

Consolidated to:
April 18, 2023



DISTRICT OF

Logan Lake

Discover our Nature



ZONING BYLAW

Bylaw 675, 2010

DISTRICT OF LOGAN LAKE

BYLAW 675, 2010

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. 675, 2010".
2. Schedules "A", "B", "C", "D" and "E" as detailed below, are attached to and from a part of Zoning Bylaw 675, 2010:

Schedule "A" - Zoning Bylaw Text;
Schedule "B" - Floodplain Provisions
Schedule "C" - Parking and Loading Provisions
Schedule "D" - Zoning Map (Townsite)
Schedule "E" - Zoning Map (District-wide)

"Bylaw 784"
"Bylaws 794, 895"

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 Zoning Bylaw 580 2004 and all amendments are hereby repealed.
- 5 This bylaw shall come into full force and effect upon adoption.

READ A FIRST TIME this 15th day of June, 2010.

READ A SECOND TIME this 7th day of September, 2010.

PUBLIC HEARING was held this 21st day of September, 2010.

READ A THIRD TIME this 21st day of September, 2010.

RECONSIDERED AND ADOPTED this 21st day of September, 2010.

Mayor (M. Dosch)

Chief Administrative Officer (W. Vollrath)

SCHEDULE "A"
Zoning Bylaw Text

TABLE OF CONTENTS

SECTION 1 - DEFINITIONS	3
SECTION 2 – ADMINISTRATION.....	9
SECTION 3 – ESTABLISHMENT OF ZONES	11
SECTION 4 – GENERAL REGULATIONS	13
SECTION 5 – AR ZONE – AGRICULTURE.....	19
SECTION 6 – RR ZONE – RURAL RESOURCE	21
SECTION 7 – ER ZONE – ESTATE RESIDENTIAL.....	23
SECTION 8 – R1 ZONE – SINGLE FAMILY RESIDENTIAL, AND	25
R1S ZONE – SINGLE FAMILY RESIDENTIAL WITH SECONDARY SUITE	25
SECTION 9 – R2 ZONE – TWO FAMILY RESIDENTIAL.....	27
SECTION 10 – R3 ZONE – SMALL LOT SINGLE FAMILY RESIDENTIAL.....	29
SECTION 11 – R4 ZONE – LOW DENSITY MULTIPLE FAMILY RESIDENTIAL	31
SECTION 12 – R5 ZONE – MEDIUM DENSITY MULTIPLE FAMILY – RESIDENTIAL.....	33
SECTION 13 – C1 ZONE – TOWN CENTRE COMMERCIAL	35
SECTION 14 – C2 ZONE – NEIGHBOURHOOD COMMERCIAL.....	37
SECTION 15 – C3 ZONE – HIGHWAY COMMERCIAL	39
SECTION 16 – C4 ZONE – MIXED COMMERCIAL – RESIDENTIAL	41
SECTION 17 – C5 ZONE – BOTTLE DEPOT	43
SECTION 18 – M1 ZONE – LIGHT INDUSTRIAL	44
SECTION 19 – M2 ZONE – GENERAL INDUSTRIAL.....	46
SECTION 20 – M3 ZONE – MINING OPERATIONS.....	48
SECTION 22 – SG ZONE – SAND AND GRAVEL	49
SECTION 22 – SG ZONE – SAND AND GRAVEL	49
SECTION 23 – P1 ZONE – PARKS AND OPEN SPACE.....	50
SECTION 24 – P2 ZONE – PUBLIC UTILITIES AND SERVICES	51
SECTION 25 – P3 ZONE – PUBLIC AND CULTURAL FACILITIES.....	52

SECTION 26 – N1 ZONE – NEIGHBOURHOOD NURSERY	54
SECTION 27 – UR ZONE – URBAN RESERVE	56
SCHEDULE B FLOODPLAIN PROVISIONS	57
SCHEDULE C PARKING AND LOADING PROVISIONS.....	60

SECTION 1 - DEFINITIONS

ACCESSORY BUILDING means a building or structure that is subordinate and supplementary to the principal building or use permitted on the same parcel and may include but not be limited to a garage, carport, storage shed, or portable shelter.

ACCESSORY DWELLING UNIT means a dwelling unit that is accessory to a principal use or building on the same parcel.

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.

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.

AGRICULTURE means the growing, rearing, producing harvesting or sale of agricultural crops, fur bearing animals, poultry or other livestock, and includes processing of primary agricultural products harvested, reared or produced by the farming operation, and the storage of farm machinery implements and agricultural supplies, and repairs to farm machinery and implements used by the farming operation, but excludes intensive agriculture and commercial kennels outside of the Agricultural Land Reserve.

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.

AQUACULTURE means an operation including, but not limited to, the raising of fish (fry and smelts), shellfish, molluscs, crustaceans and marine algae, including the storage of fish feed and the treatment and disposal of fish feces, but excluding:

- .1 the cleaning, icing, rendering, canning, smoking, cooking, processing and storage of fish;
- .2 the manufacture of fish feed and the mixing of fish offal with fish feed; and
- .3 the outdoor storage of fish offal and feces.

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.

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.

“Bylaw 852”

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. **"Bylaw 834"**

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.

DEVELOPMENT means:

- .1 the carrying on of any construction or excavation or their operation, in, on, over, or under land or water; or
- .2 the making of any change in 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.

DUPLEX means any building divided into two dwelling units, each of which is occupied or intended to be occupied as a permanent home or residence of one family.

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

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

FAMILY means:

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

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

FENCE includes arbour, archway, gate, pagoda, screen, trellis and wall.

FLOOR AREA means the total floor area of all floors in a building measured to the extreme outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery.

FOURPLEX 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 family.

FRONT FENCE, HEDGE or WALL means a fence, hedge or wall located within the front yard of a parcel.

FRONT PARCEL LINE means the shortest parcel line common to a parcel and a highway other than a lane.

FRONT YARD means the area of a parcel located between the front parcel line and the front building line. The front building line is a line parallel to the front parcel line drawn across the parcel through the point where a building on the parcel is closest to the front parcel line.

GRADE is determined in two steps:

- .1 for each exterior wall, measure the average elevation of the finished ground adjoining the wall;
- .2 from the average elevation figures for all the walls, choose the lowest elevation figure to represent the GRADE.

HEIGHT means the vertical distance from the grade to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the beam height level between the eaves and ridge of a gable, hip or gambrel roof.

HIGHWAY includes a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way.

HOME INDUSTRY means a small scale use providing a service primarily to the local community and which is accessory to the single family dwelling or agricultural operation including, but not limited to, a carpentry shop, a welding shop, a metal working shop or a blacksmith's shop.

HOME OCCUPATION means an occupation or profession carried out in a home, where the occupation or profession is accessory to the use of a dwelling for residential purposes.

HOTEL means a building which contains sleeping units and may contain assembly, commerce, entertainment, indoor recreation, or restaurant uses and premises licensed for on-site consumption of alcoholic beverages.

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.

INTERIOR SIDE PARCEL LINE means a parcel line other than a rear or front parcel line which is not common to a highway other than a lane.

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

LANDSCAPE SCREEN means an opaque barrier formed by a row of shrubs, trees or by a wooden fence or masonry wall or by a combination of these.

LANDSCAPING MATERIALS, HARD includes fences, decorative walls, retaining walls, planters, sculptures, decorative pools, or decorative rocks. *"Bylaw 834"*

LANDSCAPING MATERIALS, SOFT includes trees, shrubs, grass, vines, ground covers, flowers, soil, mulches, or other similar materials in a landscaped area. *"Bylaw 834"*

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

MANUFACTURED HOME or MANUFACTURED HOUSING means a single family dwelling built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than where it is manufactured.

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. *"Bylaw 834"*

MOTEL means a building or buildings which contains sleeping units but which does not contain premises licensed for on-site consumption of alcoholic beverages.

MULTIPLE FAMILY DWELLING 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 family.

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.

OPEN MARKET means an open-air market for the sale of arts, crafts, merchandise and other related items. *"Bylaw 713"*

OTHER FENCE, HEDGE or WALL means any fence, hedge or wall other than a front fence, hedge or wall.

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.

PARCEL means any parcel, block or other area in which land is held or into which it is subdivided.

PARCEL COVERAGE means the percentage of the parcel area covered by the area of all buildings, including accessory buildings.

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

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.

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.

