in height except where this Bylaw requires otherwise.
- 4.68 The height of a fence at any point shall be measured from the base of the fence at that point.
- 4.69 In any R zone, no fence constructed along the front parcel line shall exceed 1.2 m in height, and no fence constructed elsewhere on the property shall exceed 1.8 m in height.
- 4.70 Where both a front parcel line and an exterior side parcel line front a highway in the R zones, the maximum height of fence, hedge or wall on the exterior parcel side parcel line shall be 1 m.

Vision Clearance at Intersections

- 4.71 In any zone, no fence, wall, or structure shall be erected to a height greater than 1 m 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 or lane corner and a line joining points alongside parcel lines 6 m (from their point of intersection, as illustrated in Figure 4.1. Notwithstanding this regulation, fences constructed of wire strands or open woven wire which do not impair vision at intersections will be allowed with the vision clearance area in an AR zone.

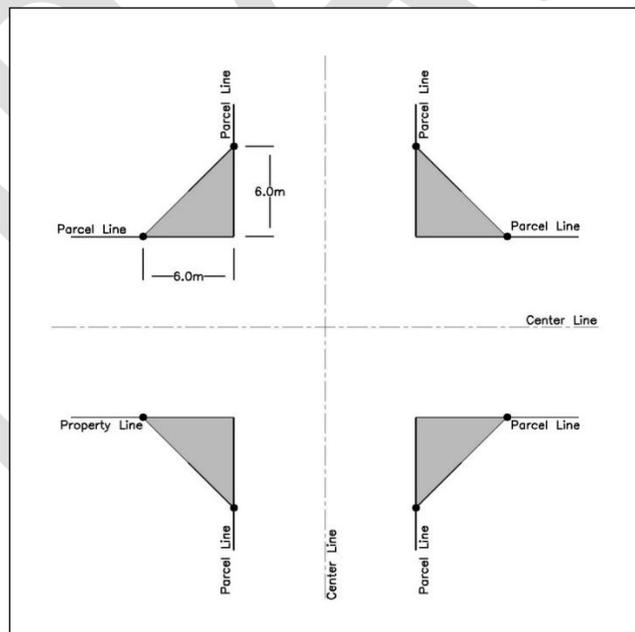


Figure 4.1: Illustration of Sight Triangle

Shipping Containers

4.72 A shipping container may be used on a short-term basis in these circumstances:

- .1 During construction provided that a valid building permit has been issued authorizing construction of a building or other structure. The shipping container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or other structure is used or occupied; and
- .2 For a period not exceeding thirty (30) days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

4.73 Shipping containers are only permitted as accessory uses to a principal building, and only under the following conditions:

- .1 Shipping containers are only permitted in the M Zones, RR Zone, and A1 Zone;
- .2 Shipping containers must not be used as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices, under any circumstances;
- .3 Shipping containers require the issuance of a building permit prior to installation regardless of size;
- .4 Shipping containers must meet fire safety guidelines for Intermodal Shipping Container Fire Safety (Appendix A of that report) as outlined by the Fire Chief's Association of BC.
- .5 Shipping containers must meet the minimum setback requirements for accessory buildings for the Zone in which they are located;
- .6 Shipping containers must not occupy any required off-street parking spaces;
- .7 Shipping containers must not occupy any areas that are required for open space or landscaping;
- .8 Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and/or pedestrian circulation;
- .9 Shipping containers must be located in accordance with all applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwellings, access to utility shut-off valves, and for fire protection;
- .10 Shipping containers must be screened from adjacent properties and right-of-ways with solid fencing, landscaping or by being placed behind, between or within buildings;
- .11 Shipping containers must be free of logos and colour compatible with surrounding buildings;
- .12 Shipping containers must not exceed a height of 2.6 m;
- .13 Shipping containers may be stacked up to a height of 5.2 m in the M zones;
- .14 Multiple shipping containers may be located on a single parcel in the M1 zone but they must not exceed a cumulative gross floor area of 100 m²;
- .15 Shipping containers must be placed flush on a concrete pad or other hard surface acceptable to the Building Inspector; and
- .16 Property owners must receive written approval from the District of Logan Lake prior to the

installation of a shipping container.

Temporary Use Permits

4.74 Temporary User Permit Designated Areas and Conditions of Temporary Use Permits

.1 The following zones are designated as Temporary Use Permit Areas:

- i. RR Rural Resource;
- ii. C1 Town Centre Commercial;
- iii. C2 Neighbourhood Commercial;
- iv. C3 Highway Commercial;
- v. M1 Light Industrial; and
- vi. M2 General Industrial.

4.75 Council may issue Temporary Use Permits for a three year period, renewable once only, in zones designated as Temporary Use Permit Areas, provided that the temporary use:

- .1 is not noxious or undesirable because of smoke, noise, vibration, dirt, glare, odour, radiation, electrical interference, or an offensive trade within the meaning of the Health Act, as amended from time to time;
- .2 does not have a negative impact on adjacent lands;
- .3 does not create a significant increase in the level or demand for services;

Servicing Requirements

4.76 All parcels created by new subdivision in the R1, R2, R3, R4, CD, C1, C2, C3, M1, and FD zones shall be connected to a community water system and a community sewer system.

4.77 All parcels created by new subdivision in the ER zone shall be connected to a community water system.

Vehicles Parked in Front Yard

4.78 A maximum of four licensed vehicles (including motor vehicles, recreation vehicles, boats, snowmobiles, and other vehicles) are permitted within a front yard. Unlicensed vehicles are not permitted in a front yard.

Minimum Front Yard Landscaping in Residential Zones

4.79 A minimum of 40% of the Front Yard in all Residential zones shall be landscaped with a combination of Hard or Soft Landscaping Materials.

5.0 AR ZONE - AGRICULTURE

Purpose Statement

- 5.1 The purpose of the AR zone is to preserve land zoned Agriculture for agriculture and related land extensive uses.

Permitted Uses

- 5.2 The following uses and no others are permitted in the AR zone:

- .1 Principal Uses
 - .1 agriculture;
 - .2 intensive agriculture; and
 - .3 single detached dwelling.
- .2 Accessory Uses
 - .1 home business;
 - .2 home industry;
 - .3 bed and breakfast;
 - .4 short-term rental accommodation;
 - .5 detached suite;
 - .6 attached suite; and
 - .7 accessory buildings and structures.

Regulations

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

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Parcel Size for New Subdivisions	4 ha*
.2	Maximum Number of Single Detached Dwellings Per Parcel Maximum	2
.3	Height of Single Detached Dwelling	10.0 m
.4	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	6.0 m
	.3 interior side parcel line	1.5 m
	.4 exterior side parcel line	4.5 m
.5	Minimum Setback of Accessory Buildings from:	

Column I Matter to be Regulated		Column II Regulations
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5 m
.6	Minimum Setback of Intensive Agriculture from:	
	.1 parcel lines adjacent to a parcel zoned other than AR or RR	150 m
	.2 all other parcel lines	15.0 m
	.3 highway	30.0 m
	.4 watercourse	30.0 m

* Subject to approval by the Agricultural Land Commission

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6.0 RR ZONE - RURAL RESOURCE

Purpose Statement

- 6.1 The purpose of the RR zone is to regulate land zoned for Rural Resource for mining, forestry, and recreational uses.

