

VILLAGE OF FRASER LAKE

ZONING BYLAW NO. 683, 2008

CORPORATION OF THE VILLAGE OF FRASER LAKE

ZONING BYLAW NO. 683, 2008

WHEREAS Council wishes to repeal the Village of Fraser Lake Zoning Bylaw No.558, 2000, as amended, and wishes to adopt a new Zoning Bylaw and Parking provisions pursuant to the *Local Government Act*.

NOW THEREFORE the Council of the Village of Fraser Lake, in open meeting assembled, hereby enacts as follows:

1. This Bylaw shall be cited as the "Village of Fraser Lake Zoning Bylaw No. 683, 2008".
2. The following schedules form part of this Bylaw and are adopted for the Village of Fraser Lake:
 - a) Schedule A (Zoning Bylaw text)
 - b) Schedule B (Parking Provisions)
 - c) Schedule C (Zoning Bylaw map)
3. The "Village of Fraser Lake Zoning Bylaw No. 558, 2000" and amendments thereto is repealed.

READ A FIRST TIME THIS 10TH DAY OF SEPTEMBER, 2008

READ A SECOND TIME THIS 10TH DAY OF SEPTEMBER, 2008

PUBLIC HEARING HELD THE 8TH DAY OF OCTOBER, 2008

FIRST AND SECOND READING RESCINDED THIS 8TH DAY OF OCTOBER, 2008

READ A FIRST TIME THIS 8TH DAY OF OCTOBER, 2008

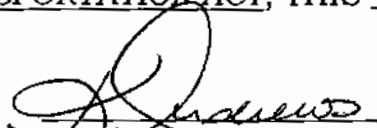
READ A SEOND TIME THIS 8TH DAY OF OCTOBER, 2008

PUBLIC HEARING HELD THE 12TH DAY OF NOVEMBER, 2008

READ A THIRD TIME THIS 12TH DAY OF NOVEMBER, 2008

APPROVED PURSUANT TO TRANSPORTATION ACT, THIS 26 DAY OF

November, 2008



Ministry of Transportation

RECONSIDERED AND ADOPTED THIS 26th DAY OF

November, 2008



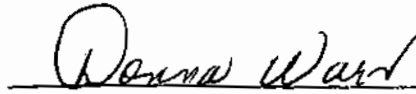
MAYOR



CLERK (or CORPORATE OFFICER)

CERTIFIED A TRUE COPY
Of Bylaw No. ~~687~~ 2008 as adopted the

26th of November, 2008



CLERK

Dec 2, 2008

DATE

VILLAGE OF FRASER LAKE
ZONING BYLAW NO. 683, 2008

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SCHEDULE A ZONING BYLAW TEXT

SECTION 1 – DEFINITIONS

ACCESSORY BUILDING means a Building or Structure that is subordinate, customarily incidental and exclusively devoted to the Principal Building or use permitted on the same parcel such as a garage, carport or storage shed.

ACCESSORY USE means a use other than a Principal Use, that is subordinate, customarily incidental and exclusively devoted to the Principal Use or Building permitted on the same parcel.

AUTOMOBILE REPAIR SHOP means a building used or intended to be used for major repairs to motor vehicles, trailers and parts thereof, including body repair and painting but shall not include motor vehicle manufacture or assembly.

BALCONY means an extension of a floor projecting from the wall of a Building and enclosed by a parapet or railing.

BED AND BREAKFAST means accessory temporary tourist accommodation, which is incidental, subordinate and contained within a Single Family residence intended primarily for the accommodation of the traveling public, and may include the provision of breakfast to the guests, but specifically excludes commercial lodging and separate dwelling units.

BUILDING means any Structure used or intended for supporting or sheltering any Use or occupancy.

BUILDING WIDTH means the width of the building or structure at the initial time of construction. For Manufactured Housing, initial time of construction shall mean as shipped from the place of manufacture.

C ZONE means the C1 Zone or C2 Zone.

CANADIAN STANDARD ASSOCIATION A277 means an approved procedure for the Certification of factory built manufactured homes and provides for certification and auditing of the plant quality program, and in-plant inspection and certification of the product built. (In the manufactured housing industry,

CSA Certification forms are the basis for acceptance by local inspection authorities responsible for the enforcement of building codes.)

CANADIAN STANDARD ASSOCIATION Z240 means a factory built mobile home certified by the Canadian Standards Association as conforming in all respects to the latest (1992) CAN/CSA Z240 MH Series of Standards and which is complete structurally with the entire plumbing, electrical and heating system installed.

CHURCH means a Building used for public worship and related religious and social activities and includes accessory rectories and assembly rooms.

CLINIC means a public or private building used for medical, dental, physio-therapeutic, chiropractic or other human health treatment by one or more practitioners.

COMMERCIAL DAYCARE 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.

COMMERCIAL LODGING means a Building used for the temporary accommodation for the traveling public, including hotels, motels and other commercial resort operations and may contain accessory assembly, commerce, entertainment, indoor recreation, Restaurant Uses and premises licensed for on-site consumption of alcoholic beverages.

CONTRACTOR SERVICES means the use of land, buildings or structures for general, building, logging or trade contractor services. This use may include the storage of materials and equipment, a workshop and accessory administrative uses.

CONVENIENCE STORE means a retail outlet selling small grocery items, personal hygiene products and similar daily personal necessities.

COVERAGE means the percentage of the Parcel Area covered by the area of all Buildings but shall exclude balconies, bay windows, canopies and sun shades, cornices, eaves and gutters, roof overhangs, fire escapes, sills, steps, open and enclosed terraces at grade of similar projections.

CRAFT AND GIFT SHOP means a building where handicrafts may be fabricated and handicrafts and related items are offered for sale.

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.

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, and not less than one bathroom with a water closet, washbasin and bath or shower.

EXTERIOR SIDE PARCEL LINE means a Parcel Line, other than a Front or Rear Parcel Line, which is common to the parcel and a Highway other than a Lane or walkway.

FAMILY means:

1. an individual, or two or more persons related by blood, marriage, common law marriage, adoption, or foster parenthood sharing one Dwelling Unit, or
2. not more than four (4) unrelated persons sharing one Dwelling Unit.

FENCE means a constructed barrier erected to enclose or screen areas of land and include arbour, archway, gate, hedges, 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, staircases, stairwells, Balconies, enclosed mezzanines, enclosed porches, enclosed verandas, plus the total area of all floors in Accessory Buildings except those used for parking.

FOURPLEX means a building that is divided horizontally into four Dwelling Units each of which has a separate entrance and each of which is occupied or intended to be occupied as a permanent home or residence of one Family.

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 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.

GARAGE means a detached Accessory Building or a portion of a Principal Building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or serving such vehicles.

GAS BAR means one or more pump islands, each consisting of one or more gasoline pumps and shelter having a floor area of not more than 100 square feet, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.

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.

HABITABLE ROOM means a room designed for living, sleeping, eating or food preparation, such as a living room, dining room, bedroom or kitchen.

HEIGHT means, in reference to a building or structure, the vertical distance from the Grade, or, in the case of a detached carport or garage, from the finished floor level, to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and in the case of a structure without a roof, to the highest point of the structure.

HOME OCCUPATION means an occupation or profession which is clearly subordinate to the principal use of a dwelling unit for residential purposes or is subordinate to the principal residential use of a lot occupied by a dwelling unit;

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

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.

JUNK SHOP means the retail sale of used or recycled items, which is enclosed within a building and does not include dismantling.

JUNK YARD means the area outside of an enclosed Building where junk, waste, used building and industrial materials, scrap metal, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled.