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

REAR YARD means the area of a parcel located between the rear parcel line and the rear building line. The rear building line is a line parallel to the rear parcel line drawn across the parcel through the point where a principal building on the parcel is closest to the rear parcel line.

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-dos and other personal water craft, all terrain vehicles, snowmobiles, and boats.

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.

"Bylaw 885"

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.

SECONDARY SUITE means a self-contained accessory dwelling unit contained within a building used as a single family dwelling.

"Bylaw 862"

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 required minimum distance between a building or use and each of the respective property lines.

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. **"Bylaw 834"**

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.

SIDE PARCEL LINE means a parcel line other than a rear or front parcel line.

SIDE YARD means the area of a parcel located between the side parcel line and the side building line. The side building line is a line parallel to the side parcel line drawn across the parcel through the point where a principal building on the parcel is closest to the side parcel line.

SINGLE FAMILY DWELLING means any detached building consisting of one dwelling unit that is occupied or intended to be occupied as the permanent home or residence of one family.

SIXPLEX 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.

SLEEPING UNIT means one or more habitable rooms, with not more than one bedroom and without kitchen facilities, used or intended to be used for sleeping and living purposes.

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 fixed to, supported by or sunk into land or water, but does not include concrete, asphalt, brick or tile-surfaced areas.

TEMPORARY USE PERMIT means a Temporary use Permit as outlined in the Local Government Act under Division 9, Permits and Fees. **"Bylaw 724"**

TEMPORARY USE PERMIT DESIGNATED AREAS means areas designated by specific zones where Council may issue a Temporary Use Permit. **"Bylaw 724"**

TRIPLEX 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.

UPPER FLOOR DWELLING UNIT means a dwelling unit that is located above the ground floor and is accessible by an entrance separate from the non-residential, ground floor use.

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.

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.

ZONE means a zone as established by this Bylaw.

SECTION 2 – 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.

Conformity

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

Severability

- 2.3 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 it is invalid shall not affect the validity of the remainder.

Inspection

- 2.4 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

- 2.5 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 2.4;

commits an offence under this Bylaw.

Offence

- 2.6 Each day's continuance of an offence under Section 2.5 constitutes a new and distinct offence.

Penalty

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

SECTION 3 – 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

Column I	Column II
Zones	Title Elaboration
AR	Agriculture
RR	Rural Resource
ER	Estate Residential
R1	Single Family Residential
R1S	Single Family Residential with Secondary Suite
R2	Two Family Residential
R3	Small Lot Single Family Residential
R4	Low Density Multiple Family Residential
R5	Medium Density Multiple Family Residential
C1	Town Centre Commercial
C2	Neighbourhood Commercial
C3	Highway Commercial
C4	Mixed Commercial – Residential
C5	Bottle Depot
M1	Light Industrial
M2	General Industrial
M3	Mining Operations
M4	Aquaculture
SG	Sand and Gravel
P1	Parks and Open Space
P2	Public Utilities and Services
P3	Public and Cultural Facilities
N1	Neighbourhood Nursery
UR	Urban Reserve

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 D and E, the Zoning Maps of this Bylaw.

Zone Boundaries

- 3.4 Where a zone boundary is shown on Schedules D or E as following a highway or rail right-of-way or watercourse, the centreline of the highway, rail right-of-way or watercourse shall be the zone boundary.
- 3.5 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 Maps.

SECTION 4 – GENERAL REGULATIONS

Applicability of General Regulations

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

Uses Permitted in all Zones

- 4.2 Parks and public utilities are permitted in all zones.

Prohibited Uses

- 4.3 Occupancy of a recreational vehicle for more than 10 days in one month is prohibited on a parcel in an R Zone.
- 4.4 Occupancy of a recreational vehicle for overnight accommodation while it is parked on a highway is prohibited.
- 4.4 (a) The sale or dispensing of Cannabis or Cannabis related products is prohibited in all zones.

“Bylaw 834”

Wrecked Vehicles and Construction Materials

- 4.5 Outdoor storage of wrecked or disused vehicles or construction materials is not permitted except in the M1, M2 or M3 zones where the zone provides.

Minimum Setback from Watercourses

- 4.6 The minimum setback of all buildings and structures from watercourses is 15 m.

Servicing Requirements

- 4.7 All parcels created by new subdivision in the R1, R1S, R2, R3, R4, R5, C1, C2, C3, C4, C5 and M1 zones shall be connected to a community water system and a community sewer system.
- 4.8 All parcels created by new subdivision in the ER zone shall be connected to a community water system.

Height Exceptions

- 4.9 Any of the following structures may exceed the maximum height regulations of this bylaw, but in no case are they to exceed 15 metres in overall height when measured from the natural ground:
- .1 dome, cupola;
 - .2 public monument;
 - .3 chimney;
 - .4 spire, steeple, belfry;
 - .5 radio and television tower or antenna;
 - .6 flag or lighting pole, flood light;
 - .7 silo;
 - .8 transmission tower;
 - .9 hose and fire alarm tower;
 - .10 mechanical appurtenance on roof tops.

“Bylaw 834”

Setback Exceptions

- 4.10 No building or structure other than the following shall be located in the area of setback required by this Bylaw:

- .1 signs;
- .2 fences;
- .3 steps provided they are not closer than 1 m from any side parcel line;
- .4 a patio, terrace, porch, sundeck, balcony or canopy provided they are not closer than 2 m from any parcel line;
- .5 gutters, eaves, cornices, sills, bay windows, chimneys, or other similar features, uncovered patios, terraces and steps provided they are not closer than 60 cm from any parcel line;
- .6 arbours, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m from any parcel line;
- .7 a parking space or loading space;
- .8 landscape screens.

Interior Side Parcel Line Setback Exception of Strata Parcel

- 4.11 The interior side parcel line setback requirements of this Bylaw shall not apply to strata parcels where there is a common wall shared by two or more dwellings.

Minimum Parcel Size and Minimum Parcel Width Exception

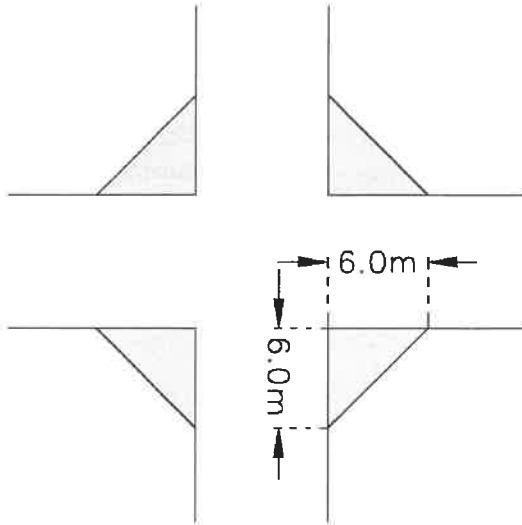
- 4.12 The minimum parcel size and minimum parcel width regulations for new subdivisions do not apply to parks, public uses or public utilities.

Vision Clearance at Intersections

- 4.13 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 along side 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

Visual Clearance at Intersections



Fence Height Along an Exterior Side Parcel Line

- 4.14 Where both a front parcel line and an exterior side parcel line front a highway in the R1, R1S, R2, R3, R4 or R5 zones, the maximum height of fence, hedge or wall on the exterior parcel side parcel line shall be 1 m.

Home Occupations

- 4.15 Where expressly permitted within a zone, home occupations shall comply with the following regulations:
- .1 no outdoor storage of material associated with the home occupation is permitted;
 - .2 a maximum of one (1) sign per parcel is permitted when advertising a home occupation and shall not exceed 0.2 m² in area and shall not be illuminated;
 - .3 the home occupation shall be carried out wholly within a dwelling or permitted accessory building;
 - .4 no retail sales other than the sale of goods produced on the premises is permitted;
 - .5 up to one (1) person, in addition to family members residing in the dwelling, may be engaged in the home business;
 - .6 the home occupation shall not occupy more than 50 m² of the dwelling and accessory building;
 - .7 the home occupation shall not occupy more than 25% of the gross floor area of the dwelling;
 - .8 a home occupation may not include:
 - .1 stables, kennels or animal breeding operations;
 - .2 restaurants;
 - .3 parking or storage of commercial, industrial, or construction equipment and material;

- .4 vehicle or equipment repair and maintenance;
- .5 metal or fibreglass fabricating;
- .6 uses that produce toxic or noxious matter, noise, vibrations, smoke, dust, odour, litter, heat, glare, radiation, fire hazard, or electrical interference other than normally associated with a 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 person operating a home occupation shall possess a District of Logan Lake business license.