Permitted Uses

- 6.2 The following uses and not others shall be permitted in the RR zone:

.1 Principal Uses

- .1 single detached dwelling;
- .2 agriculture;
- .3 portable sawmill, permitted only on parcels 10 ha or greater;
- .4 log home manufacturing facility, permitted only on parcels 4 ha or greater;
- .5 open land recreation including archery and firearm range, ski hill, cross country skiing trails, disc golf course, rodeo ground, and equestrian centre;
- .6 airfield;
- .7 pet boarding and breeding kennel, permitted only on parcels 2 ha or greater; and
- .8 cemetery.

.2 Accessory Uses

- .1 attached suite;
- .2 detached suite;
- .3 home business;
- .4 home industry;
- .5 bed and breakfast; and
- .6 accessory buildings and structures.

Regulations

- 6.3 On a parcel located in an area zoned as RR, 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.

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Parcel Size for New Subdivisions	1.0 ha
.2	Maximum Number of Single Detached Dwellings Per Parcel	2

Column I Matter to be Regulated		Column II Regulations
.3	Maximum Height of Single Detached Dwelling	10.0 m
.4	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	6.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5m
.5	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5m
.6	Minimum Setback of Portable Sawmills from all parcel lines	150.0 m
.7	Minimum Setback of Log Home Manufacturing Facility from all parcel lines	30.0 m
.8	Minimum Setback of Pet Boarding and Breeding Kennels from all parcel lines	30.0 m
.9	Total Combined Maximum Floor Area of Accessory Building(s)	
	.1 where parcel area is 4 ha or greater	350.0 m ²
	.2 in all other cases.	150.0 m ²
.10	Maximum parcel coverage	10%

7.0 ER ZONE - ESTATE RESIDENTIAL

Purpose Statement

- 7.1 The purpose of the ER zone is to regulate land zoned as Estate Residential for single family dwellings on large suburban style lots, having limited municipal servicing, greater than 4000 m² in size.

Permitted Uses

- 7.2 The following uses and no others shall be permitted in the ER zone:
- .1 Principal Uses
 - .1 single detached dwelling.
 - .2 Accessory Uses
 - .1 bed and breakfast;
 - .2 attached suite;
 - .3 detached suite;
 - .4 home business;
 - .5 home industry, permitted only on parcels 1 ha or greater;
 - .6 keeping of animals, permitted only on parcels 0.8 ha or greater and subject to the District's Animal Control and Impoundment Bylaw; and
 - .7 accessory buildings and structures.

Regulations

- 7.3 On a parcel located in an area zoned as ER, 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.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Parcel Size for New Subdivisions	4,000 m ²
.2	Maximum Number of Single Detached Dwellings Per Parcel	1
.3	Minimum Parcel Width for New Subdivisions	30.0 m
.4	Minimum Building Width of Single Detached Dwellings	7.0 m
.5	Minimum Floor Area of Single Detached Dwellings	85.0 m ²
.6	Total Combined Maximum Floor Area of/for Accessory Building(s)	75.0 m ²
.7	Maximum Height of:	

COLUMN I Matter to be Regulated		COLUMN II Regulations
	.1 principal building	10.0 m
	.2 accessory building	6.0 m
.8	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	9.0 m
	.2 rear parcel line	9.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	6.0 m
.9	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	9.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	6.0 m
.10	Maximum Parcel Coverage	10% of lot area to a maximum of 400 m ²

8.0R1 ZONE – LOW DENSITY RESIDENTIAL

Purpose Statement

- 8.1. The purpose of the R1 zone is to regulate land zoned for Low Density Residential including single detached dwellings and duplex dwellings.

Permitted Uses

- 8.2. The following uses and no others shall be permitted in the R1 zone:

.1 Principal Uses

- .1 single detached dwelling;
- .2 duplex dwelling; and
- .3 neighbourhood nursery (Lot A, District Lot 2217, Kamloops Division, Yale District Plan KAP71507 (396 Linden Road))

.2 Accessory Uses

- .1 home business;
- .2 bed and breakfast;
- .3 attached suite;
- .4 detached suite; and
- .5 accessory buildings and structures.

Regulations

- 8.3. On a parcel located in an area zoned as 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.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum Parcel Size for New Subdivisions for:	
	.1 single detached dwelling	500 m ²
	.2 duplex dwelling which is situated on one parcel	600 m ²
	.3 duplex dwelling which is divided into two separate parcels	300 m ² per dwelling unit
.2	Minimum Parcel Width for New Subdivisions for:	
	.1 single detached dwelling	16.0 m
	.2 duplex dwelling which is situated on one parcel	16.0 m
	.3 duplex dwelling which is divided into two separate parcels	8.0 m per dwelling

COLUMN I Matter to be Regulated		COLUMN II Regulations
.3	Maximum Number of Principal Buildings Per Parcel	1
.4	Minimum Floor Area of Principal Building	70.0 m ² per principal dwelling unit
.5	Total Combined Maximum Floor Area of/for Building(s) Accessory	60.0 m ²
.6	Maximum Height of:	
	.1 principal building	10.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.0 m
.7	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	4.5 m
	.2 rear parcel line	5.0 m
	.3 interior side parcel line	1.5 m
	.4 exterior side parcel line	3.0 m
.8	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	no closer than the principal building
	.2 rear parcel line	1.0 m
	.3 interior side parcel line	1.0 m
	.4 exterior side parcel line	3.0 m
.9	Maximum Parcel Coverage	40%
.10	Minimum Width of Single Detached Dwelling	7.0 m

Conditions of Use

- 8.4. Notwithstanding Section 8.3.7.1, any principal building that has a garage accessed through the front yard must follow Section 24.20.

9.0 R2 ZONE - SMALL LOT SINGLE DETACHED RESIDENTIAL

Purpose Statement

- 9.1. The purpose of the R2 zone is to regulate land zoned as Small Lot Residential for single detached dwellings on compact urban lots greater than 450 m² in size.

Permitted Uses

- 9.2. The following uses and no others shall be permitted in the R2 zone:

- .1 Principal Uses
 - .1 single detached dwelling.
- .2 Accessory Uses
 - .1 attached suite;
 - .2 bed and breakfast;
 - .3 home business; and
 - .4 accessory buildings and structures.

Regulations

- 9.3. On a parcel located in an area zoned as 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.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Parcel Size for New Subdivisions	450 m ²
.2	Minimum Parcel Width for New Subdivisions	12.0 m
.3	Maximum Number of Single Detached Dwellings Per Parcel	1
.4	Minimum Floor Area of Single Detached Dwelling	45.0 m ²
.5	Minimum Building Width of Single Detached Dwelling	4.5 m
.6	Total Combined Maximum Floor Area of / for Accessory Building(s)	35.0 m ²
.7	Maximum Height of:	
	.1 principal building	10.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.0 m
.8	Minimum Setback of Principal Buildings from:	

COLUMN I Matter to be Regulated		COLUMN II Regulations
	.1 front parcel line	4.5 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	1.5 m
	.4 exterior side parcel line	3.0 m
.9	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	no closer than the principal building
	.2 rear parcel line	1.0 m
	.3 interior side parcel line	1.0 m
	.4 exterior side parcel line	3.0 m
.10	Maximum Parcel Coverage	40%

Conditions of Use

- 9.4. Notwithstanding Section 9.3.8.1, any principal building that has a garage accessed through the front yard must follow Section 24.20.

10.0 R3 ZONE – LOW DENSITY MULTIPLE UNIT RESIDENTIAL

Purpose Statement

10.1. The purpose of the R3 zone is to regulate land zoned Low Density Multiple Unit Residential for low-density, ground oriented (typically Townhouse style) multiple unit dwellings to a maximum density of 40 units/ha.