KEYLOCK FUEL INSTALLATION means the use of land, buildings or structures restricted to the holders of key cards permitting access thereto for the dispensing of gasoline, natural gas, propane or diesel fuel;

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.

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

LIGHT MANUFACTURING means the processing, finishing and packaging of goods which does not produce dust, odour, glare or noise on a neighbouring parcel.

LIQUOR STORE means an establishment licensed by the British Columbia Liquor Control and Licensing Branch to sell all types of liquor.

LIQUOR PRIMARY means the use of land, buildings or structures where food and alcoholic beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include neighbourhood pubs, beverage rooms and cocktail lounges. This use must hold a liquor primary license and may include off-sales as an accessory use;

LODGE means a Building used for fraternal, social, recreational, union, professional, business, travel or political activities.

M ZONE means the M1 Zone, M2 Zone and M3 Zone.

MANUFACTURED HOME OR MANUFACTURED HOUSING means a Single Family dwelling built in a factory environment in one or more sections, intended to be occupied in a place other than where it is manufactured, and is not self-propelled.

MOBILE HOME means a transportable, single or multiple-section Single Family dwelling conforming to Canadian Standard Association Z240 MH Series at the time of manufacture.

MOBILE HOME PARK means land used or occupied by any person for the purposes of providing pads for the accommodation of two or more Mobile Homes and for imposing a charge or rent for the use of such space.

MOBILE HOME SPACE means an area of land within a Mobile Home Park designed and constructed for the placement of one Mobile Home, vehicle parking and Accessory Buildings.

MULTIPLE FAMILY 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 and residence of one Family.

OFFICE means a Building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or the administration of a business or industry not conducted on the site thereof.

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, the display of vehicles, trailers, trucks, truck trailers equipment, machinery or boats for sale or for rental.

P ZONE means the P1 Zone or P2 Zone.

PARCEL AREA means the total horizontal area within the Parcel Lines.

PARCEL COVERAGE means the percentage of the Parcel Area covered by the area of all Buildings or Structures, including Accessory Building.

PARCEL LINE means any boundary of a parcel.

PARCEL WIDTH means the horizontal distance between the two side Parcel Lines measured at the minimum setback from the Front Parcel Line.

PARKING AREA means an open area of land, other than a street, used for the parking of vehicles and may include Parking Spaces.

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.

PERMANENT FOUNDATION means a system through which the loads from a Building are transferred to supporting soil or rock, whether by a perimeter covering the base of the Building, by pilings or by a combination thereof.

PERSONAL SERVICE ESTABLISHMENT means a business providing service to an individual, such as a medical clinic, dental clinic, barbershop or beauty salon; or providing a repair or cleaning service to personal or household goods customarily used within a dwelling unit.

PRINCIPAL BUILDING means the Building, which 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 used.

PUBLIC UTILITY means a system, work, Building, plant, equipment or resource for the provision of water, sewer, drainage, gas, electricity, transportation, communication services such as an electrical substation or community sewer system.

R ZONE means the R1 Zone, R2 Zone or R3 Zone.

REAR PARCEL LINE means the Parcel line, which lays 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 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.

RECTORY means a place of residence for the clergy of the associated Church.

RESTAURANT means an eating establishment where food is sold and served to the public.

RETAIL STORE means a Building where goods, wares, 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, but shall exclude second hand stores, pawn shops and Junk Shops.

SECONDARY SUITE means a self-contained accessory dwelling unit located within a principal building, and clearly subordinate to a detached single family dwelling, used or intended to be used as a permanent home and residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. Does not include duplex, triplex, fourplex or multiple family dwelling housing.

SERVICE STATION means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of passenger and light trucks, and may include the auxiliary retail sale of other products, but shall not include any wholesale sales, automotive frame repairs, body repairs or painting, heavy equipment or heavy truck repair.

SETBACK means the required minimum or maximum distance between a Building, Structure or Use and each of the respective Parcel Lines.

SHOPPING CENTRE means a unified group of businesses including Restaurants, Retail Stores and Personal Service Establishments 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 Front or Rear Parcel Line.

SIDE YARD means the area of a parcel located between the Side Parcel Line and the 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 means any detached Building consisting of one Dwelling Unit, which is used or intended to be used as the permanent home or residence of one Family.

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.

STORAGE YARD means an area outside of an enclosed building where equipment, material, goods, products, and vehicles are stored, sold or distributed but shall not include a Junk Yard, Outdoor Display Yard or Wrecking Yard.

STRUCTURE means any construction fixed to, supported by or sunk into land or water including a Manufactured Home or Mobile Home, but does not include areas surfaced with concrete, asphalt, brick or tile.

TEMPORARY BUILDING means a Building that does not have its exterior walls supported on continuous concrete or masonry foundations or walls but specifically excludes Manufactured Housing.

TRIPLEX means a Building that is divided into three Dwelling Units, each of which has a separate entrance and each of which is occupied or intended to be occupied as a permanent home and residence of one Family.

USE means the purpose for which any parcel, tract of land, Building or Structure is designed, arranged or intended or for which it is occupied or maintained.

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

WRECKING YARD means land 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 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

2.1 Title

This Bylaw may be cited for all purposes as the "Zoning Bylaw No. 683, 2008."

2.2 Application

This Bylaw applies to all land, Buildings and Structures including the surface of water within the boundaries of the Village.

2.3 Conformity

Land, including air space and the surface of water, must not be used and Buildings and Structures must not be constructed, altered, located or used except as specifically permitted in this Bylaw. Any use not expressly permitted is prohibited.

2.4 Compliance with Other Legislation

Nothing contained in this Bylaw shall relieve any person from the responsibility to seek out and comply with other applicable Village bylaws, Provincial and Federal statutes and regulations applicable to their undertaking.

2.5 Severability

If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

2.6 Non-Conforming Parcels

Lots created prior to the adoption of this Bylaw, regardless of area or dimensions, may be used for any of the permitted uses of the Zone in which they are located, subject to the limitations contained therein and provided the method by which sewage is disposed is satisfactory to the Medical Health Officer or recognized authority.

2.7 Inspection

The Municipal Clerk, Building Inspector, Bylaw Enforcement Officer, or other Officer of the Village 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.

2.8 Violation

Every person who:

- .1 violates any of the provisions of this Bylaw;
- .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- .3 neglects or omits to do anything required under this Bylaw;
- .4 carries out, causes or permits to be carried out any Development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- .5 fails to comply with an order, direction or notice given under this Bylaw; or
- .6 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.8;

commits an offence under this Bylaw.

2.9 Penalty

Any person who commits an offence under this Bylaw shall be liable upon summary conviction to a penalty as set out in the Offence Act, for every such violation, which penalty and cost shall be recoverable and enforceable upon summary conviction in the manner provided by the Offence Act.

2.10 Metric Measurement

All regulation measurements shall be made in metric. The imperial equivalents are provided for convenience only and have no force or effect.

SECTION 3 – ESTABLISHMENT OF ZONES

3.1 Establishment of Zones

The area within the boundaries of the Village is divided into the Zones identified in Column I and described in Column II of Table 3-1.

Zones	Zone Title
R1	Single Family Residential
R2	Multiple Family Residential
R3	Mobile Home Park
C1	General Commercial
C2	Highway Commercial
M1	Light Industrial
M2	General Industrial
M3	Mining Operations
P1	Parks and Open Space
P2	Public Use and Institutional
V1	Village Reserve

3.2 Zone Title

The correct name of each Zone provided for in this Bylaw is set out in Column I of Table 3-1 and the Title contained in Column II of Table 3-1 is for information purposes only.

