

# **City of Terrace Zoning Bylaw No. 2069 - 2014**

***(and Amendments thereto up to and including Bylaw #2311-2024)***

## **CONSOLIDATED FOR CONVENIENCE**

*All persons making use of this consolidated version of City of Terrace Bylaw No.2069-2014 are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only and that the original bylaw must be consulted for all purposes of interpreting and applying the law.*

*Subsections or sections of the original bylaw and/or amendments which have been repealed have not been included in this consolidation.*



*List of Amendments to City of Terrace Zoning Bylaw No. 2069-2014*

<b>Bylaw No.</b>	<b>Date of Adoption</b>	<b>Amendment Type</b>	<b>Location</b>	<b>Purpose of Amendment</b>
2080	Apr 27/15	Map	4921 Halliwell Ave	Zone property to R3 from R1
2086	Apr 27/15	Text	4402 & 4421 Keith Ave	Floodplain Exemption
2090	Aug 10/15	Map	3725 Thomas St	Zone property to R3 from R1
2091	Aug 24/15	Text	3306 Griffith St	M1 Zone amend Site Specific Permitted Uses to permit Education Facility use
2092	Sep 28/15	Text	4714 Park Ave	R5 Zone amend Site Specific Permitted Uses to permit Day Care use
2104	Mar 29/16	Text	4305 Lakelse Ave	Various amendments to the R6 zone
2109	Jun 13/16	Map	4622 Haugland Ave	Zone property to R4 from R3
2111	Jul 11/16	Map	4643 Graham Ave	Zone property to R3 from AR1
2114	Jul 25/16	Map	4905 Keith Ave	Zone property to C3 from M1
2116	Aug 22/16	Text & Map	4606 Haugland Ave	Zone property to C5 from R2; amend Site Specific Permitted Uses to permit Manufacturing Light use specific to sign manufacturing
2117	Aug 22/16	Text	2701 Kalum St	C5 zone amend Site Specific Permitted Uses to permit Manufacturing Light use specific to sign manufacturing
2124	Jan 9/17	Map	4830 Highway 16	Zone property to R4 from C3
2125	Feb 14/17	Text	District Lots 930 & 997	AR1 zone amend Site Specific Permitted Uses to permit manufacturing of explosives
2127	Mar 13/17	Map	4606 Loen Ave	Zone property to R1-A from R2
2134	Jul 24/17	Text	3227 & 3229 Sparks St	C1-A zone amend Site Specific Permitted Uses to permit Place of Worship use
2137	Aug 14/17	Text	4407 Sparks St	Floodplain Exemption
2141	Dec 11/17	Map	4519 & 4523 Olson Ave	Zone property to R5 from P1
2143	Feb 26/18	Text & Map		Various text and mapping changes throughout the bylaw
2148	Sept 24/18	Text		Added Storefront Cannabis Retail Sales
2157	Jan 14/19	Map	3800 Jack Talstra Way	Zone property from M2 (Heavy Industrial) to M4 (Industrial Office Park)
2158	Jan 14/19	Text	4645 Graham Ave	R3 zone amend Site Specific Permitted Uses to permit single detached dwelling
2161	May 13/19	Map	4012 Thomas Street	Zone property from R3 (Low Density Multi-Family Residential) to R1 (Single Detached Residential)
2168	Jun 10/19	Map	5350 Mountain Vista Drive	Rezone from R5 (High Density Multi-Family Residential) to R2 (Semi-Detached Residential)
2170	Jun 10/19	Text		Addition of RB1 Bare Land Strata Single Detached Residential Zone
2172	Jun 10/19	Map	4921 Halliwell Avenue	Rezone from R3 (Low Density Multi-Family Residential) to RB1 (Bare Land Strata Single Detached Residential)
2181	Nov 25/19	Map	5136 McConnell Avenue	Rezone from RS1 (Rural Suburban Residential) to R1 (Single Detached Residential)
2183	Dec 9/19	Map	5013 Halliwell Ave	Rezone from AR2 to R2
2187	Mar 9/20	Text	4443 Keith Avenue	C3 zone amend Site Specific Permitted Uses to permit Wholesale Establishment
2190	Apr 27/20	Map	5117 Halliwell Ave	Zone property from AR2 to R1
2193	May 11/20	Text	2413 Kerr Street	Floodplain Specific Exemption
2197	May 25/20	Text	3222 Munroe Street	C5 zone amending Site Specific Permitted Uses to permit Health Services Facility as a Primary Use & Dwelling Unit as a Secondary Use



2199	June 8/20	Map	2702 Kalum Str	Rezone from R5 (High Density Multi-Family Residential) to R2 (Semi-Detached Residential)
2201	June 8/20	Map	2704 Kalum Str	Rezone from R5 (High Density Multi-Family Residential) to R2 (Semi-Detached Residential)
2203	June 8/20	Map	2406 Kenney Str	Rezone from R3 (Low Density Multi-Family Residential) to R1-A (Single Detached Residential)
2206	July 27/20	Map	4820 Halliwell Ave	Rezone from C4 (Neighbourhood Commercial) to R2 (Semi-Detached Residential)
2208	Aug 24/20	Text	N/A	Adding Microbreweries and Craft Distilleries as Permitted Uses in Specified Zones
2210	Sept 14/20	Map	4819 & 4823 Lazelle Avenue	Rezone from C3 (Service Commercial) to R5 (High Density Multi-Family Residential)
2211	Sept 14/20	Text	5506 Highway 16 West	C3 Zone Amend Site Specific Permitted Uses to Permit Industrial Equipment Sales, Leasing, and Services and Welding, Machine or Metal Fabrication
2212	Oct 13/20	Text	3309 Kalum Street	C4 Zone Amend Site Specific Permitted Uses to Permit Microbrewery/Craft Distillery as a Primary Use
2215	Nov 9/20	Map	5108 Jolliffe Avenue	Rezone from R3 (Low Density Multi-Family Residential) to R1 (Single Detached Residential)
2217	Jan 11/21	Map	5106 Jolliffe Avenue	Rezone from R3 (Low Density Multi-Family Residential) to R2 (Semi-Detached Residential)
2219	Mar 8/21	Text	5008 Agar Avenue	C5 Zone Amend Site Specific Permitted Uses to add "Office" on the South ½ of the property, and to add "Technical Consulting Firm" and "Trade Contractor" on the North ½ of the property
2228	May 25/21	Map	2703 Braun Street	Rezone from RS1 (Rural Suburban Residential) to R2 (Semi-Detached Residential)
2231	July 12/21	Map & Text	3725 Thomas Street	Rezone from R3 (Low Density Multi-Family Residential) to C5 (Local Commercial); amend Site Specific Permitted Uses of the C5 zone to permit Restaurant and Retail Store
2233	July 12/21	Map	4214 Sparks Street	Rezone from AR2 (Rural) to R1 (Single Detached Residential)
2234	Aug 23/21	Text	N/A	Add M2A – Heavy Industrial Zone
2235	Aug 23/21	Map	4800 & 4760 Keith Avenue	Rezone a portion from M1 (Light Industrial) to M2A (Heavy Industrial), and a 0.2 ha portion from M1 (Light Industrial) to P2 (Park and Recreation)
2251	Mar 14/22	Text	5430 Highway 16	C3 Zone Amend Site Specific Permitted Uses to add "Technical Consulting Firm" and "Laboratory and Research Facilities" to the property, Being All that Portion Lying to the West of a Straight Line Bisecting the North and South Boundaries Thereof (5430 Highway 16).
2253	May 9/22	Map	5414 Highway 16 West	Rezone from C3 (Service Commercial) to M1 (Light Industrial)
2258	Aug 8/22	Text	4423 Eby Street	AR2 Zone Amend Site Specific Permitted Uses to add "Intensive Agriculture, limited to an egg production facility with a maximum capacity of 80,000 egg laying chicken hens"