Home Industries

4.16 Where expressly permitted within a zone, a home industry shall comply with the following regulations:

- .1 the home industry is only permitted on parcels 1 ha or greater;
- .2 a maximum of one (1) sign per parcel is permitted advertising a home industry and shall not exceed 0.4 m² in area and shall not be illuminated.
- .3 up to two (2) people, in addition to family members residing in the dwelling, may be engaged in the home industry;
- .4 the maximum floor area and outdoor site area of a home industry is 100 m²;
- .5 any outdoor storage associated with the home industry shall be adequately screened from neighbouring parcels and highways;
- .6 a home industry shall not include:
 - .1 wrecking yards;
 - .2 sand and gravel processing;
 - .3 sawmills, except in the RR zone;
 - .4 intensive agriculture;
 - .5 vehicle or equipment repair and maintenance, vehicle recycling operations;
- .7 stables, kennels or animal breeding operations as part of a home industry are permitted only on parcels 2 ha or greater;
- .8 the minimum setback of stables, kennels or animal breeding operations as part of a home industry from all parcel lines is 30 m;
- .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 person operating a home occupation shall possess a District of Logan Lake business license.

Bed and Breakfasts

4.17 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.

Temporary Use Permits

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

- .1 The following zones are designated as Temporary Use Permit Areas:
 - RR Rural Resource;
 - C1 Town Centre Commercial;
 - C2 Neighbourhood Commercial;
 - C3 Highway Commercial;
 - C4 Mixed Commercial-Residential;
 - M1 Light Industrial; and
 - M2 General Industrial.
- .2 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;

- .4 does not permanently alter the site upon which it is located;
- .5 is compatible with the property's land use designation; and
- .6 complies with all conditions as may be specified by the Council, in the Temporary Use Permit. ***"Bylaw 724"***

"Uses Permitted in Specific Zones"

- 4.19 Child Care Centres, which are provincially licensed facilities to accommodate eight (8) children or less, are permitted in any zone allowing a single family dwelling, provided they occur as an accessory use within a single family dwelling. ***"Bylaw 834"***
- 4.20 Shipping Containers are permitted in Industrial zones (M1, M2, and M3 zones) and may only be used as accessory buildings. ***"Bylaw 834"***

"Vehicles parked in Front Yard"

- 4.21 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. ***"Bylaw 834"***

"Minimum Front Yard Landscaping in Residential Zones"

- 4.22 A minimum of 40% of the Front Yard in all Residential zones shall be landscaped with a combination of Hard or Soft Landscaping Materials. ***"Bylaw 834"***

"Mobile Vendors"

- 4.23 Mobile Vendors shall be permitted in the C2, C3, M1, & M2 zones. ***"Bylaw 834"***

SECTION 5 – AR ZONE – AGRICULTURE**Purpose Statement**

- 5.0 The purpose of the AR zone is to preserve land designated in the Official Community Plan as Agriculture for agriculture and related land extensive uses. ***"Bylaw 834"***

Permitted Uses

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

- .1 agriculture, intensive agriculture;
- .2 single family dwelling;
- .3 home occupation;
- .4 home industry;
- .5 bed and breakfast;
- .6 accessory use.

Regulations

- 5.2 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 Family Dwellings Per Parcel	2
.3 Maximum Height of Single Family Dwelling	10 m
.4 Minimum Setback of Principal Buildings from:	
• front parcel line	6 m
• rear parcel line	6 m
• interior side parcel line	1.5 m
• exterior side parcel line	4.5 m
.5 Minimum Setback of Accessory Buildings from:	
• front parcel line	6 m
• rear parcel line	3 m
• interior side parcel line	3 m
• exterior side parcel line	4.5 m
.6 Minimum Setback of Intensive Agriculture from:	
• parcel lines adjacent to a parcel zoned other than AR or RR	150 m
• all other parcel lines	15 m
• highway	30 m
• watercourse	30 m

* Subject to approval by the Agricultural Land Commission

Conditions of Use for Single Family Dwellings

- 5.3 All manufactured housing must be on a permanent foundation and meet Canadian Standard Association Z240 or A277 standards.

Skirting

- 5.4 Skirting shall be installed within 60 days of installation of a manufactured home 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.
- 5.5 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.
- 5.6 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.

SECTION 6 – RR ZONE – RURAL RESOURCE**Purpose Statement**

- 6.0 The purpose of the RR zone is to preserve land designated in the Official Community Plan as Rural Resource for mining, forestry, and recreational uses. ***“Bylaw 834”***

Permitted Uses

- 6.1 The following uses and not others shall be permitted in the RR zone:
- .1 single family dwelling;
 - .2 agriculture;
 - .3 home occupation;
 - .4 home industry;
 - .5 bed and breakfast;
 - .6 portable sawmill, permitted only on parcels 10 ha or greater;
 - .7 log home manufacturing facility, permitted only on parcels 4 ha or greater;
 - .8 open land recreation including archery and firearm range, ski hill, cross country skiing trails, golf course, rodeo ground, and equestrian centre;
 - .9 airfield;
 - .10 pet boarding and breeding kennel, permitted only on parcels 2 ha or greater;
 - .11 cemetery;
 - .12 school;
 - .13 accessory use.

Regulations

- 6.2 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	4 ha
.2 Maximum Number of Single Family Dwellings Per Parcel	2
.3 Maximum Height of Single Family Dwelling	10 m
.4 Minimum Setback of Principal Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line • interior side parcel line • exterior side parcel line 	6 m 6 m 3 m 4.5 m
.5 Minimum Setback of Accessory Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line 	6 m 3 m

• interior side parcel line	3 m	
• exterior side parcel line	4.5 m	
.6 Minimum Setback of Portable Sawmills from all parcel lines	150 m	
.7 Minimum Setback of Log Home Manufacturing Facility from all parcel lines	30 m	
.8 Minimum Setback of Pet Boarding and Breeding Kennels from all parcel lines	30 m	
.9 Total Combined Maximum Floor Area of/for Accessory Building(s):		"Bylaw 834"
• where parcel area is 4 ha or greater	250 m ²	
• in all other cases.	100 m ²	
.10 Maximum width of Single Family Dwelling.	7 m	"Bylaw 699"

Conditions of Use for Single Family Dwellings

- 6.3 All manufactured housing must be on a perimeter foundation below the frost line and meet Canadian Standard Association Z240 or A277 standards. **"Bylaw 699"**

Skirting **"Deleted"**

"Bylaw 699"

SECTION 7 – ER ZONE – ESTATE RESIDENTIAL

Purpose Statement

- 7.0 The purpose of the ER zone is to regulate land designated in the Official Community Plan as Estate Residential for single family dwellings on large suburban style lots, having limited municipal servicing, greater than 4000 m² in size. ***“Bylaw 834”***

Permitted Uses

- 7.1 The following uses and no others shall be permitted in the ER zone:
- .1 single family dwelling;
 - .2 home occupation;
 - .3 home industry, permitted only on parcels 1 ha or greater;
 - .4 bed and breakfast;
 - .5 keeping of animals, permitted only on parcels 2 acres or greater and subject to the District’s Animal Control and Impoundment Bylaw. ***“Bylaw 755”***

Regulations

- 7.2 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 Family Dwellings Per Parcel	1
.3 Minimum Parcel Width for New Subdivisions	30 m
.4 Minimum Building Width of Single Family Dwellings	7 m
.5 Minimum Floor Area of Single Family Dwellings	85 m ²
.6 Total Combined Maximum Floor Area of/for Accessory Building(s)	75 m ² <i>“Bylaw 834”</i>
.7 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory building • fence 	10 m 6 m 2 m
.8 Minimum Setback of Principal Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line • interior side parcel line • exterior side parcel line 	9 m 9 m 3 m 6 m
.9 Minimum Setback of Accessory Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line 	9 m 3 m

<ul style="list-style-type: none">interior side parcel lineexterior side parcel line	3 m 6 m
.10 Minimum width of Single Family Dwelling	7 m "Bylaw 699"
.11 Maximum Parcel Coverage	10% of lot area to a maximum of 400m ² "Bylaw 834"

Conditions of Use for Single Family Dwellings

- 7.3 All manufactured housing must be on a perimeter foundation below the frost line and meet Canadian Standard Association Z240 or A277 standards. **"Bylaw 699"**

Skirting "Deleted" **"Bylaw 699"**

SECTION 8 – R1 ZONE – SINGLE FAMILY RESIDENTIAL, and
R1S ZONE – SINGLE FAMILY RESIDENTIAL with SECONDARY SUITE

Purpose Statement

- 8.0 The purpose of the R1/R1S zone is to regulate land designated in the Official Community Plan as General Residential for single family dwellings on lots greater than 600 m² in size.