Permitted Uses

10.2. The following uses and no others shall be permitted in the R3 zone:

.1 Principal Uses

- .1 fourplex dwelling;
- .2 rowhouses;
- .3 sixplex dwelling (only on Lots 9-14, Plan 23273, Section 3, Township 18, Range 21, W6M, KDYD)
- .4 triplex dwelling; and
- .5 multiple unit residential dwelling.

.2 Accessory Uses

- .1 home business; and
- .2 accessory buildings and structures.

Regulations

10.3. On a parcel located in an area zoned as 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.

Column I Matter to be Regulated		Column II Regulations
.1	Maximum Density Per Parcel	40 dwelling units/ha of usable site area
.2	Minimum Parcel Size for New Subdivision for a Multiple Unit Dwelling	900 m ²
.3	Maximum Height of:	
	.1 principal building	10.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.0 m
.4	Minimum Setback of Principal Buildings from:	

Column I Matter to be Regulated		Column II Regulations
.1	front parcel line	6.0 m
.2	rear parcel line	3.0 m
.3	interior side parcel line	1.5 m
.4	exterior side parcel line	3.0 m
.5	Minimum Setback of Accessory Buildings from:	
.1	front parcel line	6.0 m
.2	rear parcel line	1.0 m
.3	interior side parcel line	0.3 m
.4	exterior side parcel line	5.0 m
.6	Total Combined Maximum Floor Area of/for Accessory Building(s)	50.0 m ²
.7	Maximum Parcel Coverage	40%

11.0 R4 ZONE- MEDIUM DENSITY MULTIPLE DWELLING UNIT RESIDENTIAL

Purpose Statement

11.1. The purpose of the R4 zone is to regulate land zoned for Medium Density Residential for multiple unit dwellings to a maximum density of 75 units/ha.

Permitted Uses

11.2. The following uses and no others shall be permitted in the RS zone:

.1 Principal Uses

- .1 multiple dwelling unit residential; and
- .2 affordable or special needs housing (only on Lot 2, Plan 25882 (except Plan 31192), KDYD).

.2 Accessory Uses

- .1 home business; and
- .2 accessory buildings and structures.

Regulations

11.3. On a parcel located in an area zoned as 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.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Maximum Density Per Parcel	75 dwelling units/ha of usable site area
.2	Minimum Parcel Size for New Subdivision	2,000 m ²
.3	Minimum Floor Area of Affordable or Special Needs Housing	Not specified
.4	Maximum Height of:	
	.1 principal building	12.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.0 m
.5	Minimum Setback of Principal Buildings from:	
	.1 front parcel line	4.5 m
	.2 rear parcel line	6.0 m
	.3 side parcel line	6.0 m
.6	Minimum Setback of Accessory Buildings from:	

COLUMN I Matter to be Regulated		COLUMN II Regulations
	.1 front parcel line	no closer than principal building
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	1.0 m
	.4 exterior side parcel line	6.0 m
.7	Maximum Parcel Coverage	50%
.8	Total Combined Maximum Floor Area of/for Accessory Building(s)	50 m ²

12.0 CD ZONE – COMPREHENSIVE DEVELOPMENT

Purpose Statement

12.1. The purpose of the CD zone is to enable a mix of residential development in the future expansion of the Ironstone Ridge to a maximum density of 75 units/ha.

Permitted Uses

12.2. The following uses and no others shall be permitted in the RS zone:

- .1 Principal Uses
 - .1 duplex dwelling;
 - .2 fourplex dwelling;
 - .3 multiple dwelling unit residential;
 - .4 rowhouses;
 - .5 single detached dwelling;
 - .6 triplex dwelling
- .2 Accessory Uses
 - .1 attached suites;
 - .2 detached suites;
 - .3 home business; and
 - .4 accessory buildings and structures.

Regulations

12.3. On a parcel located in an area zoned as CD, 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 Columns I - V set out the regulations.

	COLUMN I	COLUMN II Single Detached	COLUMN III Duplex Dwelling	COLUMN IV Row House	COLUMN V Apartment
.1	Density	75 units/ha			
.2	Minimum Parcel Size for New Subdivisions	500 m ²	600 m ²	900 m ²	2,000 m ²
	.1 if a two or multiple family dwelling unit is divided into two, three or four separate parcels		300 m ² per attached dwelling unit	300 m ² per attached dwelling unit	
.3	Maximum Number of Principal Buildings for Parcel	1 per parcel	2 per parcel	1/300 m ² parcel area	1/160 m ² parcel area

	COLUMN I	COLUMN II Single Detached	COLUMN III Duplex Dwelling	COLUMN IV Row House	COLUMN V Apartment
.4	Maximum Parcel Coverage	40%	40%	40%	50%
.5	Minimum Setback of Principal Building from:				
	.1 Front parcel line	4.5 m	4.5 m	6.0 m	7.5 m
	.2 Exterior side parcel line	3.0 m	3.0 m	3.0 m	6.0 m
	.3 Interior side parcel line	1.5 m	1.5 m	1.5 m	6.0 m
	.4 Rear parcel line	5.0 m	5.0 m	7.5 m	6.0 m
.6	Minimum Parcel Width for New Subdivisions	16.0 m	16.0 m	27 m	30 m
	.1 if a duplex or multiple dwelling unit is divided into two, three or four separate parcels		8.0 m	7.0 m	
.7	Maximum Height of Principal Buildings	10 m	10 m	10 m	12 m
.8	Accessory Buildings and Structures				
	.1 Minimum Setback of Accessory Buildings and Structures from:				
	a. Any lane	1.2 m	1.2 m		Rear yards only 1.2 m
	b. Parcel line	1.0 m	1.0 m	1.0 m	n/a
	.2 Maximum Height	4.5 m	4.5 m	4.5 m	4.5 m
	.3 Maximum Accessory Building Floor Area per dwelling unit		10 m ²	8.0 m ²	5 m ²
.9	Minimum Dwelling Unit Width	7.0 m	6.0 m	6.0 m	n/a

Conditions of Use

- 9.1. Notwithstanding Section 12.3.5.1, any principal building that has a garage accessed through the front yard must follow Section 24.20.

13.0 C1 ZONE - TOWN CENTRE COMMERCIAL

Purpose Statement

13.1. The purpose of the C1 zone is to regulate land zoned as Town Centre Commercial and encourage intensive retail, office, medium to high density residential, and social/cultural activities that strengthen the community's core.

Permitted Uses

13.2. The following uses and no others shall be permitted in the C1 zone:

- .1 Principal Uses
 - .1 financial institution;
 - .2 office;
 - .3 restaurant;
 - .4 club or lodge;
 - .5 cannabis retail;
 - .6 educational or training facility;
 - .7 medical or dental clinic;
 - .8 hotel;
 - .9 personal service establishment;
 - .10 public transportation depot;
 - .11 retail store;
 - .12 shopping centre;
 - .13 outdoor garden shop;
 - .14 library;
 - .15 post office;
 - .16 bakery;
 - .17 commercial daycare facility;
 - .18 convenience store;
 - .19 gallery or studio;
 - .20 meeting hall;
 - .21 indoor recreation facility;
 - .22 public assembly facility;
 - .23 neighbourhood pub;

- .24 vet clinic;
 - .25 upper floor dwelling units to a minimum density of 75 units/ha in accordance with the R4 zoning provisions, except multiple dwelling unit residential to this density is permitted on the ground floor in the case of lots 4-9, DL 1666, KDYD, Plan EPP18134;
 - .26 farmer/flea market;
 - .27 to accommodate a Church in the case of Lot 1, Plan KAS1302, DL 1666, KDYD;
 - .28 to accommodate a bottle depot on KAS1302 A PL31192; and
- .2 Accessory Uses
- .1 home business;
 - .2 podium dwelling; and
 - .3 accessory buildings and structures.