2259	Aug 8/22	Map	4007 Thomas Street & 5013 Halliwell Avenue	Rezone 2.57 acres from R1 (Single Detached Residential) to R1-A (Single Detached Residential), and RB1 (Bareland Strata Single Detached Residential) Rezone from R2 (Semi-Detached Residential) to RB1 (Bareland Strata Single Detached Residential)
2263	Sept 26/22	Map	5021 & 5023 Halliwell Avenue	Rezone from AR2 (Rural) to RS1 (Rural Suburban Residential)
2272	Mar 27/23	Map	4301 & 4305 Munroe Street	Rezone 4305 & a portion of 4301 from RS1 (Rural Suburban Residential) to R1 (Single Detached Residential)
2279	Apr 24/23	Text	3504 Kalum Street	C4 Zone Amend Site Specific Permitted Uses to Permit "Health Services Facility with no overnight accommodations"
2282	July 24/23	Map & Text	4645 Graham Avenue	Rezone from R3 (Low Density Multi-Family Residential) to R6 (Manufactured Home Residential) Amend the R3 – Low Density Multi-Family Residential zone, section 11;/4/2 – Site Specific Permitted Uses, by deleting the following: a. "Single Detached Dwelling, only when constructed within a Phased Strata Subdivision with 10 or more dwelling units, on Lot B, District Lot 360, Range 5, Coast District, Plan EPP79448" and replacing with: "Currently no site specific permitted uses."
2285	Oct 23/23	Map & Text	4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4720 & 4722 Keith Avenue	Amend the C3 – Service Commercial Zone, Section 12.4.2 Site Specific Permitted Uses for the property shown hatched on Appendix "A" hereto, and forming part of this Bylaw, by adding the following: "Health Services Facility" to the properties legally described as: Strata Lots 1 to 11, Strata Plan PRS55, Lot 1, District Lot 361, Range 5, Coast District, Plan PRP13455 (4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4720 and 4722 Keith Avenue).
2287	Nov 14/23	Map & Text	Site Specific Permitted Uses in the M2A-Heavy Industrial Zone	Amend Site Specific Permitted Uses to include Bulk Fueling Station, Major, limited to one tank with a maximum volume capacity of 150,000 litres, on the property legally described as Lot 1, District Lot 361 and 362, Range 5, Coast District, Plan EPP105420 (4900 Keith Avenue) in section 13.3.2.
2290	Jan 22/24	Map & Text	2903 Kalum Street and 2902 Evergreen Street	Add "Industrial Equipment Sales, Leasing and Service" as Site Specific Permitted Uses.
2298	Feb 12/24	Map	2404 and 2406 Kenney Street	Rezone from R1-A (Single Detached Residential) to R4 (Medium Density Multi-Family Residential)
2299	Apr 8/24	Map & Text	2507 Skeena Street	Add 4.7 Property Specific Exemptions: f. The setback from the natural boundary of the Skeena River shall be 4.0 metres on Lot 7, District Lot 615, Range 5, Coast District, Plan 4539
2303	May 27/24	Map & Text	4905 Keith Avenue	Amend Schedule 'B' (Future Land Use) from General Commercial to Industrial. Schedule C (Development Permit Areas) is amended to show 4905 Keith Avenue and is removed from DVP Area No. 5 – Commercial, and added to DVP Area No. 6 – Industrial.
2304	June 24/24	Map & Text	5130 Highway 16 West	C3-Service Commercial Zone amend Site Specific Permitted Uses to permit Manufacturing, Light, limited to the assembly of light duty electric vehicle conversion kits and the research and development of electric vehicle systems.



2305	June 24/24	Map & Text	Small Scale Multi- Unit Housing	Adding SSMUH amendments per Bill 44 provincial legislation. Removal of “Schedule B” map. <i>Note: For the zoning map changes listed in this consolidated bylaw refer to the City of Terrace on-line mapping site, TerraMap at <a href="https://www.terrace.ca/business-development/maps-zoning/terramap">https://www.terrace.ca/business-development/maps-zoning/terramap</a>.</i>
2306	August 12/24	Map	3328 Earle Street	Rezone from M1 (Light Industrial) to M2 (Heavy Industrial).
2311	November 25/24	Map	3304 Munroe Street	Rezone from R1 (Low Density Residential) to R4 (Medium Density Multi-Family Residential)

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**CITY OF TERRACE**

***“A Bylaw of the City of Terrace to Provide for Zoning Regulations within the City of Terrace.”***

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

**AND WHEREAS** Council wishes to repeal Zoning Bylaw No. 1431-1995 and wishes to adopt a Zoning Bylaw pursuant to planning and land use management powers under Part 26 of the Local Government Act;

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

1. This Bylaw will be cited as the “City of Terrace Zoning Bylaw No. 2069 - 2014”.
2. 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 will be omitted and the decision that it is invalid must not affect the validity of the remaining portion of this Bylaw.*
3. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the Zoning Bylaw for the City of Terrace:
  - a. Schedule A (Zoning Bylaw Text)
  - b. Schedule B (Zoning Bylaw Map – City of Terrace)
4. This Bylaw repeals Zoning Bylaw No. 1431-1995 and Downtown Parking Bylaw No. 1469-1995 and amendments thereto.

**READ a first time** this 29<sup>th</sup> day of September, 2014.

**READ a second time** this 29<sup>th</sup> day of September, 2014.

**PUBLIC HEARING HELD** on this 14<sup>th</sup> day of October, 2014.

**READ a third time** on this 14<sup>th</sup> day of October, 2014.

**APPROVED UNDER THE TRANSPORTATION ACT** this 19<sup>th</sup> day of November, 2014.

*Signed*  
\_\_\_\_\_  
**for Ministry of Transportation**

**ADOPTED** this 24<sup>th</sup> day of November, 2014.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Deputy Clerk**

## **1.0 ADMINISTRATION**

### **1.1 Application**

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

### **1.2 Prohibitions**

- .1 Land, including airspace 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.
- .2 No subdivision may be approved, in particular to create parcels less than the minimum permissible parcel area and other regulations, as identified in this Bylaw.
- .3 Every use of land, building, and structure permitted in each zone must conform to all of the regulations of the applicable zone and all other regulations of this Bylaw.
- .4 No land, building or structure may be used or occupied, or left with no use, except in conformity with this Bylaw.

### **1.3 Inspection**

Subject to the provisions of the *Community Charter*, any official of the City of Terrace duly authorized by Council is hereby authorized to enter on or into property, in the case of an emergency or at all reasonable times, any day of the week, on any parcel that is subject to regulation under this Bylaw or for any matter which Council has exercised legislated authority to regulate, prohibit and impose requirements.

### **1.4 Violations**

Every person who undertakes any of the following shall be deemed to be guilty, upon summary conviction, of an offense under this Bylaw:

- .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 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 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 a parcel under Section 1.3;

### **1.5 Offences and Penalties**

- .1 Each day's continuance of an offence under Section 1.4 constitutes a new and distinct offense.



- .2 Every person who violates any provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfill, observe, carry out, or perform any duty of obligation imposed by this Bylaw is liable, to penalty and cost of prosecution.
- .3 Every person who commits an offence under Section 1.4 is liable on summary conviction to a fine not exceeding \$10,000 and the costs of prosecution, as provided for in the *Community Charter*.
- .4 This Bylaw may be enforced by means of a municipal ticketing information system.

## 2.0 DEFINITIONS AND INTERPRETATION

### 2.1. Applicable Regulations

- .1 Where this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation will apply.
- .2 Where this Bylaw sets out competing general and specific regulations that could apply to a situation, the specific regulation will apply.

### 2.2. Metric Units

Metric units are used for all measurements in this Bylaw.

### 2.3 Definitions

In this Bylaw:

**ACCESSIBLE HOUSING** means dwelling units that are physically adapted to the needs of individuals intended to occupy the units, including those who are disadvantaged by age, physical or mental disability or medical condition, and those who are victims of a natural disaster.

**ACCESSORY** means clearly incidental and subordinate, and on the same parcel.

*Amended by  
Bylaw 2305-2024*

**ACCESSORY DWELLING UNIT** means a self-contained residence with cooking, sleeping and bathroom facilities that is secondary to a Primary Use located on the same property.

**AFFORDABLE HOUSING** means dwelling units that are available at a cost that does not compromise an individual's ability to meet other basic needs, including food, clothing and access to education. The cost of a rental dwelling unit or the cost to purchase a residential dwelling unit should consume no more than 30% of the annual household gross, pre-tax income.

*Amended by  
Bylaw 2143-2018*

**AGRICULTURE** means the use of land, buildings and structures for the growing, rearing, cultivating, producing and harvesting of agricultural products, poultry and livestock, including the storage on an individual farm of products harvested, reared or produced

on that farm, and the storage of farm machinery, implements and supplies, and the repair to farm machinery and implements used on that farm.

**AGRICULTURE, INTENSIVE** means the use of land, buildings and structures for:

*Amended by  
Bylaw 2143-2018*

- the keeping of more than 10 agricultural units of poultry, livestock or fur bearing animals,
- the growing of mushrooms, where composting is part of the operation,
- the slaughtering and processing of animals reared on the premises provided the premises are licensed for that purpose in accordance with the Provincial Meat Inspection Regulation,
- the use of greenhouses where the total gross floor area of all greenhouses on a parcel is 500 m<sup>2</sup> or greater.

**AGRICULTURAL UNIT** is equivalent to any one of the following:

*Amended by  
Bylaw 2143-2018*

- 25 poultry (1 poultry = 0.04 Ag Units);
- 20 fur bearing animals (1 fur bearing animal = 0.05 Ag Units);
- 0.66 of a cow or bull (1 cow = 1.5 Ag Units);
- 1 swine;
- 1 horse, donkey, mule, domestic ungulate or other farmed game animal;
- 3 sheep or goats (1 sheep or goat = 0.33 Ag Units).

For the purposes of this definition a mothering animal and its pre-weaned offspring are counted as one animal.

**AMENITY AREA** means a space on the site of a multi-family dwelling to provide for the enjoyment and recreational needs of residents. Such spaces may include, but are not limited to landscaped open spaces, rooftop gardens, child play areas, outdoor recreational facilities, and other similar features. Amenity areas must exclude areas used for off-street parking, off-street loading, service driveways, required front yards and roof areas.

*Amended by  
Bylaw 2305-2024*

**APARTMENT** means a multi-family building containing five or more dwelling units for residential use which has its principal access from an entrance common to the dwellings.