Secondary suites will be evaluated subject to: availability and capacity of municipal servicing; encouraging suites on corner lots; discouraging suites on properties fronting cul-de-sacs or panhandle lots; ensuring no on-street parking restrictions or physical barriers (fire hydrants or crosswalks); ensuring noise and visual impacts are minimized through the provision of additional landscaping on-site; and sensitively integrating the suite with the existing/surrounding neighbourhood by addressing issues such as height, footprint, massing, scale, and setbacks.

“Bylaw 834”

Permitted Uses

- 8.1 The following uses and no others shall be permitted in the R1 and R1S zones:

- .1 single family dwelling;
- .2 home occupation;
- .3 bed and breakfast (in R1 only);
- .4 secondary suite (in R1S only);
- .5 accessory use.

Regulations

- 8.2 On a parcel located in an area zoned as R1 or R1S, 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	18 m
.3 Maximum Number of Single Family Dwellings Per Parcel	1
.4 Minimum Floor Area of Single Family Dwellings	85 m ²
.5 Total Combined Maximum Floor Area of/for Accessory Building(s)	50 m ² <i>“Bylaw 834”</i>
.6 Maximum Floor Area of a Secondary Suite	shall not exceed the lesser of 90m ² or 40% of the total floor area of the building
.7 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory building 	10 m 4.5 m

• front fence, hedge or wall	1 m
• other fence, hedge or wall	2 m
.8 Minimum Width of Single Family Dwelling	7 m
.9 Minimum Setback of Principal Buildings from:	
• front parcel line	6 m
• rear parcel line	6 m
• interior side parcel line	1.5 m
• exterior side parcel line	3 m
.10 Minimum Setback of Accessory Buildings from:	
• front parcel line	no closer than the principal building
• rear parcel line	1 m
• interior side parcel line	1 m
• exterior side parcel line	3 m
.11 Maximum Parcel Coverage	40%

Conditions of Use for Single Family Dwellings

- 8.3 All manufactured housing must be on a perimeter foundation below the frost line and meet Canadian Standard Association Z240 or A277 standards. ***“Bylaw 699”***

Skirting “Deleted”

“Bylaw 699”

Secondary Suites

- 8.4 A secondary suite is a permitted use on a property zoned R1S established through the process of rezoning the subject property to R1S.
- 8.5 A secondary suite shall only be located within a building used as a single family dwelling.
- 8.6 No more than one secondary suite shall be permitted per single family dwelling unit.
- 8.7 A secondary suite shall not be allowed in conjunction with a bed and breakfast use.
- 8.8 A secondary suite must be connected to the municipal sanitary sewer system and water system.
- 8.9 Secondary suite installation requires a building permit. ***“Bylaw 862”***
- 8.10 In addition to the regulations listed above, other regulations may apply, including Section 4 - General Regulations, Schedule B – Floodplain Provisions, and Schedule C – Parking and Loading Provisions.

SECTION 9 – R2 ZONE – TWO FAMILY RESIDENTIAL**Purpose Statement**

- 9.0 The purpose of the R2 zone is to regulate land designated in the Official Community Plan as General Residential for single family dwellings on lots greater than 600 m² in size and two family dwellings on lots greater than 800 m² in size. ***“Bylaw 834”***

Permitted Uses

- 9.1 The following uses and no others shall be permitted in the R2 zone:
- .1 single family dwelling;
 - .2 duplex;
 - .3 home occupation;
 - .4 bed and breakfast;
 - .5 accessory use.

Regulations

- 9.2 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 for: <ul style="list-style-type: none"> • single family dwelling • duplex which is situated on one parcel • duplex which is divided into two separate parcels 	600 m ² 800 m ² 400 m ² per dwelling unit
.2 Minimum Parcel Width for New Subdivisions for: <ul style="list-style-type: none"> • single family dwelling • duplex which is situated on one parcel • duplex which is divided into two separate parcels 	18 m 25 m 12 m per dwelling
.3 Maximum Number of Principal Buildings Per Parcel	1
.4 Minimum Floor Area of Dwelling Unit	85 m ²
.5 Total Combined Maximum Floor Area of/for Accessory Building(s)	50 m ² <i>“Bylaw 834”</i>
.6 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory building • front fence, hedge or wall • other fence, hedge or wall 	10 m 4.5 m 1 m 2 m
.7 Minimum Setback of Principal Buildings from:	

• front parcel line	6 m	
• rear parcel line	6 m	
• interior side parcel line	1.5 m	
• exterior side parcel line	3 m	
.8 Minimum Setback of Accessory Buildings from:		
• front parcel line	no closer than the principal building	
• rear parcel line	1 m	
• interior side parcel line	1 m	
• exterior side parcel line	3 m	
.9 Maximum Parcel Coverage	40%	
.10 Minimum width of Single Family Dwelling	7 m	<i>"Bylaw 699"</i>

Conditions of Use for Single Family Dwellings

- 9.3 All manufactured housing must be on a perimeter foundation below the frost line and meet Canadian Standard Association Z240 and A277 standards. ***"Bylaw 699"***

Skirting ~~"Deleted"~~

"Bylaw 699"

Interior Side Parcel Line Exception

- 9.4 Where a duplex is divided into two separate parcels, the minimum interior side parcel line setbacks shall not apply where there is a common wall shared between the dwelling units.

SECTION 10 – R3 ZONE – SMALL LOT SINGLE FAMILY RESIDENTIAL**Purpose Statement**

- 10.0 The purpose of the R3 zone is to regulate land designated in the Official Community Plan as Small Lot Residential for single family dwellings on compact urban lots greater than 500 m² in size.
“Bylaw 834”

Permitted Uses

- 10.1 The following uses and no others shall be permitted in the R3 zone:

- .1 single family dwelling;
- .2 home occupation;
- .3 accessory use.

Regulations

- 10.2 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 Minimum Parcel Size for New Subdivisions	500 m ²
.2 Minimum Parcel Width for New Subdivisions	16 m
.3 Maximum Number of Single Family Dwellings Per Parcel	1
.4 Minimum Floor Area of Single Family Dwelling	75 m ²
.5 Total Combined Maximum Floor Area of/for Accessory Building(s)	35 m ² <i>“Bylaw 834”</i>
.6 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory building • front fence, hedge or wall • other fence, hedge or wall 	10 m 4.5 m 1 m 2 m
.7 Minimum Setback of Principal Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line • interior side parcel line • exterior side parcel line 	5 m 3 m 1.5 m 3 m
.8 Minimum Setback of Accessory Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line • interior side parcel line • exterior side parcel line 	no closer than the principal building 1 m 1 m 3 m

.9	Maximum Parcel Coverage	40%
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Conditions of Use for Single Family Dwellings

- 10.3 All manufactured housing must meet Canadian Standard Association Z240 and A277 standards, and if a mobile home, contain skirting covering the base of the dwelling.

Skirting

- 10.4 Skirting shall be installed within 60 days of installation of a manufactured home 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.
- 10.5 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.
- 10.6 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.

SECTION 11 – R4 ZONE – LOW DENSITY MULTIPLE FAMILY RESIDENTIAL**Purpose Statement**

- 11.0 The purpose of the R4 zone is to regulate land designated in the Official Community Plan as General Residential for low-density, ground oriented (typically Townhouse style) multiple family dwellings to a maximum density of 40 units/ha. ***“Bylaw 834”***

Permitted Uses

- 11.1 The following uses and no others shall be permitted in the R4 zone:

- .1 multiple family dwelling;
- .2 home occupation;
- .3 accessory use.