3.3 Location of Zones

The location of each Zone is established in Schedule C, the Zoning Map of this Bylaw.

3.4 Zone Boundaries

- .1 Where a Zone boundary is shown on Schedule C 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.

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

SECTION 4 – GENERAL REGULATIONS

4.1 Applicability of General Regulations

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

4.2 Uses Permitted in all Zones

The following uses are permitted in every Zone and are not subject to the minimum Parcel Area and Parcel Width of any Zone:

- .1 Public park;
- .2 Public utility services;
- .3 Highway and lane;
- .4 Conservation areas; and
- .5 Protective and emergency services.

4.3 Number of Principal Buildings on a Parcel

Not more than one Principal Building shall be permitted on any parcel.

4.4 Wrecked Vehicles and Construction Materials

Outdoor storage of wrecked or disused vehicles or construction materials is not permitted except in the M-2 Zone where the Zone provides.

4.5 Minimum Setback from Watercourses

The location of all Buildings and Structures from Watercourses is governed by the Floodplain Management Bylaw.

4.6 Servicing Requirements

All parcels created by new subdivision in the R1, R2, R3, R4, C1, C2, C3, M1, P1 and P2 zones shall be connected to a community water system and a community sewer system.

4.7 Height Exceptions

Any of the following Structures may exceed the maximum Height

regulations of this Bylaw provided that no such Structure shall cover more than 20% of the parcel, or if located on a Building, not more than 10% of the roof area of the Building:

- .1 dome, cupola;
- .2 public monument;
- .3 water tanks;
- .4 chimney;
- .5 spire, steeple, belfry;
- .6 radio and television tower or antenna;
- .7 flag or lighting pole, flood light;
- .8 transmission tower;
- .9 hose and fire alarm tower;
- .10 mechanical appurtenance on roof tops, including satellite dishes or other telecommunications apparatus for domestic or commercial purposes.

4.8 Permitted in Setback Areas

No Building or Structure other than the following shall be located in the area of the Setback required by this Bylaw:

- .1 signs;
- .2 Fences;
- .3 steps, provided they are not closer than 1 m (3 ft) from any Side Parcel line;
- .4 a patio, terrace, porch, Balcony or canopy provided they are not closer than 2.0 m (7 ft) from any Parcel Line;
- .5 gutters, eaves, cornices, sills, bay windows or chimneys provided they are not closer than 1 m (3 ft) from any Parcel Line;
- .6 arbors, trellises, fish ponds, ornaments, flag poles or similar landscape features, provided they are not closer than 1 m (3 ft) from any Parcel Line;
- .7 a Parking Space or loading space;
- .8 Landscape Screens.

4.9 Interior Side Yard Setback Exceptions

The Interior Side Parcel Line Setback requirements of this Bylaw do not apply to subdivided parcels where there is a common wall shared by two dwellings on the Parcel Line separating the parcels.

4.10 Strata Development

- .1 The Parcel Coverage, Parcel Area and Parcel Width provisions of this Bylaw shall not apply to strata lots provided the entire strata plan meets the Parcel Coverage, Parcel Area and Parcel Width provisions.
- .2 The setback provisions of this Bylaw apply only to the parcel lines on the perimeter of the parcel, and not to internal parcel lines for strata lots under a registered strata plan.
- .3 Despite the above, residential buildings, manufactured homes, accessory buildings and structures located within a bare land strata subdivision must be located no closer than:
 - a) 4.5 m (15 ft) of an internal roadway or access route;
 - b) 1.5 m (5 ft) of an interior side strata lot line, except for the property line on a common wall;
 - c) 4.5 m (15 ft) of a front strata lot line; and
 - d) 1.5 m (5 ft) of a rear strata lot line.

4.10 Off-Street Parking

All uses, Buildings and Structures are subject to the provisions for off-street parking in Schedule B of this Bylaw.

4.11 Fence Heights

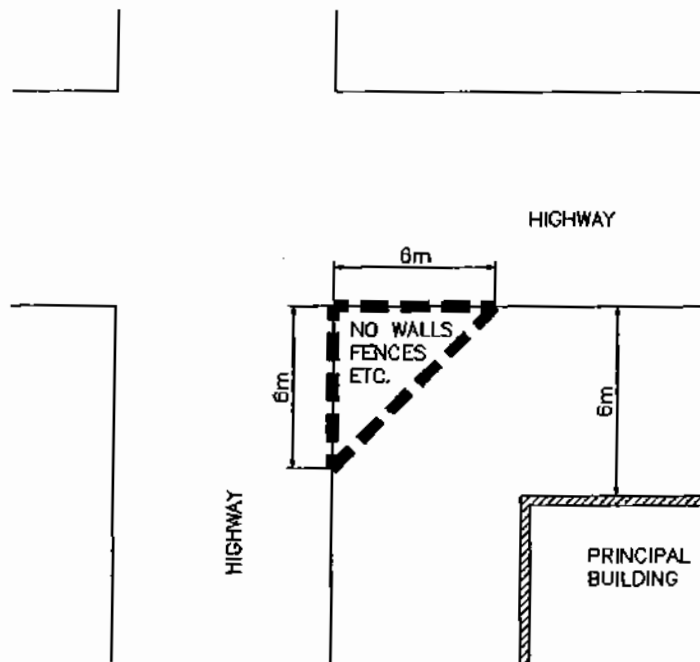
Other than screening required for outdoor storage, garbage and recycling bins, fence heights must comply with the following:

- .1 On all parcels in a R, C or P Zone fence heights must not exceed 1.2 m (4 ft) in the Front Yard and 2.0 m (7 ft) to the rear of any Front Yard;
- .2 On all parcels in an M Zone fence heights must not exceed 2.5 m (8 ft);
- .3 Despite the regulations contained in this section, open mesh or chain link type fences may be erected on a parcel in a C, M or P Zone to a maximum height of 3.5 m (11 ft).

4.12 Vision Clearance at Intersections

In the case of a parcel abutting a highway intersection no structures (including a fence) exceeding 0.6 m (2 ft) in height shall be permitted within the sight triangle formed by the intersection of the lot lines at the

corner and a line joining points along the lot lines a distance of 6.0m from their points of intersection.



Restrictions of Corner Lots Sight Triangle

4.13 Home Occupations

Where expressly permitted within a Zone, Home Occupations must 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. It shall not exceed 0.4 m² in area, and could be illuminated but non-flashing;
- .3 with the exception of horticultural activities, the Home Occupation must be carried out wholly within a Dwelling or if in the R1 Zone, within a Dwelling or Accessory Building;
- .4 retail, wholesale sales, rentals, and repairs are permitted;
- .5 the following uses are not permitted:
 - a) stables, kennels or animal breeding operations;

- b) restaurants (for on premises consumption);
 - c) metal fabricating;
 - d) 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.
- .5 the Home Occupation must not occupy more than a combined 65 m² (700 ft.²) of the Dwelling and Accessory Building;
 - .6 a maximum of one commercial vehicle used for the home occupation is permitted on the parcel unless vehicles are completely enclosed in a building; and
 - .7 persons operating a home occupation must possess a Village of Fraser Lake Business License.