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

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

*Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024*

**BED AND BREAKFAST** means a Level 2 home occupation conducted as a short-term rental within the principal dwelling and operated by the occupying resident of the principal dwelling, providing temporary overnight accommodations and breakfast to guests.

**BICYCLE PARKING, LONG-TERM** means bicycle parking that is provided for residents, students or employees for all-day or overnight parking in a secure enclosed area, and includes

bicycle lockers, compounds or rooms specifically provided and equipped for bicycle storage.

**BICYCLE PARKING, SHORT-TERM** means bicycle parking that is provided for patrons or visitors for temporary parking, and includes racks or other structurally sound devices designed to secure one or more bicycles in an orderly fashion.

*Amended by  
Bylaw 2143-2018*

**BOARDER** means an individual not regularly a member of the household who pays for and takes regular lodging within a dwelling unit.

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

**BULK FUELING STATION, MAJOR** means any building or land used or intended to be used for the sale of fuels or lubricants to commercial vehicles and industrial equipment, either through the use of keys, cards or service attendance, with tanks greater than 2000 gallons, but does not include a service station or gas bar.

**BULK FUELING STATION, MINOR** means any building, structure or land used or intended to be used for the sale of fuels or lubricants to commercial vehicles and industrial equipment, either through the use of keys, cards or service attendance, with tanks less than 2000 gallons and does not include a gas bar.

**CAMPGROUND** means the use of land for the provision of seasonal and short-term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers. Occupancy of the campground must be limited to a maximum stay of 150 days per calendar year.

*Amended by  
Bylaw 2148-2018*

**CANNABIS** means cannabis as defined by the Government of Canada (in the Cannabis Act) and includes any products containing cannabis.

**CITY** means the City of Terrace.

**COMMERCIAL** means a category of zone, building or use that provides for the sale or provision of goods and professional or personal services.

*Amended by  
Bylaw 2143-2018*

**COMMERCIAL VEHICLE** means any motor vehicle that is:

- (1) A truck or truck tractor with a licensed gross vehicle weight of 5,500 KG or greater;
- (2) A truck or truck tractor with a height in excess of 2.25 m;
- (3) A bus with seating capacity greater than nine people; or
- (4) Defined as such in the *Commercial Transport Act*.

**COMMUNITY CARE FACILITY** means the use of lands and residential buildings operated as a community care facility by a licensee under Provincial legislation to provide residential care to persons not related by blood or marriage to the licensee, or if the licensee is a corporation, to any director, officer or member of the corporation.

*Amended by  
Bylaw 2143-2018*

**CONFINED LIVESTOCK/POULTRY AREA** means an outdoor area where livestock or poultry is confined by fences or other structures and includes feedlots, paddocks, corrals, coops, exercise yards and holding areas but does not include a seasonal grazing area.

*Amended by  
Bylaw 2143-2018*

**CONTRACTING EQUIPMENT** means, but is not limited to, equipment such as enclosed and flat-bed trailers with an overall length greater than 7.5 meters, skid steers, mini-excavators, backhoes and hydraulic lifts. This does not include recreational vehicles such as travel trailers or fifth wheel campers or other recreational camping trailers used solely for personal use.

*Amended by  
Bylaw 2143-2018*

**CONTRACTOR VEHICLE** means a vehicle used in conjunction with a general contractor, subcontractor or trade contractor, which exceeds 7.5 metres in overall length.

**CONVENIENCE STORE** means a store that sells goods to meet the day to day needs of residents such as snacks, magazines and limited groceries.

*Amended by  
Bylaw 2143-2018*

**COOKING FACILITIES** means any appliance used to prepare food and includes but is not limited to, ovens, stoves, microwaves, hotplates, electric frying pans or any appliance used to heat food.

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

**DAYCARE CENTRE** means a group day care centre and other related facilities licensed and in compliance with provincial legislation.

**DENSITY** means, in relation to land, parcel of land or an area:

- (1) The density of use of the land, parcel or area; or
- (2) The density of use of any building and other structures located on the land or parcel, or in the area.

*Amended by  
Bylaw 2143-2018*

**DRY CLEANING** means a facility that uses a chemical product in the process of cleaning clothing or textiles.

*Amended by  
Bylaw 2143-2018*

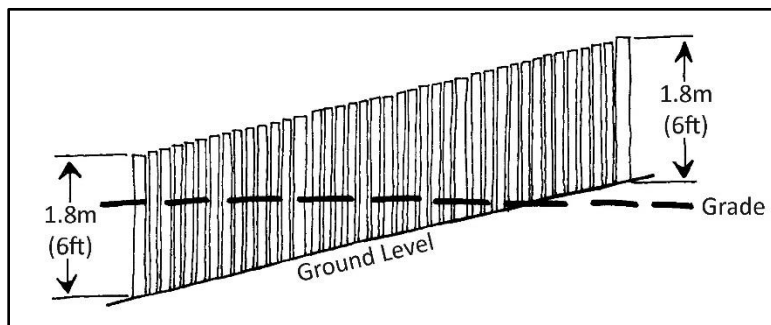
**DWELLING UNIT** means a self-contained residence exclusively occupied by no more than one household and containing only one kitchen.

**ENTERTAINMENT FACILITY** means the use of lands, buildings or structures for the provision of entertainment to the public and includes such uses as auditoriums, movie theatres, bingo halls, and pool and billiard facilities.

**FAMILY CHILD CARE** means the provision of care in a licensee's place of residence with the licensee personally providing the care for up to eight children.

**FENCE** means a constructed barrier erected to enclose or screen a use or parcel. As shown in Figure 1, fence height is the vertical distance between the ground level and the top of the fence at any given point.

**Figure 1: Fence Height**



**FINANCIAL INSTITUTION** means a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planner or similar establishment.

**FIRST STOREY** means the storey with its floor closest to grade, having its floor not more than 2.0 m above grade.

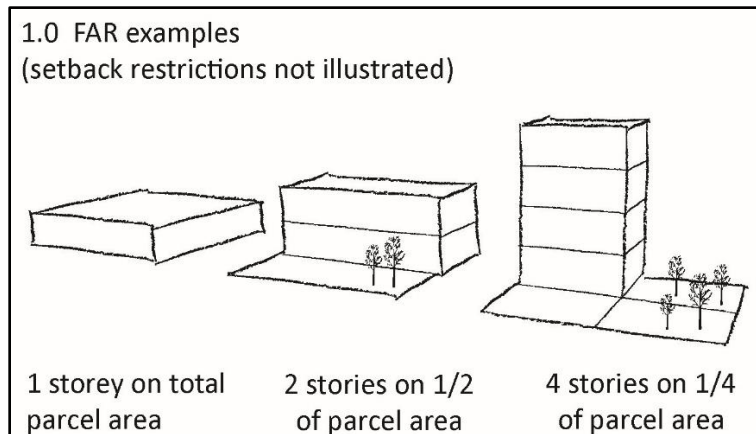
**FLOOD CONSTRUCTION LEVEL** means the required minimum elevation associated with a design flood or where a design flood has not been determined, a specified height above a natural boundary.

**FLOOR AREA** means the area of a storey or a basement measured to the inside of the exterior walls.

*Amended by  
Bylaw 2143-2018*

**FLOOR AREA RATIO (FAR)** means the figure obtained by dividing the gross floor area of all storeys in all buildings on a parcel by the parcel area, as shown in Figure 2.

**Figure 2: Floor Area Ratio (FAR) Calculation**



**FOOTPRINT** means the area of the first storey of a building, measured to the outer extent of the exterior walls, including all parts of the first storey with a permanent roof structure such as living space, attached garages, attached carports and covered patios.

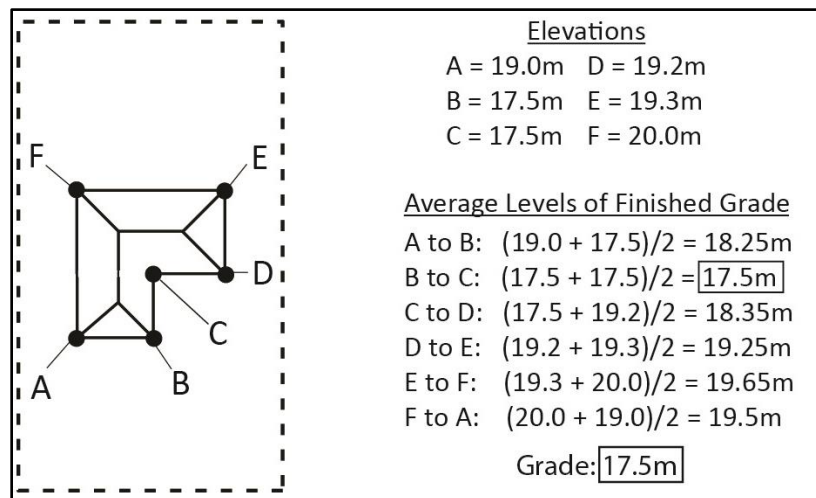
**FUNERAL HOME** means a premises used for the preparation of the dead for burial or cremation and the holding of funeral services; includes an accessory crematorium and areas for the display, storage and sale of caskets and other related funeral supplies.