Regulations

- 11.2 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	40 dwelling units/ha of usable site area
.2 Minimum Parcel Size for New Subdivision for a Multiple Family Dwelling	1,000 m ²
.3 Minimum Floor Area of Dwelling Unit within a Multiple Family Dwelling for: <ul style="list-style-type: none"> • bachelor unit • one bedroom unit • additional bedrooms 	40 m ² 55 m ² an additional 15 m ² per additional bedroom
.4 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory building • front fence, hedge or wall • other fence, hedge or wall 	10 m 4.5 m 1 m 2 m
.5 Minimum Setback of Principal Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line • interior side parcel line • exterior side parcel line 	6 m 3 m 1.5 m 3 m
.6 Minimum Setback of Accessory Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line 	6 m 1 m

<ul style="list-style-type: none"> interior side parcel line exterior side parcel line 	0.3 m	
	5 m	
7. Total Combined Maximum Floor Area of/for Accessory Building(s)	50 m ²	<i>"Bylaw 834"</i>

Interior Side Parcel Line Exception for Duplexes, Triplexes, Fourplexes and Sixplexes

- 11.3 Notwithstanding Section 11.2.5, the minimum interior side parcel line setback regulation shall not apply to duplexes, triplexes, and fourplexes where there is a common wall shared between the dwellings.

Special Regulation

- 11.4 Notwithstanding Section 11.1, a sixplex is a permitted use on Lots 9-14, Plan 23273, Section 3, Township 18, Range 21, W6M, KDYD; and notwithstanding Section 11.2.5, the interior side parcel line setback regulation shall not apply where there is a common wall shared between the dwellings of the sixplex.

SECTION 12 – R5 ZONE – MEDIUM DENSITY MULTIPLE FAMILY – RESIDENTIAL

Purpose Statement

- 12.0 The purpose of the R5 zone is to regulate land designated in the Official Community Plan as Medium Density Residential for medium-density (typically Apartment style) multiple family dwellings to a maximum density of 75 units/ha. ***“Bylaw 834”***

Permitted Uses

- 12.1 The following uses and no others shall be permitted in the R5 zone:
- .1 multiple family dwelling;
 - .2 home occupation;
 - .3 accessory use.
- 12.2 Notwithstanding section 12.1, the following uses and no others shall be permitted on Lot 2, Plan 25882 (except Plan 31192), KDYD
- .1 affordable or special needs housing;
 - .2 home occupation;
 - .3 accessory use.

Regulations

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

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 Dwelling Unit within a Multiple Family Dwelling for: <ul style="list-style-type: none"> • bachelor unit • one bedroom unit • additional bedrooms 	40 m ² 55 m ² An additional 15 m ² per additional bedroom
.4 Minimum Floor Area of Affordable or Special Needs Housing	Not specified
.5 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory building • front fence, hedge or wall • other fence, hedge or wall 	12 m 4.5 m 1 m 2 m
.6 Minimum Setback of Principal Buildings from: <ul style="list-style-type: none"> • front parcel line 	10 m

• rear parcel line	6 m
• side parcel line	6 m
.7 Minimum Setback of Accessory Buildings from:	no closer than principal building
• front parcel line	3 m
• rear parcel line	1 m
• interior side parcel line	6 m
• exterior side parcel line	
.8 Maximum Parcel Coverage	50%
.9 Minimum Amenity Area:	
• per bachelor dwelling unit	10 m ²
• per one bedroom dwelling unit	15 m ²
• per dwelling unit with more than one bedroom	20 m ²
.10 Total Combined Maximum Floor Area of/for Accessory Building(s)	50 m ² <i>"Bylaw 834"</i>

Density Bonusing

- 12.4 Council may consider amendments to this Bylaw to permit density bonusing (i.e. densities greater than permitted under this Bylaw) if certain amenities such as affordable and special needs housing are provided to the satisfaction of the District.

SECTION 13 – C1 ZONE – TOWN CENTRE COMMERCIAL**Purpose Statement**

- 13.0 The purpose of the C1 zone is to regulate land designated in the Official Community Plan as Town Centre Commercial and encourage intensive retail, office, medium to high density residential, and social/cultural activities that strengthen the community's core. ***"Bylaw 834"***

Permitted Uses

- 13.1 The following uses and no others shall be permitted in the C1 zone:

- .1 financial institution;
- .2 office;
- .3 restaurant;
- .4 club or lodge;
- .5 educational or training facility;
- .6 medical or dental clinic;
- .7 hotel;
- .8 personal service establishment;
- .9 public transportation depot;
- .10 retail store;
- .11 shopping centre;
- .12 outdoor garden shop;
- .13 library;
- .14 post office;
- .15 bakery;
- .16 commercial daycare facility;
- .17 convenience store;
- .18 gallery or studio;
- .19 meeting hall;
- .20 indoor recreation facility;
- .21 public assembly facility;
- .22 neighbourhood pub;
- .23 vet clinic;
- .24 upper floor dwelling units to a minimum density of 75 units/ha in accordance with the R5 zoning provisions, except multi-family residential to this density is permitted on the ground floor in the case of lots 4-9, DL 1666, KDYD, Plan EPP18134; ***"Bylaw 834"***
- .25 home occupation;
- .26 farmer/flea market;
- .27 to accommodate a Church in the case of Lot 1, Plan KAS1302, DL 1666, KDYD ***"Bylaw 878"***

Regulations

- 13.2 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	280 m ²
.2 Minimum Parcel Width for New Subdivisions	7.5 m
.3 Maximum Height of All Buildings	12 m
.4 Minimum Setback of All Buildings from: <ul style="list-style-type: none"> front parcel line rear parcel line interior side parcel line exterior side parcel line 	3 m 3 m 0 m 4.5 m
.5 Minimum Floor Area of Upper Floor Dwelling Unit for: <ul style="list-style-type: none"> bachelor unit one bedroom unit additional bedrooms 	40 m ² 55 m ² an additional 15 m ² per additional bedroom

Screening of Storage

- 13.3 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.

SECTION 14 – C2 ZONE – NEIGHBOURHOOD COMMERCIAL**Purpose Statement**

- 14.0 The purpose of the C2 zone is to regulate land designated in the Official Community Plan as Neighbourhood Commercial and encourage small-scale commercial uses specifically intended to serve the neighbourhood within which they are situated. ***“Bylaw 834”***

Permitted Uses

- 14.1 The following uses and no others shall be permitted in the C2 zone:

- .1 convenience store;
- .2 neighbourhood pub;
- .3 beer and wine store;
- .4 accessory dwelling unit
- .5 accessory use.
- .6 restaurant

“Bylaw 689”**Regulations**

- 14.2 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	1,000 m ²
.2 Minimum Parcel Width for New Subdivisions	20 m
.3 Maximum Floor Area for:	
• convenience store	200 m ²
• accessory buildings	25 m ²
• accessory dwelling unit	150 m ²
.4 Maximum Height of:	
• principal building	9 m
• accessory buildings	4.5 m
.5 Minimum Setback of Principal Building from:	
• front parcel line	6 m
• rear parcel line	6 m
• interior side parcel line	3 m
• exterior side parcel line	4.5 m
.6 Minimum Setback of Accessory Building from:	
• front parcel line	6 m
• rear parcel line	6 m
• interior side parcel line	3 m
• exterior side parcel line	6 m
.7 Maximum Parcel Coverage	50%

Accessory Dwelling Unit Regulations

14.3 All accessory dwelling units shall be subject to the following conditions:

- .1 the maximum number of accessory dwelling units per parcel is one (1);
- .2 the accessory dwelling unit shall be located within the principal building;
- .3 the accessory dwelling unit shall be located above, behind or below the principal use;
- .4 there shall be a separate entrance for the accessory dwelling unit.

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.

SECTION 15 – C3 ZONE – HIGHWAY COMMERCIAL**Purpose Statement**

- 15.0 The purpose of the C3 zone is to regulate land designated in the Official Community Plan as 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. ***“Bylaw 834”***

Permitted Uses

- 15.1 The following uses and no others are permitted in the C3 zone:

- .1 service station;
- .2 restaurant;
- .3 drive-through restaurant;
- .4 convenience store;
- .5 hotel;
- .6 motel;
- .7 car wash;
- .8 accessory dwelling unit, permitted only in conjunction with a convenience store, service station, hotel or motel located on the same parcel;
- .9 accessory use;
- .10 Farmer/Flea Market.