Regulations

13.3. On a parcel located in an area zoned as 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.

Column I Matter to be Regulated		Column II Regulations
.1	Minimum Parcel Size for New Subdivisions Minimum	280 m ²
.2	Parcel Width for New Subdivisions Maximum Height of	7.5 m
.3	All Buildings	12.0 m
.4	Minimum Setback of All Buildings from	
	.1 front parcel line	1.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	0.0 m
	.4 exterior side parcel line	4.5 m

Screening of Storage

13.4. All outside commercial storage, including the storage of garbage, shall be completely contained within a landscape screen of not less than 2 m in height.

14.0 C2 ZONE - NEIGHBOURHOOD COMMERCIAL

Purpose Statement

14.1. The purpose of the C2 zone is to regulate land zoned as Neighbourhood Commercial and encourage small-scale commercial uses specifically intended to serve the neighbourhood within which they are situated.

Permitted Uses

14.2. The following uses and no others shall be permitted in the C2 zone:

- .1 Principal Uses
 - .1 convenience store;
 - .2 neighbourhood pub;
 - .3 beer and wine store; and
 - .4 restaurant.
- .2 Accessory Uses
 - .1 accessory dwelling unit; and
 - .2 accessory buildings and structures.

Regulations

14.3. On a parcel located in an area zoned as 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.

Column I Matter to be Regulated		Column II Regulations
.1	Minimum Parcel Size for New Subdivisions Minimum	1,000 m ²
.2	Parcel Width for New Subdivisions	20.0 m
.3	Maximum Height of:	
	.1 principal building	10.0 m
	.2 accessory buildings	4.5 m
.4	Minimum Setback of Principal Building from:	
	.1 front parcel line	4.5 m
	.2 rear parcel line	6.0 m
	.3 interior side parcel line	3.0 m

Column I Matter to be Regulated		Column II Regulations
.4	exterior side parcel line	4.5 m
.6	Minimum Setback of Accessory Building from:	
.1	front parcel line	4.5 m
.2	rear parcel line	3.0 m
.3	interior side parcel line	3.0 m
.4	exterior side parcel line	6.0 m
.7	Maximum Parcel Coverage	50%

Screening of Storage

14.4. All outside commercial storage, including the storage of garbage shall be completely contained within a landscape screen of not less than 2 m in height.

15.0 C3 ZONE - HIGHWAY COMMERCIAL

Purpose Statement

15.1. The purpose of the C3 zone is to regulate land zoned for Highway Commercial and encourage a limited range of commercial uses, having a positive visual appearance, located adjacent to major highways and catering to the travelling public.

Permitted Uses

15.2. The following uses and no others are permitted in the C3 zone:

- .1 Principal Uses
 - .1 service station;
 - .2 restaurant;
 - .3 drive-through restaurant;
 - .4 convenience store;
 - .5 hotel;
 - .6 motel;
 - .7 car wash; and
 - .8 Farmers/Flea Market.
- .2 Accessory Uses
 - .1 accessory dwelling unit; and
 - .2 accessory buildings and structures;

Regulations

15.3. On a parcel located in an area zoned as 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.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Parcel Size for New Subdivisions	600 m ²
.2	Minimum Parcel Width for New Subdivisions	17.0 m
.3	Minimum Parcel Size for:	
	.1 car washes	930 m ²
	.2 hotels and motels	1,700 m ²
.4	Maximum Height of:	
	.1 principal building	10.0 m

COLUMN I Matter to be Regulated		COLUMN II Regulations
	.2 accessory buildings	4.5 m
.5	Minimum Setback of Buildings and Structures from all Parcel Lines	5.0 m
.6	Maximum Parcel Coverage	50%

Screening of Storage

15.4. All outside commercial storage, including the storage of garbage shall be completely contained within a landscape screen of not less than 2 m in height.

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16.0 M1 ZONE - LIGHT INDUSTRIAL

Purpose Statement

16.1. The purpose of the M1 zone is to regulate land zoned Light Industrial and encourage a full range of industrial uses oriented towards warehousing, storage and distribution, light manufacturing, technology, and limited accessory retail.

Permitted Uses

16.2. The following uses and no others are permitted in the M1 zone:

.1 Principal Uses:

- .1 animal hospital and animal beauty parlours;
- .2 auction houses, excluding livestock;
- .3 automobile, boat, trailer and recreation vehicle dealership;
- .4 bakery;
- .5 bottling and distribution plant;
- .6 manufactured housing dealership;
- .7 automotive and truck repair shop, including body repair and painting;
- .8 welding, machine or blacksmith shop;
- .9 cannabis production;
- .10 cartage, delivery or express facilities;
- .11 car wash;
- .12 machine shop and parts manufacturer, machinery and assembly not involving forging, casting, punch presses or drop forges;
- .13 food and beverage processing facilities;
- .14 laundry or dry cleaning establishment;
- .15 nursery or greenhouse;
- .16 storage building, workshop and yard for general contractor and trade contractor;
- .17 building supply establishment;
- .18 motor vehicle service stations;
- .19 sale and repair of machinery, farm implements, and heavy equipment;
- .20 sale, rental and repair of tools and small equipment;
- .21 truck and truck-tractor sale or rental parcel;
- .22 bulk petroleum products sales;
- .23 veterinary clinic, including the boarding of animals;
- .24 service station;

- .25 light manufacturing, processing, finishing and packaging, which does not produce any dust, odour, glare or noise on a neighbouring parcel;
 - .26 storage building, warehousing and wholesale establishment, packing and crating, cold storage;
 - .27 public works yard; and
 - .28 value added materials processing where the processing facility is primarily enclosed within a building(s), and produces minimal dust, odour, glare or noise on a neighbouring parcel, and involves limited handling and pre-processing of materials outside of the principal buildings.
- .2 Accessory Uses:
- .1 office; and
 - .2 accessory buildings and structures.

Regulations

16.3. On a parcel located in an area zoned as 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.

Column I Matter to be Regulated		Column II Regulations
.1	Minimum Parcel Size for New Subdivisions Minimum	900 m ²
.2	Parcel Width for New Subdivisions	25.0 m
.3	Maximum Height of:	
	.1 principal building	12.0 m
	.2 accessory buildings	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.5 m
	.5 open mesh or chain link fence	3.5 m
.4	Minimum Setback of Building and Structure from:	
	.1 front parcel line	6.0 m
	.2 interior side parcel line	3.0 m each side or 6.0 m one side and 0 m on other side
	.3 exterior side parcel line	4.5 m
	.4 rear parcel line	3.0 m
.5	Minimum Setback of Outdoor Storage Yard from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m

Column I Matter to be Regulated		Column II Regulations
	.3 side parcel line	3.0 m
.6	Minimum Setback of Outdoor Display Yard from any parcel line	2.0 m
.7	Maximum Parcel Coverage	50%

Surfacing of Storage and Display Areas

16.4. All outdoor display yards and outdoor storage yards shall be surfaced with asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free.