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

**GAS BAR** means a retail fueling facility with no more than two pump islands.

**GRADE** means the lowest of the average levels of finished grade adjoining each exterior wall of a building, as shown in Figure 3.

**Figure 3: Sample Grade Calculation**



Amended by  
Bylaw 2143-2018

**GROSS FLOOR AREA** means the total floor area of each storey in each building including exterior walls but, excluding areas used exclusively for parking purposes in an apartment building or mixed use building.

**HEALTH SERVICES FACILITY** means any lands or buildings used for the provision of a physical or mental health service on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature such as medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics and counselling services.

**HEIGHT** means the vertical distance from the grade to the highest point of any building or structure.

**HIGHWAY** means a street, road, lane, pathway, walkway, bridge, viaduct and any other way open to public use, other than a private right-of-way on privately owned parcels.

**HOME OCCUPATION** means a profession that is carried out in a residential dwelling unit or accessory building on a residential zoned parcel where such profession is secondary to the use of the parcel for residential purposes.

**HOUSEHOLD** means one of the following residential occupancies in one dwelling unit:

- (1) A person;
- (2) Two or more persons related by blood, marriage, adoption or foster parenthood; or
- (3) Not more than five unrelated persons living together.

**HOSTEL** means the use of a building with a common entrance lobby and shared corridors, which provides sleeping units for the public, but does not provide public facilities.

**HOTEL** means the use of land and buildings with a common entrance lobby and shared corridors, which provides accommodation for the public. It may include public facilities such as restaurants; banquet, beverage, meeting and convention rooms; recreation facilities, laundry room and personal service establishments for the convenience of guests.

*Amended by  
Bylaw 2143-2018*

**INDUSTRIAL WORK CAMP ACCOMODATIONS** means one or more modular buildings and structures established for the purpose of providing residential accommodations and supports to workers whose employment is temporary in nature, arranged to provide individual sleeping units (1 person per unit) with or without individual bathrooms, meals in communal dining areas, and communal areas for recreation, laundry and other basic living essentials.

*Amended by  
Bylaw 2143-2018*

**INSTITUTIONAL FACILITY** means land and buildings that provide for civic and other public functions such as hospitals, courts of law and protective services.

**KITCHEN** means a room in a dwelling with cooking facilities used for the preparation of food and includes any appliance used to cook food, as well as cabinets, a refrigerator, sink or dishwasher and the applicable electrical and plumbing service lines.

*Amended by  
Bylaw 2143-2018*

**KITCHEN, SECONDARY** means a room in a single detached dwelling unit, that is secondary to the kitchen, is used only by the primary occupants of the dwelling for the preparation of food, is not part of a secondary suite and is on the same floor as the kitchen. It may include appliances for cooking food, cabinets, a refrigerator, sink or dishwasher.

*Amended by  
Bylaw 2143-2018*

**LANDSCAPING** means a vegetated area, garden or combination thereof, which has a mix of ground cover, plants, shrubs, trees, hard surfaces such as brick or stone and other landscape elements such as walkways, seating areas, water features and public art.

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

**LAUNDROMAT** means a primarily self-service coin-operated laundry facility for use by the public where household clothing and linens are cleaned. It may include providing pressing,

*Amended by  
Bylaw 2143-2018*

repairing and clothing alteration services to individuals and the pickup of articles to be cleaned and delivering cleaned articles. It does not include a dry cleaning facility.

**LAUNDROMAT, INDUSTRIAL** means a facility primarily engaged in operating mechanical laundries and plants which launder or dry clean apparel and fabrics in a central location for industrial or commercial clients, includes garment rental, pickup and delivery services.

*Amended by  
Bylaw 2143-2018*

**LIVESTOCK** means but is not limited to cattle, sheep, goats, swine, horses, donkeys, mules, domestic ungulates or other farmed game animals, rabbits and other fur bearing animals.

*Amended by  
Bylaw 2143-2018*

**MAJOR ROADWAY** means an arterial or collector road as identified in the Official Community Plan.

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

**MANUFACTURING, LIGHT** means land or buildings for the manufacturing, processing, production, assembly and packaging of materials, goods or products, which does not generate significant smoke, noise, vibration, dirt, glare, odour or electrical interference.

**MANUFACTURED HOME (MOBILE)** means a dwelling built under CSA standard Z240, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried. Mobile manufactured homes include single-wide and double wide mobile manufactured homes, but not modular homes built under CSA standard A277, travel trailers, recreational vehicles or campers.

**MANUFACTURED HOME (MODULAR)** means a multiple section single family manufactured dwelling unit, factory built and certified to conform to Canadian Standards Association (CSA) Standard A277 and amendments thereto and is situated on a permanent foundation.

*Amended by  
Bylaw 2143-2018*

**MANUFACTURED HOME PARK** means a parcel on which two or more manufactured homes built under CSA standard Z240 may be installed and occupied as dwelling units.

**MEDIA STUDIO** means lands and buildings equipped for sound recording, the transmission of radio and television programs, or the production of motion pictures, television programs, videos, music or video games.

**MEDICAL MARIHUANA** means marihuana produced for medical use pursuant to a license issued under the Marihuana for Medical Purposes Regulations to the *Controlled Drugs and Substances Act*.

**MICROBREWERY / CRAFT DISTILLERY** means a premises licensed under the Liquor Control and Licensing Act which manufactures beer, cider, ale, or spirits for sale to customers on or

*Amended by  
Bylaw 2208-2020*



off the premises and is classified by the B.C. Liquor Distribution Branch as a small (micro) brewery or craft distillery.

**MINI STORAGE FACILITY** means lands and buildings consisting of storage units that are available for rent for temporary storage of personal property.

**MIXED USE BUILDING** means a building that contains one or more commercial uses on its lower storeys and a multi-family dwelling for residential use on upper storeys.

**MOTEL** means the use of land and buildings which provides accommodation for the public, with each unit having a separate exterior entrance and direct access to on-site parking. It may include public facilities such as restaurants; banquet, beverage, meeting and convention rooms; recreation facilities and personal service establishments for the convenience of guests.

Amended by  
Bylaw 2305-2024

**MULTI-FAMILY DWELLING** means any building consisting of five or more dwelling units for residential use, each of which is occupied or intended to be occupied as the permanent home or residence of one household.

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

**NEIGHBOURHOOD PUB** means an establishment licensed as a neighborhood public house in accordance with the *Liquor Control and Licensing Act*.

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

Amended by  
Bylaw 2143-2018

**OFFICIAL COMMUNITY PLAN (OCP)** means a community plan that is adopted by the Council of the City of Terrace under the authority of Section 472 of the *Local Government Act*.

**PAD** means one of the following:

- (1) A paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home (mobile); or
- (2) A concrete pad, slab or floor supporting a building, structure or space (e.g. patio).

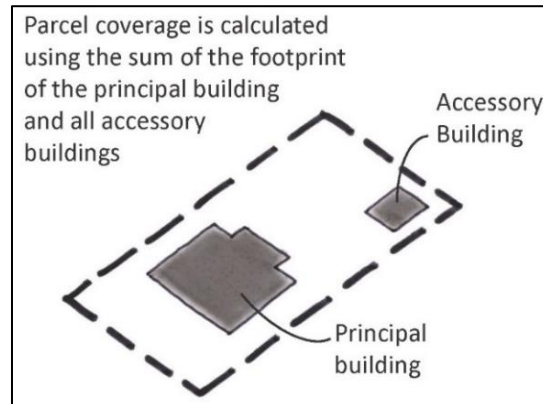
**PARCEL** means any lot, block or other area in which land is held or into which it is subdivided but does not include a highway.

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

**PARCEL, CORNER** means the parcel at the intersection or junction of two or more highways other than a lane.

**PARCEL COVERAGE** means the percentage of the parcel covered by the footprint of all buildings and structures, as shown in Figure 4.

**Figure 4: Parcel Coverage Calculation**



**PARCEL LINE** means the legally defined limits of any parcel.

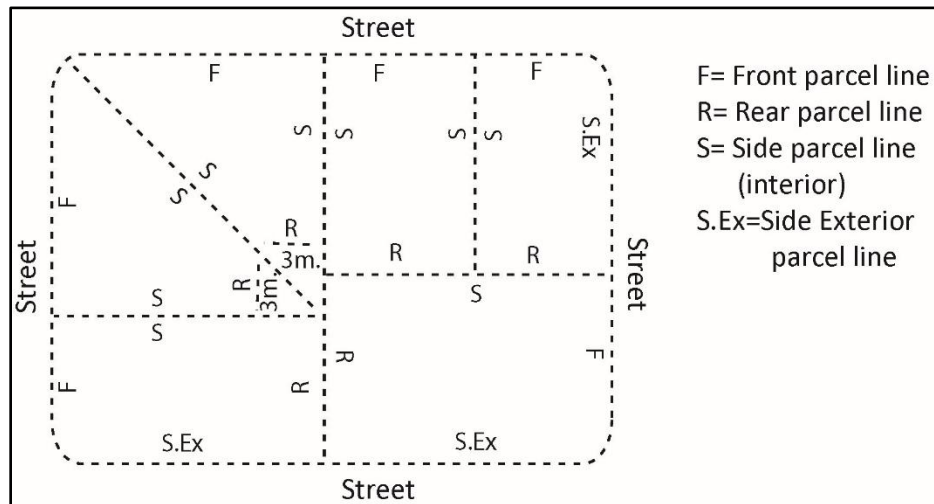
**PARCEL LINE, EXTERIOR** means a parcel line, other than a front or rear parcel line, which abuts a highway on a corner parcel, as shown in Figure 5.