Regulations

- 15.2 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 m
.3 Minimum Parcel Area for: <ul style="list-style-type: none"> • car washes • hotels and motels 	930 m ² 1,700 m ²
.4 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory buildings 	9 m 4.5 m
.5 Minimum Setback of Buildings and Structures from all Parcel Lines	6 m
.6 Maximum Parcel Coverage	50%

Accessory Dwelling Unit Regulations

15.3 All accessory dwelling units shall be subject to the following conditions:

- .1 the maximum number of accessory dwelling units per parcel is one (1);
- .2 the accessory dwelling units shall be located within the principal building;
- .3 the accessory dwelling unit shall be located above, behind or below the principal use;
- .4 there shall be separate entrance for the accessory dwelling unit.

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.

Special Regulation

15.5 Notwithstanding Section 15.1, automobile sales and service dealership is a permitted use on Lot 6, Plan 30878, DL 2217, KDYD.

SECTION 16 – C4 ZONE – MIXED COMMERCIAL – RESIDENTIAL**Purpose Statement**

- 16.0 The purpose of the C4 zone is to regulate land designated in the Official Community Plan as Town Centre Commercial and encourage a mix of commercial uses and medium to higher density multiple family residential that strengthens the community core by creating a Village Core atmosphere. ***“Bylaw 834”***

Permitted Uses

- 16.1 The following uses and no others shall be permitted in the C4 zone:

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

Regulations

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

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum Parcel Size for New Subdivisions	280 m ²
.2 Minimum Parcel Width for New Subdivisions	7.5 m
.3 Maximum Height of All Buildings	12 m
.4 Minimum Setback of All Buildings from: <ul style="list-style-type: none"> front parcel line rear parcel line interior side parcel line exterior side parcel line 	3 m 3 m 0 m 4.5 m
.5 Minimum Floor Area of Upper Floor Dwelling Unit for: <ul style="list-style-type: none"> bachelor unit one bedroom unit additional bedrooms 	40 m ² 55 m ² an additional 15 m ² per additional bedroom

Screening of Storage

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

SECTION 17 – C5 ZONE – BOTTLE DEPOT**Purpose Statement**

- 17.0 The purpose of the C5 zone is to regulate land designated in the Official Community Plan as Town Centre Commercial and by allowing limited, small-scale recycling uses. ***“Bylaw 834”***

Permitted Use

- 17.1 The following uses and not others shall be permitted in the C5 Zone:

- .1 bottle and container recycling (domestic);
- .2 accessory use.

Regulations

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

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Minimum Parcel Size for New Subdivisions	1,000 m ²
.2 Minimum Parcel Width for New Subdivisions	20 m
.3 Minimum Floor Area of Principal Building	200 m
.4 Maximum Floor Area of Accessory Buildings	20 m ²
.5 Maximum Height of: <ul style="list-style-type: none"> • principle building • accessory building • front fence, hedge or wall • other fence, hedge or wall • open mesh or chain link fence • hedge 	6 m 4.5 m 1 m 2.5 m 2.5 m 3 m
.6 Minimum Setback of Buildings and Structures from: <ul style="list-style-type: none"> • front parcel line • interior side parcel line • exterior side parcel line • rear parcel line 	5 m 3 m 4.5 m 3 m
.7 Maximum Number of Accessory Buildings	1
.8 Minimum Setback of Accessory Buildings from: <ul style="list-style-type: none"> • front parcel line • rear parcel line • interior side parcel line • exterior side parcel line 	5 m 1.5 m 1.5 m 3 m
.9 Maximum Parcel Coverage	25%

SECTION 18 – M1 ZONE – LIGHT INDUSTRIAL**Purpose Statement**

- 18.0 The purpose of the M1 zone is to regulate land designated in the Official Community Plan as Light Industrial/Service Commercial and encourage a full range of industrial uses oriented towards warehousing, storage and distribution, light manufacturing, technology, and limited accessory retail.

“Bylaw 834”

Permitted Uses

- 18.1 The following uses and no others are permitted in the M1 zone:
- .1 automobile, boat, trailer and recreation vehicle dealership;
 - .2 manufactured housing dealership;
 - .3 automotive and truck repair shop, including body repair and painting;
 - .4 welding, machine or blacksmith shop;
 - .5 cartage, delivery or express facilities;
 - .6 car washing establishment;
 - .7 laundry or dry cleaning establishment;
 - .8 nursery or greenhouse;
 - .9 storage building, workshop and yard for general contractor and trade contractor;
 - .10 building supply establishment;
 - .11 sale and repair of machinery, farm implements, and heavy equipment;
 - .12 sale, rental and repair of tools and small equipment;
 - .13 truck and truck-tractor sale or rental parcel;
 - .14 bulk petroleum products sales;
 - .15 veterinary clinic, including the boarding of animals;
 - .16 service station;
 - .17 light manufacturing, processing, finishing and packaging, which does not produce any dust, odour, glare or noise on a neighbouring parcel;
 - .18 storage building, warehousing and wholesale establishment, packing and crating, cold storage;
 - .19 office, permitted only as an accessory use;
 - .20 public works yard;
 - .21 accessory use;
 - .22 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.

Regulations

- 18.2 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	900 m ²
.2 Minimum Parcel Width for New Subdivisions	25 m
.3 Maximum Height of: <ul style="list-style-type: none"> principal building accessory buildings front fence, hedge or wall other fence, hedge or wall open mesh or chain link fence 	12 m 4.5 m 1 m 2.5 m 3.5 m
.4 Minimum Setback of Building and Structure from: <ul style="list-style-type: none"> front parcel line interior side parcel line exterior side parcel line rear parcel line 	6 m 3 m each side or 6 m one side and 0 m on other side 4.5 m 3 m
.5 Minimum Setback of Outdoor Storage Yard from: <ul style="list-style-type: none"> front parcel line rear parcel line side parcel line 	6 m 3 m 3 m
.6 Minimum Setback of Outdoor Display Yard from any parcel line	2 m
.7 Maximum Parcel Coverage	60%

Surfacing of Storage and Display Areas

- 18.3 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.

Living Quarters

- 18.4 For an M1 Zone, one dwelling unit as an accessory use in conjunction with industrial use for the accommodation of the owner, operator or an employee of the establishment is permitted. Such a dwelling unit shall have a minimum floor area of 33 m² and maximum floor area of 50 m².

18.5 Special Regulation

- Notwithstanding Section 18.1, 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). **"Bylaw 772"**
- Notwithstanding Section 18.1, Cannabis Production is permitted on Lot 1 Plan KAP74698, DL 2217 KDYD (184 Apex Drive) provided that such production does not produce any odour on neighbouring parcels, and the parcel coverage for this lot be increased from 60% to 62%. **"Bylaw 852"**

SECTION 19 – M2 ZONE – GENERAL INDUSTRIAL

Purpose Statement

- 19.0 The purpose of the M2 zone is to regulate land designated in the Official Community Plan 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.
“Bylaw 834”

Permitted Uses

- 19.1 The following uses and no others are permitted in the M2 zone:
- .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 parcel;
 - .9 bulk petroleum products sales;
 - .10 service station;
 - .11 storage building, warehousing and wholesale establishment, packing and crating, cold storage;
 - .12 all manufacturing processing, finishing and packaging;
 - .13 wrecking yard;
 - .14 accessory use.

Regulations

- 19.2 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.

Living Quarters

- 19.3 For an M2 Zone, one dwelling unit as an accessory use in conjunction with industrial use for the accommodation of the owner, operator or an employee of the establishment is permitted. Such a dwelling unit shall have a minimum area of 33 m² and a maximum floor area of 50 m².

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 m

.3	Maximum Height of:	
	• principal building	12 m
	• accessory building	4.5 m
	• front fence, hedge or wall	1 m
	• other fence, hedge or wall	2.5 m
	• open mesh or chain link fence	3.5 m
.4	Minimum Setback of Buildings and Structures from:	
	• front parcel line	6 m
	• interior side parcel line	6 m
	• exterior side parcel line	4.5 m
	• rear parcel line	3 m
.5	Minimum Setback of Outdoor Storage Yard from:	
	• front parcel line	6 m
	• rear parcel line	3 m
	• side parcel line	3 m
.6	Minimum Setback of Outdoor Display Yard from any parcel line	2 m
.7	Maximum Parcel Coverage	60%

Screening of Wrecking Yards

- 19.4 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.

SECTION 20 – M3 ZONE – MINING OPERATIONS

Purpose Statement

- 20.0 The purpose of the M3 zone is to regulate land designated in the Official Community Plan as Mining Operations and encourage uses oriented towards mining. ***“Bylaw 834”***

Permitted Uses

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

- .1 mining operations;
- .2 storage of explosives and related material;
- .3 tourism interpretive centre;
- .4 renewable energy production
- .5 accessory use.