4.14 Bed and Breakfasts

Where expressly permitted in a Zone, Bed and Breakfasts must comply with the following regulations:

- .1 in the R1 Zone, the maximum number of let bedrooms is 3, serving a maximum of 6 persons in total;
- .2 the Bed and Breakfast must be entirely contained within the dwelling;
- .3 one additional Parking Space is provided for each let room;
- .4 a maximum of one sign is permitted per parcel advertising a Bed and Breakfast and must not exceed 0.4 m² in area and must not be illuminated;
- .5 up to one (1) person, in addition to Family members residing in the Dwelling, may be employed in the Bed and Breakfast;
- .6 no food may be served in the Bed and Breakfast, other than breakfast, which may only be served to registered overnight guests;
- .7 a person operating a Bed and Breakfast must possess a Village of Fraser Lake Business License.

4.15 Secondary Suites

- .1 A secondary suite, where permitted, may be located in a new or a converted detached single family dwelling.
- .2 No more than one secondary suite is permitted per principal single family dwelling and it must be contained within the principal

building only. Secondary suites are not permitted in conjunction with a bed and breakfast home.

- .4 The maximum floor area of a secondary suite must not exceed the lesser of 90 m² or 40% of the total floor area of the principal dwelling.
- .5 A secondary suite must comply with all relevant Village Bylaws, and the *B.C. Building Code*, as amended.

4.16 Accessory Uses and Buildings

The following conditions apply to Accessory Uses and Accessory Buildings:

- .1 No Accessory Building or Structure may be erected on any parcel unless the Principal Building to which the Accessory Building is an incidental use has been erected or will be erected simultaneously with the Accessory Building.
- .2 No Accessory Building shall be located in any Front Yard.
- .3 Where an Accessory Building or Structure is attached to the Principal Building, it is considered a part of the Principal Building and must comply with the requirements in the Bylaw applicable to the Principal Building.
- .4 An Accessory Building must not exceed 5.0 m (17 ft) in height.
- .5 An Accessory Building must not be located closer than 1.2 m from any Lane.
- .6 An Accessory Building or Structure must not be used for any tourist accommodation or residential use or as a Dwelling, except as provided for in the following subsection.
- .7 An Accessory Building may be used as a temporary Dwelling provided:
 - a) Application for a Building Permit is made for a permanent Dwelling;
 - b) The Accessory Building has a valid building permit for temporary use as a dwelling as it must include sanitary facilities; and
 - c) The use of the accessory building as a temporary dwelling shall not exceed a total of 24 months.

4.17 Temporary Buildings

The following conditions shall apply to Temporary Buildings:

- .1 Temporary buildings and structures erected for the purpose of providing temporary office space, shelter and accommodation for construction crews or storage of materials during the construction of any building or structure for which a required building permit has been obtained, may be permitted in all zones provided:
 - a) application is made in writing to the Building Official for a permit to erect a temporary building or structure;
 - b) the proposed temporary building or structure must not constitute or cause a public hazard, nor obstruct unnecessarily any public right-of-way; and
 - c) the temporary building or structure must be removed within thirty (30) days of the completion permanent building or structure. The site must be restored as nearly as possible to its original condition.
- .2 A temporary residential dwelling unit may be permitted during the construction of a principal residence for which a valid building permit has been obtained, provided the temporary dwelling is removed within thirty (30) days of the completion of the permanent dwelling unit. Such permit may be renewed once, upon written application for a further period not to exceed six months.
- .3 Temporary structures installed for use as an Accessory Building in the form of canvas or awning type structures are permitted in the R1 and R2 Zone provided they:
 - .a) are within the maximum site coverage regulations; and
 - .b) are not located within the Front Yard;

SECTION 5 – R1 Zone SINGLE FAMILY RESIDENTIAL

5.1 Permitted Uses

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

- .1 Single Family;
- .2 Bed and Breakfast;
- .3 Commercial Daycare;
- .4 Home Occupation;
- .5 Secondary Suite;
- .6 Accessory Use.

5.2 Permitted Uses Site Specific

The following additional Uses are permitted in the R1 Zone on a site specific basis only in accordance with the conditions noted:

- .1 Recreational Vehicle permitted as a seasonal residence between May 1st and October 31st on Lots 4 to 12, District Lot 617 and 2011, Plan PRP 41554 on the foreshore of Fraser Lake.

5.3 Regulations

In an R1 zone the following regulations contained in Table 5 shall apply.

Table 5	
Column I Matter to be Regulated	Column II Regulation
Minimum Parcel Area	560 m ² (6028 ft ²)
Minimum Parcel Width	15 m (49 ft)
Minimum Building Width	6 m (20 ft)
Minimum Floor Area of Main Floor	▪ 75 m ² (807 ft ²)
Maximum Height of: ▪ Principal Building	▪ 10 m (33 ft)
Minimum Setback of Principal Building from: ▪ Front Parcel Line ▪ Rear Parcel Line ▪ Interior Side Parcel Line ▪ Exterior Side Parcel Line	▪ 6 m (20 ft) ▪ 6 m (20 ft) ▪ 1.5 m (5 ft) ▪ 3 m (10 ft)

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 	<ul style="list-style-type: none"> ▪ No closer than Principal Building ▪ 1 m (3 ft) ▪ 1 m (3 ft) ▪ 1 m (3 ft)
Maximum Parcel Coverage	33 %

5.4 Accessory Buildings

Not more than two-thirds of the width of the Rear Yard of any parcel will be occupied by Accessory Buildings at any given point.

5.5 Conditions of Use for Manufactured Housing

All Manufactured Housing must meet Canadian Standards Association A277 (modular) standards and be on a Permanent Foundation. All additions must also comply with the BC Building Code.

5.6 Regulations Site Specific

Despite any other regulation in this bylaw the following regulations are permitted on a site specific basis only for Lots 4 to 12, District Lot 617 and 2011, Plan PRP 41554:

1. The Front Parcel Line is deemed to be along the lakefront and not along the road;
2. Accessory structures are permitted without the construction of a permanent dwelling;
3. Minimum Building Width does not apply to a Recreational Vehicle used as a seasonal residence; and
4. Recreational Vehicles must not have permanent foundations.

**SECTION 6 – R2 Zone MULTIPLE FAMILY
RESIDENTIAL**

6.1 Permitted Uses

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

- .1 Single Family;
- .2 Duplex, Triplex, Fourplex;
- .3 Multiple Family;
- .4 Secondary Suite in a single family dwelling;
- .5 Bed and Breakfast in a single family dwelling;
- .6 Home Occupation;
- .7 Accessory Use.

6.2 Regulations

In an R2 zone the following regulations contained in Table 6 shall apply.

Table 6	
Column I Matter to be Regulated	Column II Regulation
Minimum Parcel Area for: <ul style="list-style-type: none"> ▪ Single Family ▪ Duplex which is situated on one parcel ▪ Duplex which is situated on two parcels ▪ Triplex ▪ Fourplex ▪ Multiple Family 	<ul style="list-style-type: none"> ▪ 560 m² (6028 ft²) ▪ 840 m² (9042 ft²) ▪ 350 m² (3767 ft²) parcel area for each dwelling unit ▪ 300 m² (3229 ft²) parcel area for each dwelling unit ▪ 250 m² (2691 ft²) parcel area for each dwelling unit ▪ 1000 m² (10764 ft²)
Minimum Parcel Width for: <ul style="list-style-type: none"> ▪ Single Family ▪ Duplex which is situated on one parcel ▪ Duplex which is situated on two parcels 	<ul style="list-style-type: none"> ▪ 15 m (49 ft) ▪ 25 m (82 ft) ▪ 11 m (36 ft) parcel width for each dwelling unit