**PARCEL LINE, FRONT** means any parcel line common to a parcel and one highway as shown in Figure 5. Where a parcel has frontages on more than one highway, the front parcel line is the shortest parcel line adjacent to a highway. If a parcel has frontages on more than one highway and the frontages are the same length, then any frontage may be the front parcel line, provided it is opposite and not connected to the rear parcel line.

**PARCEL LINE, INTERIOR** means a side parcel line between two or more parcels or a lane, other than a front or rear parcel line, as shown in Figure 5.

**PARCEL LINE, REAR** means the boundary of a parcel which is opposite to and is not connected to the front parcel line, as shown in Figure 5. In the case of a triangular shaped lot, a rear parcel line is a line 3.0m in length that is entirely within the lot and is parallel to and at a maximum distance from the front lot line.

**Figure 5: Parcel Lines**



**PARCEL WIDTH** means the width of a parcel between the two side parcel lines as measured at the minimum setback distance from the front parcel line along a line perpendicular to the centre of the front parcel line. In the case of the panhandle lot the panhandle will not be considered as part of the calculation for minimum parcel width.

*Amended by  
Bylaw 2143-2018*

**PARKING FACILITY** means a structure or land, consisting of parking spaces, aisles and driveways, designed or intended for parking of motor vehicles.

**PARKING SPACE** means a space of the size and dimensions to park one motor vehicle and does not include aisle space and other areas providing access to the parking space.

*Amended by  
Bylaw 2143-2018*

**PERSONAL SERVICE ESTABLISHMENT** means an establishment that provides personal goods or services to persons involving the health, beauty, or grooming of a person, such as barber shops, hairdressers, tailors, and shoe repair shops. Personal service establishments do not include health services facilities.

**PLACE OF WORSHIP** means the use of land or buildings for religious worship such as churches, chapels, synagogues, temples, monasteries and convents.

*Amended by  
Bylaw 2143-2018*

**POULTRY** means, but is not limited to, any of the following; chickens, ducks, geese, turkeys, pigeons or other domestic fowl.

**PRINCIPAL BUILDING** means a building within which the primary use on a parcel occurs.

**PRINTING SERVICES** means the use of equipment for binding, duplicating, photographic processing, printing, publishing or bookbinding.

**RECREATIONAL FACILITY - INDOOR** means land or buildings for the provision of recreation and sports activities primarily conducted indoors such as arcades, arenas, fitness clubs, racquet courts, gymnasia, dance studios, swimming pools and bowling alleys.

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

**RESIDENTIAL** means a category of zone, building or use that provides for dwelling units for human habitation.

**RETAINING WALL** means a structure constructed to hold back, stabilize or support a bank as a result of changes in elevation on a parcel.

*Amended by  
Bylaw 2148-2018*

**SCHOOL PROPERTY** means property that is:

- a) In whole or in part, owned or leased by, or operated under the authority of, an education authority; and
- b) Used for the purposes of delivering educational programs or other learning programs.

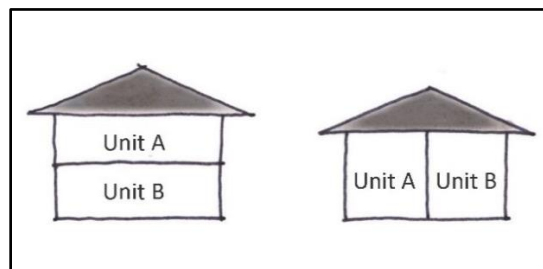
**SCREENING** means a fence, wall, compact evergreen hedge, berm or combination, supplemented with landscape planting that would effectively screen the use, parcel or portion of the parcel it encloses from adjacent parcels and highways.

*Amended by  
Bylaw 2305-2024*

**SECONDARY SUITE** means a self-contained, dwelling unit located inside a principal residential building. A secondary suite is ancillary to a primary unit in the building, has its own separate cooking, sleeping and bathing facilities, and has separate access to the outside, which may pass through a common vestibule.

**SEMI-DETACHED DWELLING** means a building that may be divided horizontally or vertically into two separate dwelling units for residential use as shown in Figure 6 below. Each dwelling unit has an independent entrance either directly from the outside or through a common vestibule, and independent utility connections.

**Figure 6: Semi-Detached Dwelling**



**SERVICE STATION** means land and buildings used principally for the retail sale of motor fuels, lubricating oils, and motor vehicle accessories and the servicing of motor vehicles.

**SETBACK** means:

- (1) The minimum permitted distance between a building or structure and the related parcel lines; or
- (2) The required minimum distance from a watercourse, or other body of water to the building or structures or any landfill or structural support required to elevate a floor system or pad above the Flood Construction Level; or
- (3) The minimum separation between buildings or structures on a parcel.

**SHIPPING CONTAINER** means an industrial intermodal shipping or cargo container being a standardized steel storage container or box which can be easily transferred between different modes of transportation and constructed for the transportation of goods by rail, ship or truck.

**SHORT TERM RENTAL** means commercial accommodations in a residential dwelling unit provided to members of the public for a period of less than 30 consecutive days.

**SINGLE-DETACHED DWELLING** means a building that contains one dwelling unit for residential use and is separate on all sides from any other structure. Where specially permitted in this Bylaw, a single-detached dwelling may contain one additional dwelling unit in the form of a secondary suite for residential use.

**SLEEPING UNIT** means a habitable room used or intended to be used for sleeping and living purposes, and which do not include a sink or cooking facilities. A bathroom containing a water closet, sink and a bath or shower may be shared between two or more rooms.

**STORE** means the use of land and buildings for retail sales.

**STOREFRONT CANNABIS RETAIL USE** means the business of selling cannabis and permitted accessory products (as regulated by the Province of BC) to consumers who attend the premises.

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

**STRUCTURE** means any building or construction fixed to, supported by or sunk into land or water such as swimming pools, satellite dishes, parkade and retaining walls.

**SUSTAINABLE BUILDING TECHNOLOGIES** means structural or technological elements designed to decrease the carbon footprint of a building or structure. These are structures such as photovoltaic cells, roof-mounted micro wind turbines, solar thermal collectors, and infrastructure needed to access and maintain a green roof.

**TECHNICAL CONSULTING FIRM** means a consulting practice that may contain office space or lab space that regularly conducts field work as part of its business activities such as surveying, engineering, mining, forestry and environmental consulting firms.

*Amended by  
Bylaw 2305-2024*

*Amended by  
Bylaw 2143-2018*

*Amended by  
Bylaw 2148-2018*

**TEMPORARY STRUCTURE** means an accessory building as referred to in the BC Building Code, used for seasonal storage, and includes but is not limited to portable fabric covered structures.

**TOWNHOUSE** means a building divided into three or more dwelling units for residential use, where each dwelling unit has an independent entrance.

**TRANSPORTATION USE** means the use of land, buildings and structures for passenger transportation services such as bus depots, railway stations and courier operations; includes areas for ticket sales, waiting rooms and passenger loading/unloading.

**TRUCK/RAIL TRANSLOADING FACILITY** means a transportation facility or terminal providing a break-of-bulk and/or assembly point for a variety of commercial and industrial commodities which enter or leave the site by rail, common carrier truck lines or freight forwarders; and may include accessory uses such as offices, repair of related vehicles, trailers, materials-handling equipment, and rolling stock.

**URBAN AGRICULTURE** means the use of lands, buildings or structures for agricultural purposes in a manner that coexists compatibly with adjacent land uses by minimizing noise and odour.

**USE** means the purposes for which land or a building is arranged or intended, or for which either land, a building, or structure is, or may be, occupied and maintained.

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

**USE, SECONDARY** means a use that is accessory to a primary use on the same parcel.

**UTILITY** means a system, work, building, plant, equipment or resource for the provision and maintenance of infrastructure such as water, sewer, drainage, gas, electricity, transportation, communication, or municipal works services.

**VACATION ACCOMMODATION** means a use that provides up to six sleeping units of guest accommodations, either in one principal dwelling or in accessory buildings providing tourists/visitors temporary accommodations and providing meals in the principal dwelling unit.

**WAREHOUSE** means the use of buildings and structures for shipping, receiving and storage of goods.

**WATERCOURSE** means any natural or constructed channel with well-defined banks that gives direction to a current of flowing water for at least 6 months of the year.