Special Regulation

16.5. In an M1 zone:

- .1 All businesses shall be conducted within a completely enclosed building except for open storage areas, parking and loading facilities; and
- .2 No storage areas shall be located in any required front yard.

16.6. Notwithstanding Section 15.1, outdoor storage, subject to screening with a 2m high combination of fencing and landscape materials, is a site-specific permitted use on Lot 15, District Lot 2217, Plan KAP31523 (109 Hillcrest Road).

17.0 M2 ZONE - GENERAL INDUSTRIAL

Purpose Statement

17.1. The purpose of the M2 zone is to regulate land zoned as General Industrial and encourage a full range of heavy industrial uses oriented towards extensive manufacturing activities such as the storage and processing of raw materials; large storage buildings and warehouses; major recycling facilities, and large-scale growing operations.

Permitted Uses

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

.1 Principal Uses:

- .1 automotive and truck repair shop, including body repair and painting;
- .2 welding, machine or blacksmith shop;
- .3 cartage, delivery or express facilities;
- .4 car washing establishment;
- .5 nursery or greenhouse;
- .6 office, storage building, workshop and yard for general contractor and trade contractor;
- .7 sale and repair of machinery, farm implements, and heavy equipment;
- .8 truck and truck-tractor sale or rental;
- .9 bulk petroleum products sales;
- .10 storage building, warehousing and wholesale establishment, packing and crating, cold storage;
- .11 all manufacturing processing, finishing and packaging; and
- .12 wrecking yard.

.2 Accessory Uses:

- .1 accessory dwelling unit; and
- .2 accessory buildings and structures.

Regulations

17.3. On a parcel located in an area zoned as 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.

Column I Matter to be Regulated		Column II Regulations
.1	Minimum Parcel Size for New Subdivisions	900 m ²
.2	Minimum Parcel Width for New Subdivisions	25.0 m
.3	Maximum Height of:	
	.1 principal building	12.0 m
	.2 accessory building	4.5 m
	.3 front fence, hedge or wall	1.0 m
	.4 other fence, hedge or wall	2.5 m
	.5 open mesh or chain link fence	3.5 m
.4	Minimum Setback of Buildings and Structures from	
	.1 front parcel line	6.0 m
	.2 interior side parcel line	6.0 m
	.3 exterior side parcel line	4.5 m
	.4 rear parcel line	3.0 m
.5	Minimum Setback of Outdoor Storage Yard from:	
	.1 front parcel line	6.0 m
	.2 rear parcel line	3.0 m
	.3 side parcel line	3.0 m
.6	Minimum Setback of Outdoor Display Yard from any parcel line	2.0 m
.7	Maximum Parcel Coverage	50%

Screening of Wrecking Yards

17.4. Any parcel containing a wrecking yard shall have a landscape screen of not less than 2 m in height placed so as to fully enclose the wrecking yard.

18.0 M3 ZONE - MINING OPERATIONS

Purpose Statement

18.1. The purpose of the M3 zone is to regulate land zoned as Mining Operations and encourage uses oriented towards mining.

Permitted Uses

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

- .1 Principal Uses:
 - .1 mining operations;
 - .2 storage of explosives and related material;
 - .3 tourism interpretive centre; and
 - .4 renewable energy production.
- .2 Accessory Uses:
 - .1 accessory buildings and structures.

Mines Act

18.3. The *Mines Act* applies to all mines during exploration, development, construction, production, closure, reclamation and abandonment.

19.0 SG ZONE - SAND AND GRAVEL

Purpose Statement

19.1. The purpose of the SG zone is to regulate land zoned as Sand and Gravel and encourage uses oriented towards gravel extraction and processing to provide construction material for the development and maintenance of roads, buildings, and infrastructure.

Permitted Uses

19.2. The following uses and no others are permitted in the SG zone:

.1 Principal Uses:

.1 sand and gravel operations, including extraction, processing and storage of sand, gravel, related material, vehicles and equipment.

.2 Accessory Uses:

.1 accessory buildings and structures.

Regulations

19.3. On a parcel located in an area zoned as SG, 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.

	COLUMN I Matter to be Regulated	COLUMN II Regulations
.1	Minimum Setback of Buildings and Structures from any Parcel Line	6.0 m

20.0 P1 ZONE - PARKS AND RECREATION

Purpose Statement

20.1. The purpose of the P1 zone is to regulate areas zoned Parks and Recreation and encourage uses oriented towards active or organized recreational activities in developed parks, play fields, or similar recreational facilities, including arenas and campgrounds, and lands used for passive or unorganized recreational activities, including hiking trails and mountain bike trails.

Permitted Uses

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

.1 Principal Uses:

- .1 arena;
- .2 park;
- .3 open space conservation area;
- .4 campground;
- .5 golf course, including a clubhouse and an accessory dwelling unit;
- .6 tourist information centre; and
- .7 assembly or recreation facility.

.2 Accessory Uses:

- .1 Open Market;
- .2 Mobile Vendor.
- .3 Shipping Containers (Campground Road PIO: 007-297-271); and
- .4 accessory buildings and structures;

Regulations

20.3. On a parcel located in an area zoned as 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.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum Setback of Building and Structures from all parcel lines	5.0 m
.2	Maximum Height of Principal Buildings and Structures	12 m
.3	Maximum Height of:	
	.1 front fence, hedge or wall	1.0 m
	.2 other fence, hedge or wall	2.5 m
	.3 open mesh or chain link fence	3.5 m

21.0 P2 ZONE – PUBLIC, INSTITUTIONAL AND CULTURAL FACILITIES

Purpose Statement

21.1. The purpose of the P2 zone is to regulate land zoned Public, Institutional and Cultural Facilities and encourage uses oriented towards community facilities such as schools, police stations, fire halls, health and care centres, government offices, or commercial daycare facilities.

Permitted Uses

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

.1 Principal Uses:

- .1 school and associated playgrounds and playing fields;
- .2 church including associated assembly hall, and a church manse;
- .3 hospital, health centre, clinic;
- .4 special care facility;
- .5 office of municipal, provincial or federal governments;
- .6 fire hall;
- .7 police station;
- .8 post office;
- .9 library;
- .10 farmers market;
- .11 funeral parlour;
- .12 cemetery;
- .13 commercial daycare facility;
- .14 wastewater treatment facility;
- .15 water treatment facility;
- .16 Logan Lake Search and Rescue equipment storage building and office located on the westerly portion of District Lot 2213 (6880 Highway 97D), shown on Appendix "1" attached to and forming part of this bylaw"; and
- .17 public works yard.

.2 Accessory Uses:

- .1 shipping containers (6880 Hwy 97D - Public Works Yard); and
- .2 accessory buildings and structures.

Regulations

21.3. On a parcel located in an area zoned as 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.

Column I Matter to be Regulated		Column II Regulations
.1	Maximum Height of:	
	.1 principal building	12 m
	.2 front fence, hedge or wall	1.0 m
	.3 other fence, hedge or wall	2.5 m
	.4 open mesh or chain link fence	3.5 m
.2	Minimum Setback of Building and Structure from:	
	.1 front parcel line	5.0 m
	.2 rear parcel line	3.0 m
	.3 side parcel line	6.0 m
.3	Minimum Setback of Accessory Buildings from:	
	.1 front parcel line	5.0 m
	.2 rear parcel line	3.0 m
	.3 interior side parcel line	3.0 m
	.4 exterior side parcel line	4.5 m
.4	Minimum Parcel Size for New Subdivisions	1,000 m ²
.5	Minimum Parcel Width for New Subdivisions	15 m
.6	Maximum Parcel Coverage	40%

Special Regulation

21.4. Notwithstanding Schedule E, Lot B, Plan 20679, Section 30, Township 18, Range 24, W6M. KDYD is within the P3 zone (for a First Nation's Burial Ground near the Thompson River).