“Bylaw 885”

Mines Act

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

20.3 SECTION 21 – M4 ZONE – AQUACULTURE

“Deleted by Bylaw 790”

SECTION 22 – SG ZONE – SAND AND GRAVEL**Purpose Statement**

- 22.0 The purpose of the SG zone is to regulate land designated in the Official Community Plan as Sand and Gravel Reserve and encourage uses oriented towards gravel extraction and processing to provide construction material for the development and maintenance of roads, buildings, and infrastructure. ***“Bylaw 834”***

Permitted Uses

- 22.1 The following uses and no others are permitted in the SG zone:
- .1 sand and gravel operations, including extraction, processing and storage of sand, gravel, related material, vehicles and equipment;
 - .2 accessory use.

Regulations

- 22.2 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 m

SECTION 23 – P1 ZONE – PARKS AND OPEN SPACE

Purpose Statement

- 23.0 The purpose of the P1 zone is to regulate land designated in the Official Community Plan as Parks and Open Space 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. ***“Bylaw 834”***

Permitted Uses

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

- .1 park;
- .2 open space conservation area;
- .3 campground;
- .4 golf course, including a clubhouse and an accessory dwelling unit;
- .5 tourist information centre;
- .6 assembly or recreation facility;
- .7 accessory use;
- .8 Open Market;
- .9 Mobile Vendor.
- .10 Shipping Containers (Campground Road PID: 007-297-271)

“Bylaw 713”

“Bylaw 889”

“Bylaw 902”

Regulations

- 23.2 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	5m
.2 Maximum Height of: <ul style="list-style-type: none">• front fence, hedge or wall• other fence, hedge or wall• open mesh or chain link fence	1 m 2.5 m 3.5 m

SECTION 24 – P2 ZONE – PUBLIC UTILITIES AND SERVICES**Purpose Statement**

- 24.0 The purpose of the P2 zone is to regulate land designated in the Official Community Plan as Government and Institutional and encourage uses oriented towards public works yards, utilities, and refuse disposal. ***“Bylaw 834”***

Permitted Uses

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

- .1 public works yard;
- .2 public utility;
- .3 refuse disposal, transfer station;
- .4 accessory use;
- .5 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”. ***“Bylaw 710, 2012”***
- .6 Shipping Containers (6880 Hwy 97D – Public Works Yard) ***“Bylaw 902”***

Regulations

- 24.2 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: <ul style="list-style-type: none"> • front fence, hedge or wall • other fence, hedge or wall • open mesh or chain link fence 	1 m 2.5 m 3.5 m
.2 Maximum Height of: <ul style="list-style-type: none"> • principle building • accessory building 	12 m 4.5 m
.3 Minimum Setback of Buildings and Structures from: <ul style="list-style-type: none"> • front parcel line • interior side parcel line • exterior side parcel line • rear parcel line 	6 m 3 m 4.5 m 3 m

“Bylaw 710, 2012”

SECTION 25 – P3 ZONE – PUBLIC AND CULTURAL FACILITIES

Purpose Statement

- 25.0 The purpose of the P3 zone is to regulate land designated in the Official Community Plan as Government and Institutional and encourage uses oriented towards community facilities such as schools, police stations, fire halls, health and care centres, government offices, or commercial daycare facilities.

“Bylaw 834”

Permitted Uses

- 25.1 The following uses and no others are permitted in the P3 zone:

- .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 funeral parlour;
- .11 cemetery;
- .12 commercial daycare facility;
- .13 accessory use
- .14 Farmer/Flea Market. .

Regulations

- 25.2 On a parcel located in an area zoned as P3, 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.

25.3

COLUMN I Matter to be Regulated	COLUMN II Regulations
.1 Maximum Height of: <ul style="list-style-type: none">• principal building• front fence, hedge or wall• other fence, hedge or wall• open mesh or chain link fence	12 m 1 m 2.5 m 3.5 m
.2 Minimum Setback of Building and Structure from: <ul style="list-style-type: none">• front parcel line• rear parcel line	5 m 3 m

	<ul style="list-style-type: none"> side parcel line 	6 m
.3	Minimum Setback of Accessory Buildings from:	
	<ul style="list-style-type: none"> front parcel line 	5 m
	<ul style="list-style-type: none"> rear parcel line 	3 m
	<ul style="list-style-type: none"> interior side parcel line 	3 m
	<ul style="list-style-type: none"> 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

- 25.4 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).

SECTION 26 – N1 ZONE – NEIGHBOURHOOD NURSERY

Purpose Statement

- 26.0 The purpose of the N1 zone is to encourage small-scale nurseries specifically intended to serve the neighbourhood within which they are situated. ***“Bylaw 834”***

Permitted Uses

- 26.1 The following uses and no others shall be permitted in the N1 Zone:

- .1 nursery or greenhouse, without retail sales;
- .2 single family dwelling;
- .3 accessory use.

Regulations

- 26.2 On a parcel located in an area zoned as N1, 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	1,000 m ²
.2 Minimum Parcel Width for New Subdivisions	20 m
.3 Maximum Number of Single Family Dwellings per Parcel	1
.4 Minimum Floor Area of Single Family Dwelling or Principal Building	85 m ² 50 m ²
.5 Maximum Floor Area of Accessory Buildings	
.6 Maximum Height of: <ul style="list-style-type: none"> • principal building • accessory building • front fence, hedge or wall • other fence, hedge or wall • open mesh or chain link fence • hedge 	6 m 4.5 m 1 m 2.5 m 2.5 m 3 m
.7 Minimum Setback of Buildings and Structures from: <ul style="list-style-type: none"> • front parcel line • interior side parcel line • exterior side parcel line • rear parcel line 	5 m 3 m 4.5 m 3 m
.8 Maximum Number of Accessory Buildings	2
.9 Minimum Setback of Accessory Buildings: <ul style="list-style-type: none"> • front parcel line • rear parcel line 	5 m 1.5 m

<ul style="list-style-type: none">• interior side parcel line• exterior side parcel line	1.5 m
	3 m
.10 Minimum Setback of Outdoor Display Yard from any parcel line	1.5 m
.11 Maximum Parcel Coverage	25%

Storage and Display Areas

- 26.3 The purpose of this zoning shall be for grow only operations. Except for plant related materials; including flowers, shrubs, hedging, bushes and trees, there shall be no outside storage of materials associated with the nursery or greenhouse.

SECTION 27 – UR ZONE – URBAN RESERVE

Purpose Statement

- 27.0 The purpose of the UR zone is to regulate land designated in the Official Community Plan as Urban Reserve and reserve areas for a range of future urban land uses including residential, commercial, and industrial once existing urban areas are developed. ***“Bylaw 834”***

Permitted Uses

- 27.1 The following uses and no others are permitted in the UR zone:
- .1 livestock grazing;
 - .2 open space conservation area;
 - .3 open land recreation including archery and firearm ranges, ski hill, cross country skiing trails, golf course, ball fields, rodeo grounds, and equestrian centre;
 - .4 public utility;
 - .5 single family dwelling;
 - .6 accessory use.

Regulations

- 27.2 On a parcel located in an area zoned as UR, 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 m
.2 Maximum Number of Single Family Dwellings Per Parcel	1
.3 Maximum Height of Single Family Dwelling	10 m

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 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.

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;
- c) within 15 m of the natural boundary of any other watercourse.

2. 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.

3. 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

PARKING AND LOADING PROVISIONS

1. Application of Regulations

- 1.1 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 section.

2. Exemption of Existing Buildings from Parking and Loading Requirements

- 2.1 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.

3. Number

- 3.1 The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 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.
- 3.2 The number of off-street loading spaces for motor vehicle required for any use is calculated according to Table 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 spaces that are to be provided for each use in Column I.
- 3.3 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.
- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 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.

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

4. Location

- 4.1 Except for uses in the C1 or C4 zones, off-street parking spaces shall be located on the same parcel as the use they serve.
- 4.2 In the C1 or C4 zones, 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.
- 4.3 Off-street loading spaces shall be located on the same parcel as the use they serve.