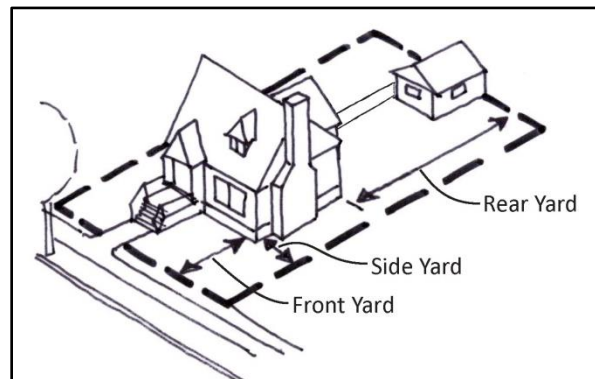
**WHOLESALE ESTABLISHMENT** means the use of buildings and structures for the storage and sale of goods to the public, retailers, contractors, manufacturers or wholesale operators for resale.

**YARD, FRONT** means part of a parcel lying between the front parcel line and the front of the principal building and extended across the full width of the parcel, as shown in Figure 7.

**YARD, REAR** means part of a parcel lying between the rear parcel line and the rear of the principal building and extended across the full width of the parcel, as shown in Figure 7.

**YARD, SIDE** means part of a parcel extending from the front yard to the rear yard and lying between the interior or exterior parcel line and the closest side of the principal building, as shown in Figure 7:

**Figure 7: Front, Rear and Side yards**



**ZONE** means a zone established by this Bylaw.

### 3.0 GENERAL REGULATIONS

#### 3.1 Permitted and Prohibited Uses

- .1 No land, building or structure may be used for a use that is not specifically listed under the heading “Permitted Use” in the Zone that the land, building or structure is located, and no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than a specifically permitted use in that Zone. Furthermore:
  - a. A use listed under “Secondary Uses” is only permitted if a use under “Primary Uses” is lawfully established and ongoing.
  - b. A use listed under “Site Specific Permitted Uses” is only permitted on the specific parcels identified.
- .2 A use is only permitted if lawfully established and ongoing in accordance with:
  - a. Any applicable “Special Regulations”, as identified in each Zone; and
  - b. Such further general regulations applicable to the use, as identified throughout this Bylaw.
- .3 A use not specifically permitted in a Zone is prohibited from that Zone.

#### 3.2 Utility Structures

Utility structures for transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all zones and individual parcels and the facilities are exempt from minimum parcel size requirements.

#### 3.3 Urban Agriculture

- .1 The keeping of backyard hens and bees is a permitted use in the City of Terrace, as set out in the City’s Animal Control Bylaw.
- .2 The sale of Urban Agriculture products in the AR1 zone are subject to the *Agriculture Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulations*.
- .3 The sale of Urban Agriculture products are permitted in the AR2, R1, and RS1 zones subject to the following:
  - a. The following items may be cultivated, harvested, kept, sorted cleaned, packaged and sold as part of Urban Agriculture.

i. Fruits	v. Honey	ix. Nuts
ii. Vegetables	vi. Plant cuttings	x. Eggs
iii. Flowers	vii. Seedlings	
iv. Herbs	viii. Seeds	

Amended by  
Bylaw 2143-2018

Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024



- b. The sale of products from Urban Agriculture is permitted subject to the following.
  - i. Only products produced from Urban Agriculture may be sold on the parcel of land from which they are produced.
  - ii. Only raw, unprocessed products are permitted to be sold
  - iii. Sales must only occur within a foodstand in the front yard subject to Section 3.3.3.c
  
- c. Foodstands are limited to the following:
  - i. No more than one foodstand is permitted per parcel
  - ii. Must not be greater than 1.85 m<sup>2</sup> in area
  - iii. Must not exceed a height of 3.1 m
  - iv. Cannot be fully enclosed
  - v. Is permitted to remain in the front yard without Urban Agriculture items for sale for eight consecutive days.
  - vi. Must be located within 6.0 m of the front parcel line
  
- d. Notwithstanding Section 3.3.3.a. Urban Agriculture does not include products regulated by the *Controlled Drug and Substances Act* of Canada.

### **3.4 Principal Buildings per Parcel**

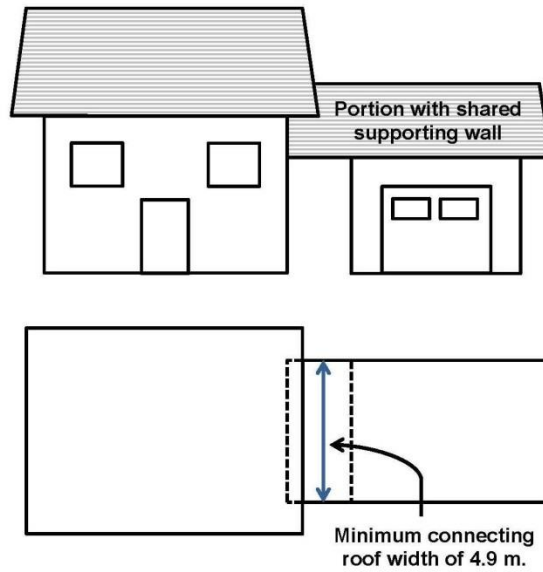
Only one principal building may be located on any one parcel, except as otherwise permitted in this Bylaw.

### **3.5 Accessory Buildings, Structures and Use**

The following apply to accessory buildings and structures:

- .1 No accessory building, structure or use is permitted on any parcel unless the principal building to which the building, structure or use is an accessory has been erected or will be erected simultaneously with the accessory building, structure or use.
- .2 Where accessory buildings or structures are permanently attached to the principal building, they shall be considered part of the principal building and must comply in all respects with the requirements of the Bylaw applicable to principal buildings.
- .3 No accessory building or structure will be located in a front yard.
- .4 A minimum setback of 1.5 m is required between an accessory building and a principal residential building or another accessory building on the same parcel.
- .5 A portion of a principal use building is considered permanently attached when it has a continuous foundation or shared supporting wall with a minimum connecting roof width of 4.9 m. Without such attachments, the portion constitutes an accessory building (See Figure 8).

**Figure 8: Connecting Roof Minimum Width**



Amended by  
Bylaw 2143-2018

- .6 Temporary structures such as portable or temporary fabric structures are permitted only in a side or rear yard, and are subject to the gross floor area, height and setbacks required for accessory buildings/structures in the applicable zone.

Amended by  
Bylaw 2143-2018

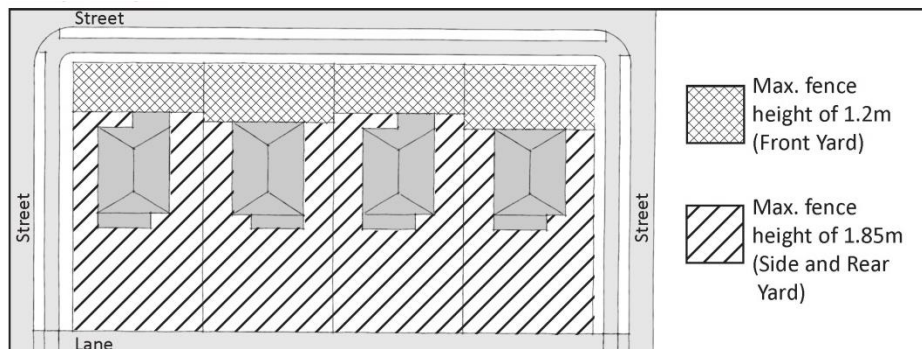
**3.6 Fences**

- .1 Subject to the visual clearance requirements of Section 3.9, fences must comply with Table 1 and Figure 9.

**Table 1 – Maximum Fence Height**

Zones	Maximum Fence Height	
	Front Yard	Side and Rear Yard
Agricultural and Residential	1.2 m	1.85 m
Commercial, Industrial and Public	1.2 m (1.8 m open mesh)	1.85 m (3.0 m open mesh)

**Figure 9: Fence Height**



*Amended by  
Bylaw 2143-2018*

- .2 Notwithstanding Section 3.6.1:
  - a. Where the front parcel line is adjacent to an arterial roadway as identified in the OCP, the maximum height of a fence in the Agricultural and Residential zones may be increased to 1.85 m in the front yard; and
  - b. For a parcel within a Public zone where an open mesh fence is provided, the maximum height of the fence may be increased to 3.6 m.

*Amended by  
Bylaw 2143-2018*

- .3 No fence is to be constructed using barbed wire except:
  - a. In an Agricultural zone and only for the containment of livestock; and
  - b. In Industrial or Public zones, or in the C3, ASC and GSC zones, if the barbed wire is kept above a height of 1.85 m.
- .4 No fence is to be constructed using electrified wire except in an Agricultural zone and only for the containment of livestock.
- .5 No fence in any zone is to be constructed using razor wire, ribbon wire, ultra-barrier wire, or any similar materials.

### **3.7 Height Exceptions**

- .1 Where a zone includes a regulation entitled “Maximum Height”, or where this may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that permits the exceeding of the height specified for the zone in which the building or structure is located. For certainty, maximum height in any zone may vary according to the use of the building or structure.
- .2 Any of the following may exceed the maximum height regulations of this Bylaw:
  - a. Chimney stacks;
  - b. Church spire, belfry;
  - c. Communication towers;
  - d. Dome, cupola;
  - e. Hose and fire alarm tower;
  - f. Flag pole, lighting pole;
  - g. HVAC equipment;
  - h. Industrial cranes;
  - i. Mechanical appurtenance on rooftops, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes;
  - j. Monument, sculpture;
  - k. Radio and television tower or antenna;
  - l. Stadium bleachers;
  - m. Storage silos;
  - n. Skylights;
  - o. Transmission tower; and
  - p. Water tower.