22.0 FD ZONE – FUTURE DEVELOPMENT

Purpose Statement

22.1. The purpose of the FD zone is to zone land as Future Development and reserve areas for a range of future land uses including residential and commercial development.

Permitted Uses

22.2. The following uses and no others are permitted in the UR zone:

.1 Principal Uses:

- .1 livestock grazing;
- .2 open space conservation area;
- .3 open land recreation including archery and firearm ranges, ski hill, cross country skiing trails, disc golf course, ball fields, rodeo grounds, and equestrian centre;
- .4 public utility; and
- .5 single detached dwelling.

.2 Accessory Uses:

- .1 attached suite; and
- .2 accessory use.

Regulations

22.3. On a parcel located in an area zoned as FD, 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.

	Column I Matter to be Regulated	Column II Regulations
.1	Minimum Setback of Buildings and Structures from any Parcel Line	6.0 m
.2	Maximum Number of Single Detached Dwellings Per Parcel	1
.3	Maximum Height of Single Detached Dwelling	10.0 m

23.0 SCREENING AND LANDSCAPING

Screening requirements are to apply to the designated zones outlined in this Bylaw.

- 23.1 The minimum width for landscaping and screening areas in all zones is 1.0 m.
- 23.2 The minimum screening between a M zone and a R zone shall be 2.0 m in height on the M zone parcel.
- 23.3 Wherever possible, landscaping and screening areas will retain existing trees and natural vegetation and add planting that enhances the natural environment.
- 23.4 Existing healthy woody plants (trees, shrubs) shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate the proposed development, or if the vegetation poses a safety hazard or is deemed by the Village to be a nuisance.
- 23.5 Vegetative buffers shall be required in the M and C zones where these uses are adjacent to R zones and P zones. Developments may be exempt from providing a vegetative buffer if the setback is required for a fire lane access.
- 23.6 Fence and wall materials shall be consistent with the character of the zone in which they are to be located. The height of a fence or wall shall be measured from grade. Where the fence or wall is adjacent to the property line, the height shall be measured with reference to the grade of the abutting property. Where a fence is located on top of a retaining wall, berm or similar structure, the height of the fence shall include the height of the supporting structure.
- 23.7 The proposed site grading shall respect the natural contour of the land to the extent possible, minimize the necessity to use retaining walls, and ensure drainage away from buildings and abutting properties. Erosion control measures shall be used during construction to prevent the pollution, degradation or siltation of natural areas, watercourses and roads.

Screening and Landscaping Requirements: Lots and Required Yards

- 23.8 Landscaping and screening areas must not be located on septic fields, and a septic field must not be located in a landscaping and screening area, unless approved in writing by the appropriate regulatory authority.
- 23.9 In a C1, M1 or M2 zone, where the side or rear line of a lot abuts a lot in an R1, RM1 or MH1 zone, or is separated by a highway (street) therefrom, a solid decorative fence of at least 1.8 m in height shall be provided along all property lines separating the developed portion of the site from such residentially zoned property.

Screening and Landscaping Requirements: Outdoor Storage

- 23.10 Where permitted in this Bylaw, areas used for the outdoor storage of discarded material or wrecked vehicles shall be screened and/or landscaped in accordance with the following:
 - .1 The storage of said materials or vehicles shall be enclosed entirely within a building; or
 - .2 Said materials or vehicles shall be screened and buffered in accordance with the following:
 - .1 A continuous, decorative, solid fence of not less than 1.8 m and not greater than 3.0 m in height shall be provided; or
 - .2 a 7.5 m wide landscaped berm with a height of not less than 1.8 m and not greater than

3.0 m in height shall be provided.

23.11 In an M1 zone, any industrial activity or storage not contained within a building shall be enclosed by a wall or a tight board fence not less than 1.8 m high.

23.12 All storage of goods and materials in M and C zones shall be screened from view from any highway, and from adjacent sites in an R zone by fences, berms, landscape materials or a combination of these to the satisfaction of the District of Logan Lake.

Screening and Landscaping Requirements: Dwellings Adjacent to a Major Highway

23.13 Notwithstanding this Bylaw, screening and landscaping shall be subject to the requirements of the Ministry of Transportation and Transit where applicable. In any R1 zone, where a dwelling is constructed within 10.0 m of Highway 97C or Highway 97D, the following provisions apply:

- .1 A 7.5 m wide landscaped buffer strip, including a solid buffer of trees and shrubs of not less than 1.8 m in height, or
- .2 A continuous, decorative, solid fence of not less than 1.8 m and not greater than 3 m in height, or
- .3 A 7.5 m wide landscaped continuous earth berm with a height above the grade of the road surface of not less than 1.8 m.

Screening and Landscaping Requirements: Fence Height and Materials

23.14 All fencing shall not be greater than 1.8 m in height unless otherwise specified.

23.15 No fence in an R1, RM1, MH1 or C1 zone shall contain barbed wire, razor wire, electrified wire, sheet metal or corrugated metal.

23.16 No fence in an A1 or RR1 zone shall contain tarps, razor wire, sheet metal or corrugated metal.

24.0 PARKING AND LOADING PROVISIONS

Application of Regulations

24.1 Space for the off-street 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 Schedule.

Exemption of Existing Buildings from Parking and Loading Requirements

24.2 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 off-street 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 off-street parking and loading prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements of this section.

Number

24.3 The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 24.1 of this Schedule in which Column I classifies the types of uses and Column II sets out the number of required off-street parking spaces that are to be provided for each use in Column I.

24.4 The number of off-street loading spaces for motor vehicle required for any use is calculated according to Table 24.2 of this Schedule in which Column I classifies the types of uses and Column II sets out the number of required off-street loading spaced that are to be provided for each use in Column I.

24.5 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 off-street 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.

24.6 Where the calculation of the required off-street parking and loading spaces results in a fraction, one parking or loading space shall be provided in respect of the fraction.

24.7 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 m of width of such seating shall be deemed to be one seat.

24.8 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.

24.9 Where more than one use is located in a building, the total number of parking spaces to be required may recognize the mix of uses and determine the number of spaces required based on the various portions of the building dedicated to each use.

24.10 Where more than one standard may apply to a use, the standard requiring the greatest number of parking spaces shall be used.

Location

24.11 Except for uses in the C1 zone, off-street parking spaces shall be located on the same parcel as the use they serve.

24.12 In the C1 zone, off-street parking spaces may be located on another parcel within 125 m of the building or use the spaces serve under the condition that legal assurances are established to ensure that the parcel is used only for parking serving the building or use.

24.13 Off-street loading spaces shall be located on the same parcel as the use they serve.

Dimensions of Parking Spaces

24.14 Each off-street parking space required by this Bylaw shall not be less than 2.7 m in width, 5.5 m in length and 2.2 m in height.

Dimensions of Loading Spaces

24.15 Each off-street loading space required by this Bylaw shall not be less than 3 m in width, 9 m in length and 4 min height. In no case shall the length of the loading space be such that a vehicle in the process of loading or unloading shall project into any highway (including all roads and lanes).