<ul style="list-style-type: none"> ▪ Triplex ▪ Fourplex 	<ul style="list-style-type: none"> ▪ 9.5 m (31 ft) parcel width for each dwelling unit ▪ 8 m (26 ft) parcel width for each dwelling unit
Minimum Building Width of: Single Family dwelling	<ul style="list-style-type: none"> ▪ 6 m (20 ft)
Maximum Height of: <ul style="list-style-type: none"> ▪ Principal Building 	<ul style="list-style-type: none"> ▪ 10 m (33 ft)
Minimum Setback of Principal Building from: <ul style="list-style-type: none"> ▪ Front Parcel Line ▪ Rear Parcel Line ▪ Interior Side Parcel Line ▪ Exterior Side Parcel Line 	<ul style="list-style-type: none"> ▪ 6 m (20 ft) ▪ 7.5 m (25 ft) ▪ 3 m (10 ft) ▪ 3.5 m (11 ft)
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 	<ul style="list-style-type: none"> ▪ No closer than Principal Building ▪ 1.2 m (4 ft) ▪ 1 m (3 ft) ▪ 4.5 m (15 ft)
Maximum Parcel Coverage	40 %

6.3 Accessory Buildings

Not more than two-thirds of the width of the Rear Yard of any parcel shall be occupied by Accessory Buildings at any given point.

6.4 Conditions of Use for Manufactured Housing

All Manufactured Housing must meet Canadian Standards Association A277 (modular) standards and be on a Permanent Foundation. All additions must also comply with the *B.C. Building Code*.

SECTION 7 – R3 Zone MOBILE HOME PARK

7.1 Permitted Uses

The following Uses and no others shall be permitted in the R3 Zone:

- .1 Single Family;
- .2 Mobile home park;
- .3 Home Occupation;
- .4 Accessory Use.

7.2 Regulations

In an R3 zone the following regulations contained in Table 7 shall apply.

Table 7	
Column I Matter to be Regulated	Column II Regulation
Maximum density	18 units/hectare (7.3 units/acre)
Minimum Building Width	3.6 m (12 ft)
Maximum Height of: <ul style="list-style-type: none">▪ Principal Building	▪ 10 m (33 ft)
Minimum Setback of Principal Buildings from all Parcel Lines	▪ 6 m (20 ft)
Minimum Setback of Principal Buildings from Mobile home park Space lot lines <ul style="list-style-type: none">▪ Front and Rear▪ Side	▪ 0.5 m (2 ft) ▪ 1.5 m (5 ft)
Maximum Parcel Coverage	40 %

7.3 Conditions for Use for Manufactured Housing

All Manufactured Housing must meet Canadian Standard Association 240 or A277 standards, and if it is a Mobile Home it must contain skirting covering the base of the housing.

- .1 The skirting shall be painted or pre-finished so as to complement the Mobile Home.

- .2 The skirting shall have a removable access panel at least 1.2 m wide to provide access to the area enclosed by the skirting.

7.4 Coverage of Mobile home park Spaces

Principal Buildings, additions and Accessory Buildings shall not cover greater than 40 percent of the area of each Mobile home park Space.

SECTION 8 – C1 Zone GENERAL COMMERCIAL

8.1 Permitted Uses

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

- .1 Bakery;
- .2 Car Wash;
- .3 Combined Commercial and Residential;
- .4 Commercial Daycare;
- .5 Commercial Lodging;
- .6 Convenience Store;
- .7 Craft and Gift Shop;
- .8 Greenhouse;
- .9 Grocery store;
- .10 Indoor Recreation;
- .11 Laundry facility;
- .12 Liquor Primary;
- .13 Liquor Store;
- .14 Multiple Family;
- .15 Nursery;
- .16 Office;
- .17 Personal Service Establishment;
- .18 Post office;
- .19 Restaurant;
- .20 Retail store;
- .21 Service Station;
- .22 Shopping Centre;
- .23 Video sales and rental outlet
- .24 Accessory Use.

8.2 Regulations

In a C1 zone the following regulations contained in Table 8 shall apply.

Table 8	
Column I Matter to be Regulated	Column II Regulation
Minimum Parcel Area <ul style="list-style-type: none"> ▪ For Commercial Lodging and Service Station ▪ For all other Uses 	<ul style="list-style-type: none"> ▪ 2000 m² (21,528 ft²) ▪ 280 m² (3014 ft²)
Maximum Height of all Buildings	<ul style="list-style-type: none"> ▪ 12 m (39 ft)
Minimum Setback of all Buildings from <ul style="list-style-type: none"> ▪ Front Parcel Line <ul style="list-style-type: none"> ○ On Endako Avenue ○ All other cases ▪ Rear Parcel Line ▪ Interior Side Parcel Line <ul style="list-style-type: none"> ○ Adjacent to R Zone ○ All other cases ▪ Exterior Side Parcel Line <ul style="list-style-type: none"> ○ Adjacent to C Zone ○ All other cases 	<ul style="list-style-type: none"> ▪ 0 m ▪ 4.5 m (15 ft) ▪ 4.5 m (15 ft) ▪ 3 m (10 ft) ▪ 0 m ▪ 0 m ▪ 4.5 m (15 ft)

8.3 Screening of Storage

Despite any maximum fence height regulation, all outside accessory commercial storage, and recycling and garbage storage bins, must be completely contained within a Landscaped Screen or Screen fence of not less than 2.0 m (7 ft) in Height.

8.4 Conditions of Use for Service Stations

Service Stations are subject to the following conditions.

- .1 Screening that is not less than 1 m (3 ft) in height must be provided and properly maintained along any boundary of the parcel which abuts a parcel in a R Zone.
- .2 Gasoline service pumps or pump islands must not be located closer than 4.5 m (15 ft) to any parcel line.

- .3 All servicing equipment, other than that normally carried on a pump island must be entirely enclosed within a building.
- .4 The entire surface area must be paved with a surface of asphalt or concrete, and any unpaved areas of the parcel must be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- .5 Where the parcels abut another parcel in an R Zone or is separated by a street or land therefrom, exterior lighting must be designed to deflect away from adjacent properties.

8.5 Conditions for Combined Commercial and Residential Uses

Where a lot is used for combined commercial and residential use the residential use must:

- .1 Be contained in the same building as the commercial use.
- .2 Have a separate entrance for the outside.
- .3 Be limited to a minimum floor area of 33 square meters per dwelling unit.
- .4 Be limited to a maximum floor area equal to 50% of the total square footage of the building.

SECTION 9 – C2 Zone HIGHWAY COMMERCIAL

9.1 Permitted Uses

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

- .1 Auto parts store;
- .2 Bulk petroleum products sales;
- .3 Car wash;
- .4 Combined Commercial and Residential Uses;
- .5 Commercial Lodging;
- .6 Convenience Store;
- .7 Gas Bar;
- .8 Indoor recreation;
- .9 Keylock Fuel Installation;
- .10 Liquor Store;
- .11 Nursery or Greenhouse;
- .12 Personal Service Establishment;
- .13 Police Station;
- .14 Restaurant;
- .15 Retail Store;
- .16 Service Station;
- .17 Shopping Centre; and
- .18 Accessory Use.

9.2 Regulations

In a C2 zone the following regulations contained in Table 9 shall apply.