Amended by  
Bylaw 2143-2018

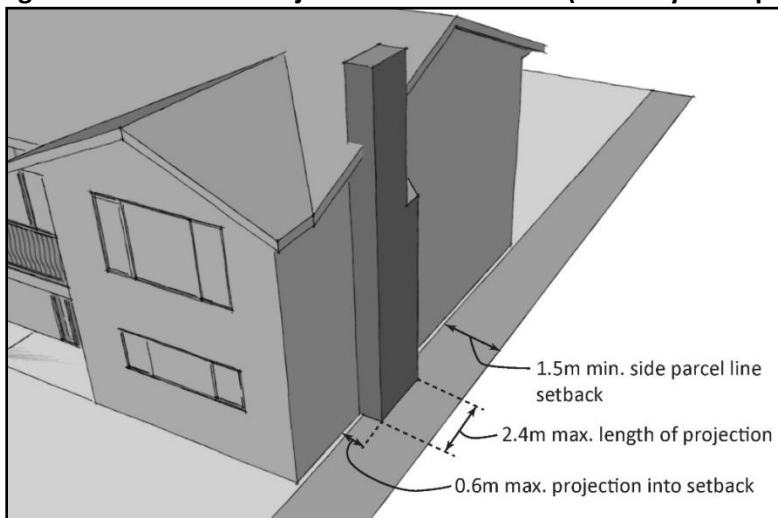
- .3 Any communication tower, radio and television tower or similar structure that is self-supporting or is supported by guy wires must be setback from any parcel line a minimum distance of 25 m or the height of the tower, whichever is less.

Amended by  
Bylaw 2143-2018

### 3.8 Permitted Projections into Setbacks

- .1 The following may project a maximum of 0.6 m in to the minimum required setbacks:
  - a. Eaves, cornices, belt courses and other similar architectural features.
  - b. Windows and sills.
- .2 Structural features such as chimneys and cantilevered floor spaces, with a maximum length of 2.4 m, may project a maximum of 0.6 m into the minimum required setbacks as shown in Figure 10.
- .3 The following may project a maximum of 1.2 m or 50%, whichever is less, into the required interior and exterior side parcel line setbacks and 3.0 m or 50%, whichever is less, into the required front and rear parcel line setbacks:
  - a. Steps, covered or uncovered, with a maximum length of 2.5 m;
  - b. Balconies, patios or decks, covered or uncovered, that are no more than 40% of the length of the wall from which they are projecting;
  - c. Fabric canopies, sunshades or awnings supported only by the wall of the building from which they are projecting, that are no more than 40% of the length of the wall from which they are projecting;
  - d. None of the allowable projections in this section may be enclosed.
- .4 The following may project into a front yard or side yard provided that that they are located no closer than 4.5 m to a parcel line in an Industrial zone and 6.0 m to a parcel line in a Commercial zone:
  - a. Fuel pump island.

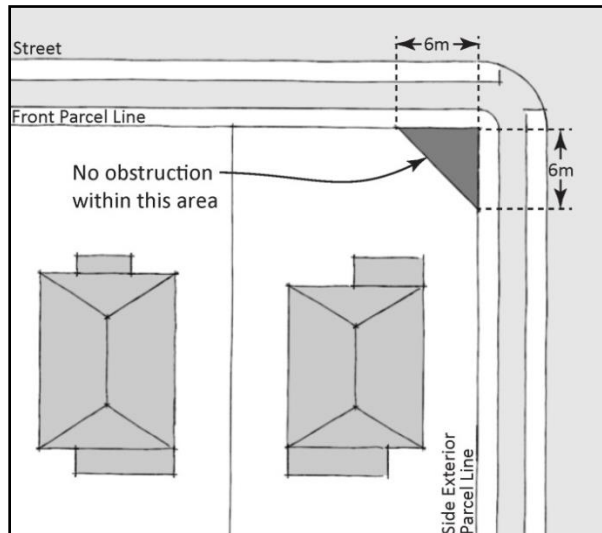
**Figure 10: Permitted Projections into Setbacks (Chimney Example)**



### 3.9 Visual Clearance at Intersections

In all zones, no fence, wall or structure is to be erected to a height greater than 1.0 m and no hedge, bush, shrub, tree or other growth will be maintained or allowed to grow so as to obstruct vision in the area bounded by the intersecting parcel lines at a street, lane or roadway corner, or driveway corner and a line joining points along the parcel line edge 6.0 m from their point of intersection as illustrated in Figure 11.

**Figure 11: Vision Clearance at Intersections**



Amended by  
Bylaw 2143-2018

### 3.10 Density Bonus Provisions

- .1 The maximum density of apartments in the R4 and R5 zones, and the maximum density of mixed use buildings in the C1, C1-A and C7 zones, may be increased by the amount indicated in the additional regulations section of the respective zone, if one or more density bonus amenities are provided in accordance with Table 2 below. In Table 2, Column I sets out the density bonus amenity to be provided and Column II sets out the added density assigned for the provision of each amenity.



**Table 2 - Density Bonus Amenity Contributions**

COLUMN I AMENITY TO BE PROVIDED	COLUMN II DENSITY BONUS
a. Provision of accessible dwelling units which cater to persons with disabilities (e.g. wheelchair access)	2 units per hectare (per accessible dwelling unit provided)
b. Provision of daycare centre 10 persons 11 - 15 persons 16 or more persons	4 units per hectare 6 units per hectare 8 units per hectare
c. Provision of below grade parking facility for at least 50% of the required off-street parking	10 units per hectare
d. Provision of affordable rental dwelling units in accordance with an agreement under Section 905 of the <i>Local Government Act</i>	4 units per hectare (per affordable rental dwelling unit provided)

- .2 For Industrial Work Camp Accommodations the maximum base density of 500 sleeping units (1 person/unit) may be increased to a density of 3000 sleeping units (1 person/unit), by provision of amenity contributions in accordance with Table 2a below.

Amended by  
Bylaw 2143-2018

**Table 2a – Density Bonus Amenity Contribution for Industrial Work Camp Accommodation**

COLUMN 1 AMENITY TO BE PROVIDED	COLUMN II DENSITY BONUS
a. The provision of a cash payment of \$500 per sleeping unit, paid as each unit becomes operational, to the Affordable Housing Fund, to be used in proximity to the contributing property.	501-1000 sleeping units
b. The provision of a cash payment of \$750 per sleeping unit paid as each unit becomes operational, to the Affordable Housing Fund, to be used in proximity to the contributing property.	1001-2000 sleeping units
c. The provision of a cash payment of \$1,000 per sleeping unit paid as each unit becomes operational, to the Affordable Housing Fund, to be used in proximity to the contributing property.	2001-3000 sleeping units

Amended by  
Bylaw 2148-2018

### 3.11 Storefront Cannabis Retail Sales

- .1 “Drive thru sales” will not be permitted in relation to a Storefront Cannabis Retail Use.

- .2 No Storefront Cannabis Retail Use shall be located within a distance of 300 metres from any School Property. This distance is measured in a radius from the School Property Line to any portion of the Storefront Cannabis Retail Use.
- .3 No Storefront Cannabis Retail Use will be established within a 100 metre distance from another Storefront Cannabis Retail Use. This measurement is taken in a radius from the primary entrance.
- .4 Only one (1) Storefront Cannabis Retail Use will be permitted per parcel.

### **3.12 Microbrewery/Craft Distillery**

*Amended by  
Bylaw 2208-2020*

- .1 All processes, functions, and mechanical equipment associated with the use are limited to manufacturing activities which are not deemed to be noxious or offensive to adjacent properties of the general public.
- .2 A Microbrewery/Craft Distillery in any commercial zone must include a dedicated lounge area for customers to purchase alcohol products for onsite consumption that is endorsed by the Liquor and Cannabis Regulation Branch.

## **4.0 FLOODPLAIN SPECIFICATIONS**

### **4.1 Floodplain Designation**

The following land is designated as floodplain as per Section 910 of the *Local Government Act*:

- .1 Land designated as floodplain within the boundaries of the City of Terrace and as shown in the Official Community Plan;
- .2 Land lower than the flood levels specified in Section 4.2; and
- .3 Land within the setbacks specified in Section 4.3.

### **4.2 Flood Level**

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

- .1 The flood level for a specific parcel, as shown on the floodplain map in the Official Community Plan;
- .2 3.0 m above the natural boundary of Spring Creek;
- .3 1.5 m above the natural boundary of Howe Creek and Heek Brook; or
- .4 1.5 m above the natural boundary of any nearby water course.

### **4.3 Setback**

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

- .1 60.0 m from the natural boundary of Skeena River;
- .2 30.0 m from the natural boundary of Kitsumkalum River;

- .3 15.0 m from the natural boundary of Spring Creek;
- .4 15.0 m from the natural boundary of Howe Creek and Heek Brook;
- .5 15.0 m from the natural boundary of any nearby watercourse; or
- .6 7.5 m from any dyke right-of-way.