Access to Parking Space

24.16 Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles, having widths not less than:

- .1 7.5 m - where parking spaces are located at 90 degrees to the maneuvering aisle providing access to the space
- .2 5.0 m - where parking spaces are located at 60 degrees to the maneuvering aisle providing access to the space
- .3 3.5 m - where the parking spaces are located at 45 degrees to the maneuvering aisle providing access to the space.

Surfacing of Parking Spaces

24.17 Parking spaces provided in the R3, C1, C2, C3 and M1 zones shall be hard surfaced with 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.

Siting

24.18 No off-street parking space shall be located within 2 m of the front parcel line.

Handicapped Parking

24.19 Parking for handicapped persons shall be provided in accordance with the Building Code.

Residential Driveways

24.20 For any dwelling that uses a garage as part of meeting parking requirements must have a 6 m driveway between the front parcel line and the garage.

Ministry of Transportation and Transit Standards

24.21 The Ministry of Transportation and Transit may require parking in addition to the requirements of this bylaw, especially where lots are adjacent to a Provincial Highway.

Table 24.1 – Required Off-Street Parking Spaces

COLUMN 1 Use	COLUMN 2 Required Parking Stalls
Single-detached dwelling Duplex dwelling Semi-attached dwelling	2 per dwelling unit + 1 for every suite
Accessory dwelling unit	1 per dwelling unit
Multiple-dwelling unit	1 per bachelor and 1 bedroom units, 1.5 per unit with 2 bedrooms or more + 1 per 4 units for 'visitor parking'
Supportive housing	1 per dwelling unit + 1 per 5 units for employee parking
Ambulance Station	1 and 1 per bay
Appliance Service/Repair Shop Bakery Building Supply Store Car, Truck, Boat, and Manufactured Housing Sales and Rentals Dry Cleaning Shop Gallery Hardware Store	1 per 40 m ² of gross floor area
Government Office	1 per 25 m ² of gross floor area
Equipment Sales and Rental Store (including heavy equipment)	1 per 70 m ² of gross floor area and 1 per 400 m ² display area and 2 per parts department
Fire Station	3 per bay
Automobile Service/Equipment Service Shop	1.5 per bay
Barber Shop/Beauty Parlour	1 per 20 m ² of gross floor area or 2 per employee
Bottle Depot	1 per 20 m ² of gross floor area
Hotel, motel Boarding or lodging house Bed and Breakfast	1 per guest sleeping room and 1 parking space for the owner, operator or caretaker
Commercial Daycare Facility or Preschool	1 per 40 m ² of gross floor area

COLUMN 1 Use	COLUMN 2 Required Parking Stalls
Community Care Facility, Non-Residential	1 per 40 m ² of gross floor area
Community Care Facility, Residential	1 per 4 beds and 1 per 2 employees
Campgrounds	1 per camp site
Dental Clinic	1 per 20 m ² of gross floor area or 4 per dentist
Health services	1 per 15 m ² of floor space
Retail store, office Convenience store	1 per 35 m ² of floor space
Office	1 per 75 m ² of floor space
Restaurant, nightclub, cocktail lounge, cabaret, beer parlour	1 per 5 seats
Manufacturing and industrial building and use	1 per 20 m ² of floor space or 1 per 100 m ² of land area, whichever results in more parking stalls
Kindergarten, elementary and junior high school Senior high school	2 per classroom 5 per classroom
Place of Worship	1 per 10 seats
Hospital	1 per 15 m ² of floor space
Taxi office	1 per each vehicle customarily operating from the office
Golf Course	4 per hole
Arena, auditorium, lodge and fraternal building, community hall, public library, funeral parlour, theatre	1 per 5 seats or 1 per 10 m ² of the floor area used for dancing or assembly, whichever is greater
Bowling Alley Billiard and pool hall	3 for each alley 2 for each table
Warehouse, storage building, wholesale establishment or other similar use	1 per 75 m ²

Table 24.2 Required Off-Street Loading Spaces

COLUMN I Use	COLUMN II Loading Requirements
Commercial and Industrial Uses with a Floor Area of:	
<ul style="list-style-type: none">• less than 500 m²• 500 m² to 2,000 m²• more than 2,000 m²	1 space 2 space 3 space
Public and Institutional Uses with a Floor Area of:	
<ul style="list-style-type: none">• 3,000 m² or less• more than 3,000 m²	space spaces

SCHEDULE B FLOODPLAIN PROVISIONS

Pursuant to Section 910 of the *Local Government Act*, areas of the District of Logan Lake designated as floodplain are as follows:

Those portions of the land within the floodplain setback specified in Section 2 of this Schedule, and those portions of land lower than the Flood Construction Level specified in Section 3 of this Schedule.

1. Definitions

For the purpose of this schedule the following definitions shall apply:

Alluvial Fan means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the main stream.

Designated Flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available. Where the flow of a large watercourse is controlled by a major dam, the designated flood shall be set on a site-specific basis.

Designated Flood Level means the observed or calculated elevation for the Designated Flood and is used in the calculation of the Flood Construction Level.

Flood Construction Level means the Designated Flood Level plus the allowance for freeboard and is used to establish the elevation of the underside of a wooden floor system or top of a concrete slab for habitable buildings. In the case of a mobile home, the ground level or top of concrete or asphalt pad, on which it is located shall be no lower than the above-described elevation. It also establishes the minimum crest level of a Standard Dyke. Where the Designated Flood Level cannot be determined or where there are overriding factors, an assessed height above the natural boundary of the water body or above the natural ground elevation may be used.

Flood Proofing means the alteration of land or structures either physically or in use to reduce or eliminate flood damage and includes the use of elevation and/or building setbacks from water bodies to maintain a floodway and to allow for potential erosion.

[Note: The purpose of these conditions is to reduce the risk of injury, loss of life, and property damage due to flooding and erosion. However, the District of Logan Lake does not represent to the owner or any other person that any building constructed or mobile home or unit located in accordance with the following conditions will not be damaged by flooding or erosion.]

Freeboard means a vertical distance added to the Designated Flood Level and is used to establish the Flood Construction Level.

Habitable Area means any room or space within a building or structure which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded.

Heavy Industry includes such uses as manufacturing or processing of wood and paper products, metal,

heavy electrical, non-metallic mineral products, petroleum and coal products, industrial chemicals and by-products, and allied products.

Light or Service Industry includes such uses as assembly, fabricating, light manufacturing, warehousing, wholesaling and food processing.

Manufactured Home means a structure manufactured as a unit, intended to be occupied in a place other than at its manufacturer, and designed as a dwelling unit, and specifically excludes recreation vehicles.

Natural Boundary means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself (*Land Act*, Section 1). In addition, the natural boundary includes the best estimate of the edge of dormant or old side channels and marsh areas.

Pad means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a mobile home or unit.

Setback means a withdrawal of a building or landfill from the natural boundary or other reference line to maintain a floodway and to allow for potential land erosion.

Standard Dykes means those built to a minimum crest elevation equal to the Flood Construction Level and meeting standards of design and construction approved by the *Ministry of Environment and Parks* and maintained by an ongoing authority such as a local government body.

Watercourse means any natural or man made depression with well defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 km² or more upstream of the point of consideration.

2. Setback Requirements

Pursuant to Section 910 (4) of the *Local Government Act*, no landfill or structural support required to support a floor system or pad, shall be constructed, reconstructed, moved, extended or located:

- a) within 7.5 m of the natural boundary of a lake, pond or any structure for flood protection or seepage control or of any dyke right-of-way;
- b) within 30 m of the natural boundary of the Thompson River; and
- c) within 15 m of the natural boundary of any other watercourse.