Table 9	
Column I Matter to be Regulated	Column II Regulation
Minimum Parcel Area <ul style="list-style-type: none"> ▪ For Commercial Lodging and Service Station ▪ For all other Uses 	<ul style="list-style-type: none"> ▪ 2000 m² (21,528 ft²) ▪ 280 m² (3014 ft²)
Maximum Height of Principal Building	<ul style="list-style-type: none"> ▪ 12 m (39 ft)
Minimum Setback of Principal Buildings from <ul style="list-style-type: none"> ▪ Front and Rear Parcel Lines ▪ One Side Parcel Line or where Parcel 	<ul style="list-style-type: none"> ▪ 6 m (20 ft)

<ul style="list-style-type: none"> ▪ abuts a R zone ▪ Other Side Parcel Line ▪ Exterior Side Parcel Line 	<ul style="list-style-type: none"> ▪ 3 m (10 ft) ▪ 0 m ▪ 3 m (10 ft)
Maximum Parcel Coverage	50

9.3 Regulations Site Specific

Despite any other regulations, properties along Highway 16 shall use the Parcel Line that abuts Highway 16 as the Front Parcel Line.

9.4 Conditions of Use for Service Stations

Service Stations are subject to the following conditions:

- .1 Screening that is not less than 1 m (3 ft) in height must be provided and properly maintained along any boundary of the parcel which abuts a parcel in an R Zone.
- .2 Gasoline service pumps or pump islands must not be located closer than 4.5 m (15 ft) to any parcel line.
- .3 All servicing equipment, other than that normally carried on a pump island must be entirely enclosed within a building.
- .4 The entire surface area must be paved with a surface of asphalt or concrete, and any unpaved areas of the parcel must be suitably landscaped, maintained and separated from the paved areas by a curb or other barrier.
- .5 Where the parcels abut another parcel in an R Zone or is separated by a street or land from an R Zone, exterior lighting must be designed to deflect away from adjacent properties.

9.5 Screening for Storage

Despite any maximum fence height regulation, all outside accessory commercial storage, and recycling and garbage storage bins, must be completely contained within a Landscaped Screen or Screen fence of not less than 2.0 m (7 ft) in Height.

9.6 Conditions for Combined Commercial and Residential Uses

Where a lot is used for combined commercial and residential use the residential use must:

- .1 Be contained in the same building as the commercial use.
- .2 Have a separate entrance for the outside.

- .3 Be limited to a minimum floor area of 33 square meters per dwelling unit.
- .4 Be limited to a maximum floor area equal to 50% of the total square footage of the building.

SECTION 10 – M1 Zone LIGHT INDUSTRIAL

10.1 Permitted Uses

The following uses and no others are permitted in the M1 Zone:

- .1 Animal hospital;
- .2 Automobile sales and rental;
- .3 Automobile repair shop;
- .4 Boarding of animals;
- .5 Building supply establishment;
- .6 Bulk petroleum products sales;
- .7 Cartage, delivery or express facilities;
- .8 Car wash;
- .9 Contractor services;
- .10 Greenhouse;
- .11 Heavy equipment, machinery and farm implements sales and repair;
- .12 Junk shop;
- .13 Light manufacturing;
- .14 Nursery;
- .15 Public works yard;
- .16 Recreation vehicle sales and rentals;
- .17 Storage yard;
- .18 Tools and small equipment sales, rental and repair;
- .19 Truck and truck-tractor sale or rental parcel;
- .20 Veterinary clinic;
- .21 Warehousing and mini storage, cold storage;
- .22 Welding, machine or blacksmith shop;
- .23 Wholesale establishment, packing and crating; and
- .24 Accessory use.

10.2 Regulations

In an M1 zone the following regulations contained in Table 10 shall apply.

Table 10	
Column I Matter to be Regulated	Column II Regulation
Minimum Parcel Area	560 m ² (6028 ft ²)
Minimum Parcel Width	20 m (66 ft)
Maximum Height of Principal Building or any Structure	15 m (49 ft)
Minimum Setback of Building and Structure from <ul style="list-style-type: none"> ▪ All Parcel Lines adjacent to R zone ▪ Front Parcel Lines ▪ Interior Side Parcel Line ▪ Exterior Side Parcel Line ▪ Rear Parcel Line 	<ul style="list-style-type: none"> ▪ 15 m (49 ft) ▪ 6 m (20 ft) ▪ 3 m (10 ft) ▪ 4.5 m (15 ft) ▪ 3 m (10 ft)
Minimum Setback of Storage Yard from <ul style="list-style-type: none"> ▪ Front Parcel Line ▪ Side Parcel Line ▪ Rear Parcel Line 	<ul style="list-style-type: none"> ▪ 6 m (20 ft) ▪ 3 m (10 ft) ▪ 3 m (10 ft)
Minimum Setback of Outdoor Display Yard from any Parcel Line	3 m (10 ft)
Maximum Parcel Coverage	60 %

10.3 Storage of Equipment

Storage of equipment, machinery, motor vehicles and similar items shall not be permitted in the Front Yard or Side Yards, except that the display of equipment, machinery, motor vehicles and similar items for sale or for rental shall be permitted in Front Yard.

10.4 Screening for Outside Storage

- .1 Any part of the parcel that is used or intended to be used as an outside storage area, and any recycling or garbage bins, shall be enclosed by a screen fence or wall at least 2.5 m in height, which shall be uniformly painted or well maintained.
- .2 The fence or wall shall not be used for advertising or display purposes.
- .3 The maximum Height for Fences shall not apply to any part of the parcel that is used or intended to be used as an outside storage area.

10.5 General Condition of Use

Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

SECTION 11 – M2 Zone GENERAL INDUSTRIAL

11.1 Permitted Uses

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

- .1 all uses permitted in M1 Zone;
- .2 all manufacturing processing, finishing and packaging;
- .3 Junk Yard;
- .4 Sawmills;
- .5 Wrecking Yard; and
- .6 Accessory Use.

11.2 General Conditions of Use

Nothing shall be done which is or will become an annoyance or nuisance in the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare.

11.3 Zoning

For certainty, in addition to Lands identified on the Zoning Map, District Lot 2007, Range 05, Coast Range 05 Land District, except Plan 1152 is within the M2 Zone.

SECTION 12 – M3 Zone MINING OPERATIONS

12.1 Permitted Uses

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

- .1 mining and processing operations;
- .2 storage of explosives and related material;
- .3 Accessory Use.

12.2 Regulations

All current provincial and federal government regulations apply to all mines during exploration, development, construction, production, closure, reclamation and abandonment.

12.3 Zoning

For certainty, in addition to Lands identified on the Zoning Map, Lot 7766, Range 05, Coast Range 5 Land District and Lot 7774, Range 05, Coast Range 5 Land District are within the M3 Zone (Endako Mine).

SECTION 13 – P1 Zone PARKS AND OPEN SPACE

13.1 Permitted Uses

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

- .1 Park;
- .2 Open space conservation area;
- .3 Assembly;
- .4 Indoor recreation;
- .5 Mobile and temporary vendors; and
- .6 Accessory Use.

13.2 Regulations

In a P1 zone the following regulations contained in Table 13 shall apply.

Table 13	
Column I Matter to be Regulated	Column II Regulation
Minimum Setback of Building and Structures from All Parcel Lines	6 m (20 ft)

SECTION 14 – P2 Zone PUBLIC USE & INSTITUTIONAL

14.1 Permitted Uses

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

- .1 Cemetery;
- .2 Church;
- .3 Commercial daycare;
- .4 Dog pound;
- .5 Fire hall;
- .6 Hospital, health center, clinic;
- .7 Library;
- .8 Lodge;
- .9 Museum;
- .10 Office of municipal, provincial or federal governments;
- .11 Police station;
- .12 Recycle Bins;
- .13 School including associated playgrounds and playing fields;
- .14 Special Care Facility;
- .15 Tourist Information Centre; and
- .16 Accessory Use.