5. Standard

Dimensions of Parking Spaces

- 5.1 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

- 5.2 Each off-street loading space required by this Bylaw shall not be less than 3 m in width, 9 m in length and 4 m in 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

- 5.3 Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles, having widths not less than:
- A. 7.5 m – where parking spaces are located at 90 degrees to the manoeuvring aisle providing access to the space
 - B. 5.0 m – where parking spaces are located at 60 degrees to the manoeuvring aisle providing access to the space
 - C. 3.5 m – where the parking spaces are located at 45 degrees to the manoeuvring aisle providing access to the space.

Surfacing of Parking Spaces

- 5.4 Parking spaces provided in the R5, C1, C2, C3, C4, C5 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.

6. Siting

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

7. Handicapped Parking

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

8. Ministry of Transportation and Infrastructure Standards

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

TABLE 1

REQUIRED OFFSTREET PARKING SPACES

COLUMN 1 Use	COLUMN II Required Number of Spaces
Affordable or Special Needs Housing	1 per dwelling unit
Ambulance Station	1 and 1 per bay
Appliance Service/Repair Shop	1 per 40 m ² of gross floor area
Automobile Service/Equipment Service Shop	1.5 per bay
Bakery	1 per 40 m ² of gross floor area
Banquet Hall	1 per 3 seats of seating capacity
Barber Shop/Beauty Parlour	1 per 20 m ² of gross floor area or 2 per employee
Bed and Breakfast	1 per let guest room
Bottle Depot	1 per 20 m ² of gross floor area
Bowling Alley	3 per lane
Building Supply Store	1 per 40 m ² of gross floor area
Campground	1 per campsite
Cemetery	1 per 200 graves
Church	1 per 8 seating places
Commercial Daycare Facility or Preschool	1 per 40 m ² of gross floor area
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
Convenience Store	1 per 35 m ² of gross floor area
Car, Truck, Boat, and Manufactured Housing Sales and Rentals	1 per 40 m ² of gross floor area
Dental Clinic	1 per 20 m ² of gross floor area or 4 per dentist
Department Store	1 per 30 m ² of gross floor area
Dry Cleaning Shop	1 per 40 m ² of gross floor area
Duplex	2 per dwelling unit
Electrical Substation	1 per 100 m ² of gross 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
Fourplex	1 per dwelling unit
Fire Station	3 per bay
Funeral Home	1 per 5 seating places in chapel
Gallery	1 per 40 m ² of gross floor area

Golf Course	4 per hole
Golf Driving Range	1 per tee
Government Office	1 per 25 m ² of gross floor area
Hardware Store	1 per 40 m ² of gross floor area
Hospital, Extended Care	1 per 2 beds for employee parking and 1 per 4 beds for visitor parking
Hospital, General	1 per 2 beds for employee parking and 1 per 4 beds for visitor parking
Hotel/Motel	1 per guest room and as required for other uses
Ice Arena	1 per 15 m ² of gross floor area or 1 per 5 seats, whichever is greater
Indoor Recreation Facility	1 per 4 m ² of pool surface or 1 per 10 m ² of ice surface or recreation floor space
Industrial Facility	2 plus 1 per 75 m ² of gross floor area
Laboratory	1 per 40 m ² of gross floor area
Laundromat	1 per 2 washing machines
Library	1 per 30 m ² of gross floor area
Liquor Store	1 per 30 m ² of gross floor area
Lodging House/Hostel	1 per 2 beds
Medical Clinic	1 per 20 m ² gross floor area or 4 per doctor
Meeting Hall	1 per 20 m ² of gross floor area
Mini-Storage Facility	1 per 100 m ² of gross area
Multi-Family Dwelling	1.25 per bachelor and 1 bedroom units, 1.5 per unit with 2 bedrooms or more; 15% of these spaces clearly marked as 'visitor parking'
Neighbourhood Pub	1 per 3 seats
Nightclub	1 per 3 seats
Nursery or Greenhouse	1 per 40 m ² of gross floor area
Office	1 per 30 m ² of gross floor area
Police Station	1 per 10 m ² of gross floor area except garages
Post Office	1 per 25 m ² of gross floor area
Passenger Depot	1 per 10 m ² of waiting room area
Pool/Billiard Facility	2 per table
Racquet Court	2 per court
Radio/Television Station	1 per 30 m ² of gross floor area
Rental Shop (not including heavy equipment)	1 per 40 m ² of gross floor area
Restaurant, Eat-In	1 per 10 m ² of gross leasable area
Restaurant, Take-Out	4 per cash drawer

Retail Store	1 per 30 m ² of gross floor area
Riding Stable	1 per stall
School, Kindergarten/Elementary	2 per classroom
School, Secondary	5 per classroom
Secondary Suite	2 spaces
Service Station	2 spaces plus 2 per service bay
Small Appliance Repair Shop	1 per 40 m ² of gross floor area
Shopping Centre	1 per 20 m ² of gross leasable area
Single Family Dwelling	2 per dwelling
Swimming Pool (public)	1 per 15 m ² of gross floor area
Supermarket	1 per 20 m ² of gross floor area
Taxi Facility	1 per cab and 1 per 2 office employees
Theatre	1 per 5 seats
Training Centre	10 per classroom
Travel Agent	1 per 30 m ² of gross floor area
Triplex	1 per dwelling unit
Upper Floor Dwelling Units	1 per bachelor and one bedroom dwelling unit, 1.5 per unit with 2 bedrooms or more
Utilities Office	1 per 40 m ² of gross floor area
Veterinary Clinic	1 per 30 m ² of gross floor area
Warehouse/Storage Facility	1 per 180 m ² of gross area
Wrecking Yard	1 per 400 m ² of gross area up to 400 m ² and 1 per 1,000 m ² gross area thereafter

TABLE 2**REQUIRED OFFSTREET 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 spaces 3 spaces
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 	1 space 2 spaces

INDEX OF AMENDING BYLAWS

Bylaw 689, 2011	Adopted May 17, 2011	
Bylaw 695, 2011	Adopted September 20, 2011	(MAP Schedule D)
(Lot 162, DL 2217, KDYD, Plan 30880 – R1S Zoning)		
Bylaw 692, 2011	Adopted October 4, 2011	(MAP Schedule D)
(Lot 1, DL 2217 and 6485, KDYD, Plan KAP92176 – R1 Zoning)		
Bylaw 699, 2011	Adopted October 18, 2011	
Bylaw 710, 2012	Adopted May 15, 2012	(MAP Appendix 1)
Bylaw 713, 2012	Adopted June 5, 2012	
Bylaw 724, 2012	Adopted August 14, 2012	
Bylaw 732, 2013	Adopted January 22, 2013	(MAP Appendix 1 & 2)
Bylaw 755, 2014	September 3, 2014	
Bylaw 760, 2014	October 21, 2014	(MAP Appendix 1)
Bylaw 772, 2015	January 6, 2015	
Bylaw 788, 2015	July 14, 2015	(MAP Appendix 1)
Bylaw 789, 2015	September 1, 2015	(MAP Appendix 1)
Bylaw 790, 2015	September 1, 2015	(Text & MAP Appendix 1)
Bylaw 784, 2015	November 17, 2015	(MAP Appendix 1)
Bylaw 794, 2015	November 17, 2015	(MAP Appendix 1)
Bylaw 834, 2018	April 17, 2018	
Bylaw 852, 2019	November 26, 2019	
Bylaw 862, 2020	July 14, 2020	(MAP Appendix A)
Bylaw 878, 2021	November 23, 2021	(MAP Attachment A)
Bylaw 885, 2022	May 24, 2022	
Bylaw 889, 2022	June 21, 2022	
Bylaw 895, 2022	October 11, 2022	(MAP Schedule A)
Bylaw 897, 2022	November 22, 2022	(MAP Schedule A)
(Lot 2, DL 6485, KDYD, Plan Epp103240 – R1S Zoning)		
Bylaw 901, 2023	February 21, 2023	(MAP Schedule A)
Bylaw 902, 2023	February 21, 2023	(P1 & P2 Zone Text)
(Public Works Yard & Campground Road)		
Bylaw 905, 2023	April 18, 2023	(MAP Schedule A)
(254 Calcite Dr. to R2)		

Note to Users

“WHEREAS each bylaw consolidation shall be proof, in the absence of evidence to the contrary, of the original bylaw, of all bylaws amending it and of the fact of adoption of the original and all amending bylaws”, pursuant to ‘Authority to Consolidate Municipal Bylaws No. 655, 2009’, which was adopted on the 3rd day of November, 2009.

Certified a true and correct copy this 15th day of AUGUST, 2023



Corporate Administrator
District of Logan Lake