3. Elevation Requirements

Pursuant to Section 910 (4) of the *Local Government Act*, no building, manufactured home or unit, modular home or structure or any part thereof shall be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of a concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a manufactured home or unit the ground level or top of the concrete or asphalt pad on which it is located:

- lower than 6 m above the natural boundary of the Thompson River;
 - nor lower than 1.5 m above the natural boundary of a lake, swamp, or pond;
 - nor lower than 1.5 m above the natural boundary of any other watercourse.
- a) The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
 - b) Where landfill is used to achieve the required elevation stated in Clause 3 a) above, no portion of the landfill slope shall be closer than the distances in Clause 2 from the natural boundary, or the inboard toe of any structure for flood protection or seepage control, or the inboard side any dyke right-of-way, and the face of the landfill slope shall be adequately protected against erosion from flood flows, wave action, ice or other debris.
 - c) Foundations of construction in alluvial fan areas shall be designed by a Professional Engineer to ensure that structures are anchored to minimize the impact of flood, sediment and erosion damage; footings are extended below scour depth, or fill materials are armoured where elevation is achieved by fill, to protect against scour, erosion and flood flows.

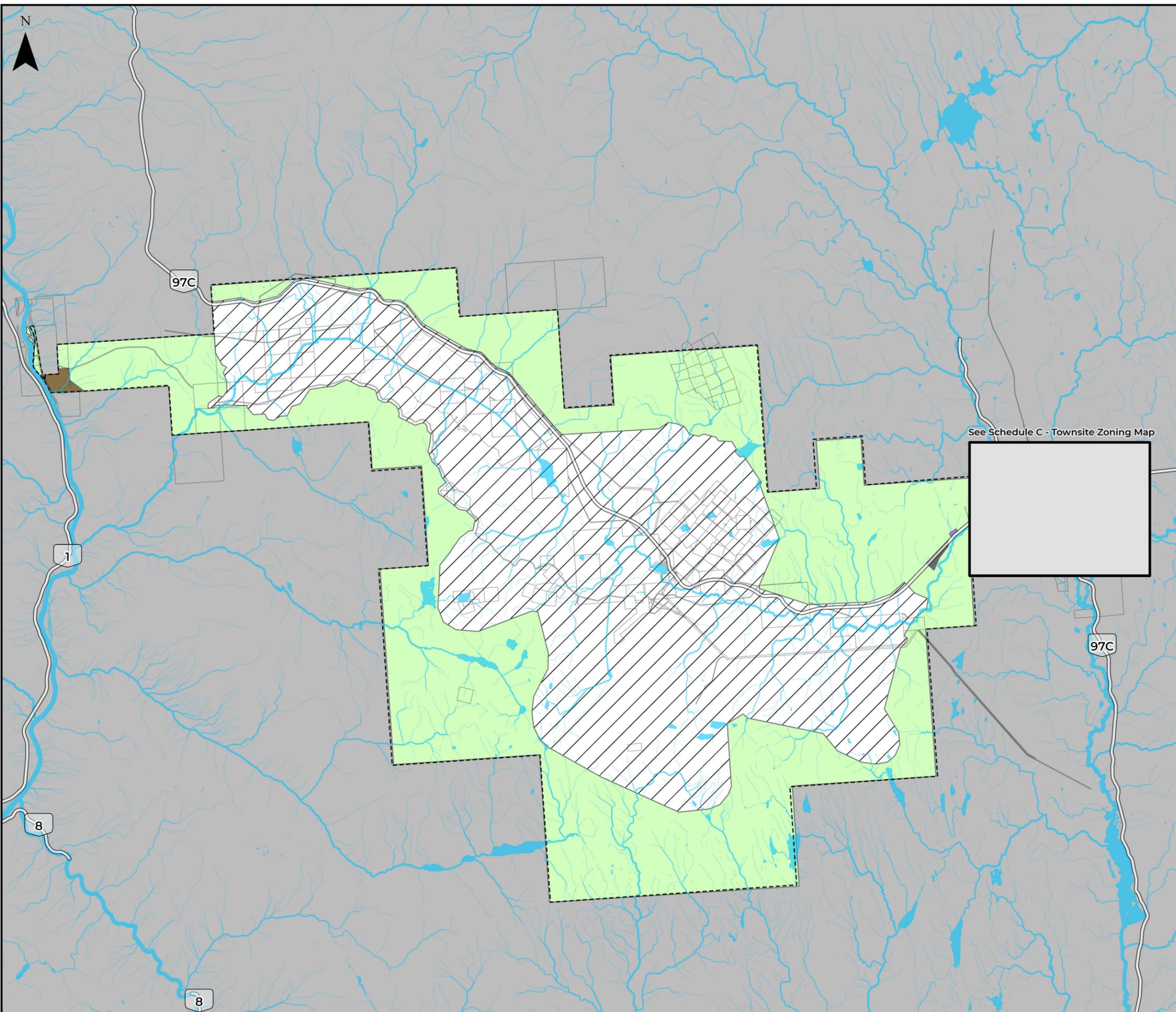
4. Other Requirements

Clause 3 shall not apply to:

- a) a renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw;
- b) that portion of a building or structure to be used as a carport or garage;
- c) farm buildings other than dwelling units and closed sided livestock housing. Farm dwelling units on parcel sizes 2.1 ha or greater and within the Agricultural Land Reserve are exempted from the requirements of Clause 3 a) but if in a floodable area shall be elevated one (1) m above the natural ground elevation. Close-sided livestock housing behind Standard Dykes as approved by the Inspector of Dikes is exempted from the requirement to floodproof but if not behind Standard Dykes shall be elevated one (1) m above the natural ground elevation;
- d) light or heavy industrial development which is required to floodproof to the Designated Flood Level;
- e) heavy industry behind Standard Dykes;
- f) on-loading and off-loading facilities associated with water-oriented industry and portable sawmills. Main electrical switch gear shall be placed above the Flood Construction Level.

SCHEDULE C - ZONING MAP (TOWNSITE)

SCHEDULE D - ZONING MAP (DISTRICT-WIDE)



District-wide Zoning Map
 No. #XXX, 20XX

- AR - Agriculture
- C1 - Town Centre Commercial
- C2 - Neighbourhood Commercial
- C3 - Highway Commercial
- CD - Comprehensive Development
- ER - Estate Residential
- FD - Future Development
- M1 - Light Industrial
- M2 - General Industrial
- M3 - Mining Operations
- P1 - Parks and Recreation
- P2 - Public, Institutional and Cultural Facilities
- R1 - Low Density Residential
- R2 - Small Lot Single Detached Residential
- R3 - Low Density Multiple Dwelling Unit Residential
- R4 - Medium Density Multiple Dwelling Unit Residential
- RR - Rural Resource
- SG - Sand and Gravel

See Schedule C - Townsite Zoning Map

SOURCE:
 Municipal boundary, water features and Digital Road Atlas from Data BC. Legal Boundaries from Parcel Map BC - Integrated Cadastral Information Society.
 Date of data access: February 2025

NOTE:
 For clarity purposes, the land use designation in the areas of the approximate edge of water boundaries has been shown only up to the high water mark and may not include the full extent of the parcel under the water.

BYLAW NO.	AMENDMENTS	DATE

SCHEDULE D