14.2 Regulations

In a P2 zone the following regulations contained in Table 14 shall apply.

Table 14	
Column I Matter to be Regulated	Column II Regulation
Minimum Parcel Area	1000 m ² (10764 ft ²)
Minimum Parcel Width	15 m (49 ft)
Maximum Height of Buildings and Structures	12 m (39 ft)
Minimum Setback of Buildings and Structures from	
▪ Front Parcel Line	▪ 7.5 m (25 ft)
▪ Side Parcel Line	▪ 3 m (10 ft)
▪ Rear Parcel Line	▪ 7.5 m (25 ft)

SECTION 15 – V1 Zone VILLAGE RESERVE

15.1 Permitted Uses

The following uses and no others are permitted in the V1 Zone:

- .1 park;
- .2 open space conservation area.
- .3 plant materials collection (compost) up to 5 cm (2 inch) limbs

15.2 Regulations

In a V1 zone the following regulations contained in Table 15 shall apply.

Table 15	
Column I Matter to be Regulated	Column II Regulation
Minimum Parcel Area	8 ha (20 acres)
Minimum Setback of Buildings and Structures from any Parcel Line	7.5 m (25 ft)

SCHEDULE B
PARKING PROVISIONS

SCHEDULE B PARKING PROVISIONS

1. Application of Regulations

Space for the off-street parking 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.

Definitions outlined in Schedule A apply to this schedule.

Where access is required to any Highway under the jurisdiction of the Ministry of Transportation and Infrastructure, the number, size and layout of off-street parking spaces shall be in accordance with Ministry of Transportation and Infrastructure standards and specifications where there is a conflict with requirements under this Bylaw.

2. Exemption of Existing Buildings from Parking Requirements

The regulations contained in this section shall not apply to Building structures and Uses existing on the effective date of this Bylaw except that:

- 2.1 Off-street parking shall be provided and maintained in accordance with this section for any addition to any existing Building and Structure or any change in the Principal Use or addition to such Existing use.
- 2.2 Off-street parking 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 In respect of a Use permitted under this Bylaw which is not specifically referred to in Column I of Table 1, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in Table 1.

- 3.3 Where the calculation of the required off-street parking spaces results in a fraction, one Parking Space shall be provided in respect of the fraction.
- 3.4 Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 m of width of such seating accommodation shall be counted as one seat.
- 3.5 Where more than one use is located on a parcel, the total number of Parking Spaces to be required shall be the sum total of the requirements for each use.
- 3.6 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.
- 3.7 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 C Zones off-street Parking Spaces shall be located on the same parcel as the use they serve.
- 4.2 In the C 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 For non-residential buildings or uses, off-street Parking Spaces may be provided for collectively, if the total number of spaces provided is not less than the sum of the separate requirements for the individual uses and provided that all regulations governing location of Parking Spaces in relation to use are adhered to.

5. Standard

- 5.1 Each off-street parking space required by this Bylaw shall not be less than 3.0 m (10 ft) wide, 6.0 m (20 ft) long and have a vertical clearance less than 2.2 m (7 ft).

- 5.2 Adequate provision shall be made for individual entry or exit by vehicles to all Parking Spaces at all times by means of unobstructed maneuvering aisles, having widths not less than:
- A. 7.4 m - where Parking Spaces are located at 90 degrees to the maneuvering aisle providing access to the space;
 - B. 5.5 m - where Parking Spaces are located at 60 degrees to the maneuvering aisle providing access to the space;
 - C. 3.9 m - where the Parking Spaces are located at 45 degrees or less to the maneuvering aisle providing access to the space.
- 5.3 In all C Zones
- .1 Parking Areas 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.
 - .2 The surfacing of parking areas must be completed prior to occupancy except that an owner can defer site completion up to a maximum of 2 years of completion of the development provided that security for 115% of the cost of the surfacing is provided to the Village.
- 5.4 In all other Zones, Parking Areas with 4 or more Parking Spaces 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.

6.0 Siting

- 6.1 No off-street Parking Space shall be located within 2.0 m (7 ft) of the Front Parcel Line, except in a C Zone or M Zone.
- 6.2 In a C Zone or M Zone, Parking Spaces may be located in the Front Yard provided that the Parking areas shall be separated from an adjoining street or from a directly abutting parcel in a R Zone by a fully landscaped strip of not less than 2.0 m (7 ft) in width.

- 6.3 No off-street Parking Spaces shall be located in the Front Yard of an M Zone which abuts a parcel in an R Zone or is separated by a street or land therefrom.
- 6.4 Parking Spaces in R Zones shall be wholly provided on the same parcel as the Building required to be served.

7.0 Accessible Off-Street Parking Spaces

Where off-street parking is required by this Bylaw, and where access for a person with disabilities is required, parking space(s) will be provided in accordance with *B.C. Building Code*.

TABLE 1	
Required Off-Street Parking Spaces	
Column I	Column II
Use of Building or Parcel	Required number of Spaces
RESIDENTIAL	
Single Family and Duplex	2 per dwelling unit
Triplex and Fourplex	1 per Dwelling unit
Multi-family Dwelling, including Dwelling Units in combination with a commercial or industrial Use	1.25 per bachelor and 1 bedroom dwelling units, 1.5 per 2 or more bedroom units; plus 1 per 7 dwelling units
Bed and Breakfast	1 per let guest room
COMMERCIAL / INDUSTRIAL	
Automobile repair and service, Equipment Service Shop,	1.5 per bay (Parking Spaces to match bay size)
Automobile, boat, trailer and recreation vehicle sales and rental. Truck and Truck-tractor sale or rental	1 per 35 m ² of sales floor area plus 1 per 2 service bays
Bakery	1 per 40 m ² of gross floor area
Bank	1 per 30 m ² of gross floor area
Barber shop/Beauty Parlor/ Tanning Salon	1 per 35 m ² of gross floor area
Building Supply/ Hardware	1 per 30 m ² of gross floor area
Campgrounds/Recreational Vehicle Sites	1 per 2 spaces plus 1
Car wash	1 per 2 employees plus 2 per wash bay

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Clinic, Dental or Medical	1 per 30m ² of gross Floor Area
Commercial daycare or Preschool	1 per 40m ² of gross Floor Area
Commercial Lodging	1 per sleeping unit plus additional spaces for each accessory use plus 1 per 10 seats for meeting rooms
Convenience Store	1 per 35 m ² of retail floor area
Contractor/ Public Works Yard	1 per 2 employees
Equipment Sales and Rental Store (including heavy equipment)	1 per 70m ² of gross Floor Area and 1 per 400m ² display area and 2 per parts department
Fire Station	3 per bay
Indoor recreation including Amusement Arcades, Pool and Billiard Halls, Bowling Alleys and similar uses	3 per bowling lane, 2 per court, 1 per billiard/pool table, plus 1 per 20 m ² of activity space
Industrial Facility	2 plus 1 per 75m ² of gross Floor Area
Laundromats	1 per 3 washing machines
Legion	1 per 3 seats of seating capacity
Machinery sales and repairs	1 per 2 employee plus 1 per 100m ² of sales Floor Area
Medical Clinic see Clinic	
Warehouse, mini-storage facility and other industrial uses not otherwise mentioned	1 per 100 m ² of Gross Floor Area
Nursery or Greenhouse	1 per 35 m ² of sales floor area
Offices, Business, Government and Professional	1 per 30 m ² gross floor area
Police Station	1 per 50 m ² gross floor area except garages
Post Office	1 per 35 m ² of gross floor area
Rental Shop (not including heavy equipment)	1 per 40 m ² gross floor area
Restaurants, Cabarets, Lounges, Pubs and similar establishments	1 per 4 seats
Stores, Retail, Video Rental, Supermarkets, Liquor store, Personal Service, other commercial uses not otherwise mentioned	1 per 30m ² of gross Floor Area
Service Station	2 plus 2 per service bay
Shopping Centre (all uses combined)	1 per 30m ² of gross Floor Area
Theatres	1 per 10 seats

Training Centre	10 per classroom
Travel Agent	1 per 30 m ² gross floor area
Veterinary Clinic and Animal Hospital	1 per 30 m ² gross floor area
CIVIC, INSTITUTIONAL & PUBLIC	
Cemetery	1 per 200 graves
Churches	1 per 5 seating places
Special Care Facility	1 per 40 m ² gross floor area
School, Kindergarten/Elementary	1 per classroom
School, Secondary	5 per classroom
Hospital, Extended Care	1 per 2 employees plus 1 per 5 beds
Funeral Home	1 per 5 seats or 1 per each 10m ² Floor Area in areas without fixed seats which are used or intended to be used for public assembly
Library	1 per 30 m ² gross floor area
Museum	1 per 30 m ² gross floor area
Public Use and assembly, including arenas, auditoriums, community centres, dance halls, exhibition halls, meeting halls, stadiums, swimming pools and similar uses	1 per 5 seats plus 1 per 10 m ² of floor area in areas without fixed seats, excluding playing surfaces
Outdoor Recreation, Parks, Playfields	10 per ha of parcel area or 25 per playfield

Our File: 03-019-17635

November 26th, 2008

Item Referred: **Zoning Bylaw No. 683, 2008**

File No: **Not Known**

Legal:

General Location: **Village of Fraser Lake**

Application Approved By: **Karen Andrews, District Development Technician**

RESPONSE SUMMARY

The Ministry of Transportation supports the Zoning Bylaw No. 683, 2008 for the above noted referral.

The Ministry of Transportation does not have any objections, however please see comments noted below:

- The Ministry should be contacted for comment where development occurs in the vicinity of highway jurisdiction (800 meter radius from a highway intersection), this includes changes in zoning bylaws, commercial and industrial buildings over 4500 square meters, amendments of land use contracts and heritage conservation agreements;
- Major development proposals, subdivisions and access proposals adjacent to/ or within the 800 meter radius may be required to provide a Traffic Impact Study at the request of the Ministry.
- There is to be no direct access to highway commercial lots, rather highway commercial properties should be accessed by established frontage or backage roads.

Thank you for allowing our agency to comment on this zoning bylaw. If you have any questions please contact Karen Andrews @ 250-565-6090.


Karen Andrews
District Development Technician

KJA/
Enclosure












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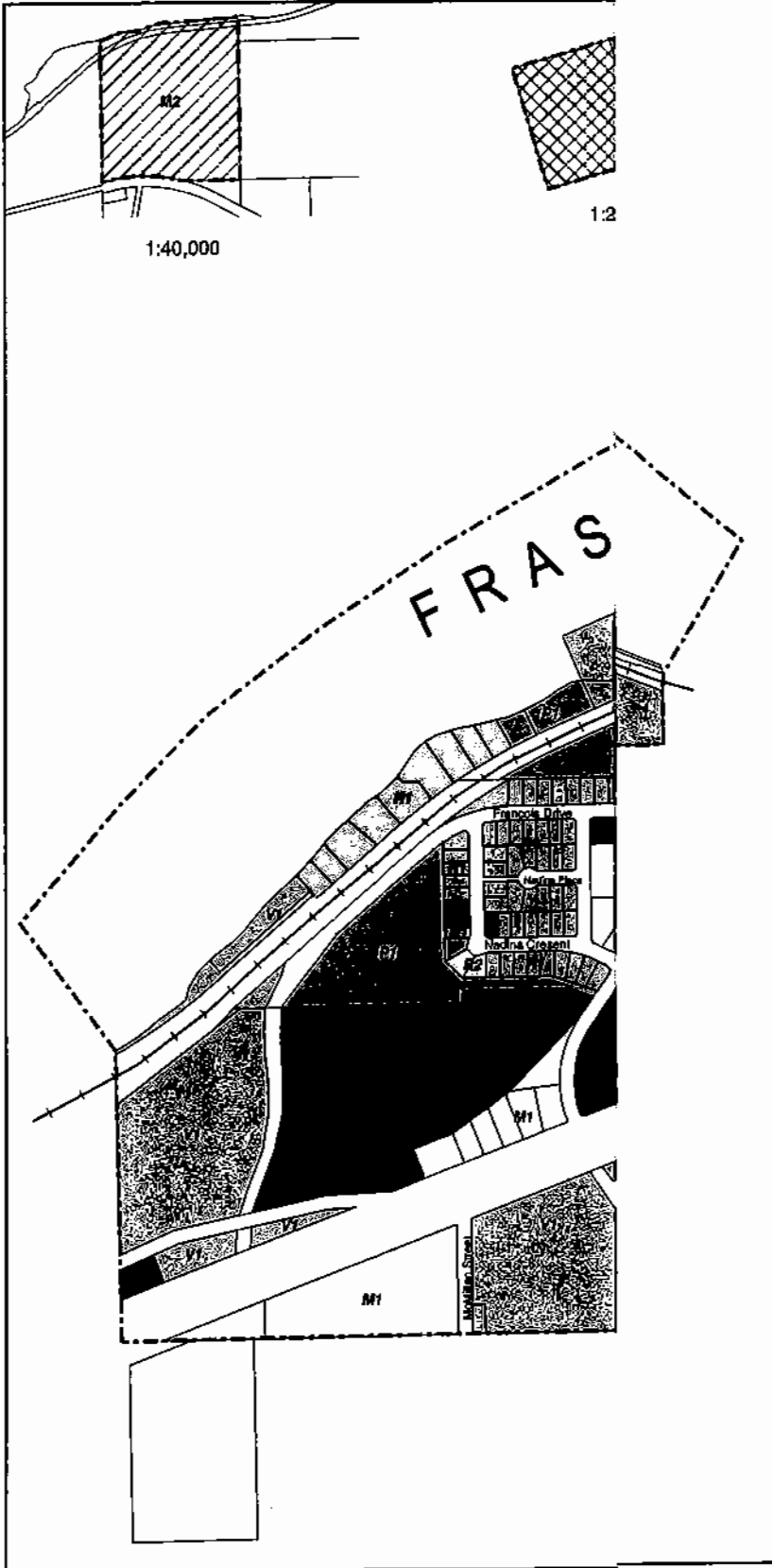
Zoning Bylaw

Bylaw No. 683, 2008

Schedule C Zoning Map

Legend

-  R1 Zone - Low Density Residential
-  R2 Zone - Medium Density Residential
-  R3 Zone - Mobile Home Park Residential
-  C1 Zone - General Commercial
-  C2 Zone - Highway Commercial
-  M1 Zone - Light Industrial
-  M2 Zone - General Industrial
-  M3 Zone - Mining Operations
-  P1 Zone - Parks and Open Space
-  P2 Zone - Public Use and Institutional
-  V1 Zone - Village Reserve

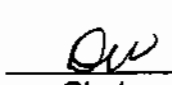


VILLAGE OF

Fraser Lake, Burns Lake, BC
 9777
 res@yahoo.ca

This Map forms
 Schedule C of the
 Village of Fraser Lake
 Zoning Bylaw No. 683, 2008


 Mayor


 Clerk