#### **4.4 Application of Floodplain Specifications**

Where a flood level or setback has been specified:

- .1 No building used for habitation, business or storage of goods damageable by floodwaters is to be constructed on a parcel with the elevation of the underside of the floor system below specified flood level.
- .2 No area used for habitation, business or storage of goods susceptible to damage by floodwaters and no furnace, electrical switchgear or other fixed equipment damageable by floodwaters is to be located within any building, mobile manufactured home or unit, or modular home or structure at an elevation such that the underside of the floor system thereof is below specified flood level.
- .3 Any landfill required to support a floor system or pad cannot extend within any setback from a water course or body of water specified by this bylaw.
- .4 Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the flood level specified in Section 4.2. The structural support or landfill is to be protected against scour and erosion from flood flows, wave action, ice and other debris.
- .5 The Building Inspector, or such person appointed by the Council of the City of Terrace may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the flood level and setback specified in Sections 4.2 and 4.3. The cost of verification is assumed by the land owner.

#### **4.5 General Exemptions**

- .1 The following types of development are exempt from the flood level specified in Section 4.2 of this Bylaw:
  - a. A renovation of an existing building or structure that does not involve an addition thereto;
  - b. An addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25% of the ground floor area (excluding carports or garages) existing at the date of adoption of this Bylaw, provided that the degree of nonconformity regarding setback is not increased;
  - c. That portion of a building or structure to be used as a carport, garage or entrance foyer;
  - d. Farm buildings other than dwelling units and closed-sided livestock housing; and
  - e. Industrial uses, other than main electrical switchgear, are exempt from the flood level specified in Section 4.2 of this Bylaw, provided the use is located with the underside of a wooden floor system or the top of pad no lower than 0.6 m lower than the specified flood level.



#### 4.6 Site Specific Exemptions

Amended by  
Bylaw 2143-2018

In accordance with Section 524 of the *Local Government Act* the City of Terrace may provide an exemption from the provisions of Sections 4.2 (Flood Level) or 4.3 (Setback) of this Bylaw subject to the following conditions.

- .1 The property owner shall submit a completed application, provided by the City of Terrace, requesting a site specific exemption from the provisions of Sections 4.2 and/or 4.3 of this bylaw.
- .2 The property owner, at their own expense and subject to the terms and conditions of the City of Terrace, shall provide a certified technical report from a Qualified Professional, indicating how the land may be safely developed for the intended use.
- .3 The property owner, at their own expense and to the satisfaction of the City of Terrace, shall prepare and register a restrictive covenant under Section 219 of the *Land Title Act* in favour of the City of Terrace that includes:
  - a. the conditions that enable the land to be safely used for the intended use according to the terms of a technical report prepared by a Qualified Professional, which will form part of the restrictive covenant;
  - b. that the land be developed in accordance with all requirements and guidelines set out in a technical report prepared by a Qualified Professional including the construction or alteration of any buildings or structures on the land;
  - c. acknowledgment that there is potential flood or erosion danger to the land, and;
  - d. the release and indemnification of the City of Terrace from liability in the event any damage is caused by flooding or erosion.
- .4 For the purposes of this section a Qualified Professional means an engineer or geoscientist experienced and trained in geotechnical study and geohazard assessment and who is registered or licensed under the provisions of the *Engineers and Geoscientists Act*.
- .5 None of the provisions in this section (Section 4.6) are a substitute for any requirements under Section 56 of the *Community Charter*.

#### 4.7 Property Specific Exemptions

Amended by  
Bylaw 2086-2015  
Bylaw 2137-2017  
Bylaw 2143-2018  
Bylaw 2193-2020  
Bylaw 2299-2024

- .1 Despite the regulations within Section 4.0 Flood Specifications, the following provisions shall apply:
  - a. The setback from the natural boundary of the Skeena River shall be 20 m on Lot 1, District Lot 360 and 369, Range 5, Coast District, Plan EPP43728
  - b. The setback from the natural boundary of the Skeena River shall be 20 m on Lot B, District Lot 360, Range 5, Coast District, Plan EPP40634
  - c. The setback from the natural boundary of Heek Brook shall be 7.5 m on Lot B, District Lot 977, Range 5, Coast District, Plan BCP42100
  - d. The setback from the natural boundary of the Skeena River shall be 19.9 meters on Lot 1 of District Lot 360, Range 5 Coast District, Plan BCP6039 only as shown on Explanatory Plan BCP6042.

- e. The setback from the natural boundary of the Skeena River shall be 40.0 metres on Lot A, District Lot 360, Range 5, Coast District, Plan PRP14815.
- f. The setback from the natural boundary of the Skeena River shall be 4.0 metres on Lot 7, District Lot 615, Range 5, Coast District, Plan 4539.

## **5.0 SCREENING AND LANDSCAPING**

### **5.1 Screening and landscaping are required under the following conditions:**

- .1 All portions of a developed parcel not covered by buildings, structures, or paved areas must be landscaped.
- .2 Except in the C1, C1-A, C6 and C7 zones, a landscaping strip of a minimum 2.5 m in width must be provided along the parcel lines which are adjacent to a street.
- .3 On all Commercial and Industrial zoned parcels, screening of not less than 1.8 m in height must be provided between any outdoor storage or off-street parking areas and any adjacent Residential zoned parcel.
- .4 On all Industrial zoned parcels, screening of not less than 1.8 m in height must be provided between any Industrial buildings or structures and an adjacent Commercial or Residential zoned parcel.
- .5 On all Commercial zoned parcels, screening of not less than 1.8 m in height must be provided between any commercial buildings or structures and an adjacent Industrial or Residential zoned parcel.
- .6 On Commercial, Industrial and Multi-family zoned parcels screening of not less than 1.8 m in height must be provided for any waste collection or diversion bins by means of an enclosure structure, fencing or landscape plantings or a combination thereof.

*Amended by  
Bylaw 2143-2018*

*Amended by  
Bylaw 2143-2018*

## **6.0 SUSTAINABLE BUILDING TECHNOLOGIES**

### **6.1 Solar Energy Structures**

In the AR1, AR2, RS1, and R1 Zones, solar energy structures shall be permitted on or within a principal or accessory building, under the following conditions:

- .1 The structure cannot extend beyond the outermost edge of the roof.
- .2 The structure cannot exceed the maximum permitted height of the respective zone.

*Amended by  
Bylaw 2305-2024*

### **6.2 Solar Energy Structures – Commercial, Industrial, Public and Multi-Family Residential Zones**

In the Commercial, Industrial and Public zones, and in the R3, R4, R5 and R7 zones, solar energy structures are permitted on or within a principal or accessory building or under the following conditions:

- .1 In the event a solar energy structure is located on or within a principal building, the structure must not extend vertically beyond the maximum permitted height of the respective zone by more than 3.0 m.

- .2 In the event a solar energy structure is located on or within a principal building, the structure cannot extend horizontally beyond the outermost edge of the roof.

### **6.3 Wind Energy Structures – Small Scale**

Small scale wind energy structures generating up to 10.0 kW are a permitted use in the Public zones and the AR1 and AR2 zones, under the following conditions:

- .1 The parcel on which a small scale wind energy structure is located must be 0.5 ha or greater in size.
- .2 All above-ground parts of the small scale wind energy structure must be subject to the zoning requirements for an accessory building on a parcel.
- .3 Only one small scale wind energy structure is permitted on each parcel.
- .4 The maximum height of a small scale wind energy structure (including the blades) must be 12 m, as measured from the finished grade.
- .5 A small scale wind energy structure tower shall be wholly contained on a parcel and have a minimum separation from any parcel line that is a distance equal to 125% of the total height of the structure (including support structure and blades).

### **6.4 Geothermal Energy Structures**

Geothermal energy structures are permitted in all zones, under the following conditions:

- .1 All above-ground parts of the geothermal energy structure shall be subject to the zoning requirements for an accessory building or structure on a parcel.
- .2 The underground geothermal energy components shall be a minimum 3.0 m away from all adjacent parcels.
- .3 Geothermal energy systems requiring access to any watercourses must be authorized by the Provincial or Federal Government.

### **6.5 Renewable Energy Systems and Infrastructure**

Renewable and co-generation energy devices are permitted in all zones, under the following conditions:

- .1 There must be an active principal use on a parcel in order to locate a private renewable energy or co-generation device on the Parcel.

### **6.6 Building / Structure Type**

Sustainable building/structure forms that are purposely designed and constructed for the efficient use of materials, or to reduce energy needs, shall be permitted in all zones and include, but are not limited to the following:

- .1 Passive, net zero, Manufactured Home (Modular) or other off-site manufactured structures. This does not include Manufactured Home (Mobile) forms of residential dwellings, which are only permitted within a Manufactured Home Park.

*Amended by  
Bylaw 2143-2018*

## 7.0 SUPPLEMENTAL REGULATIONS FOR CERTAIN USES OR CIRCUMSTANCES

### 7.1 Home Occupation

The following regulations apply to all levels of home occupations:

- .1 All home occupations shall be secondary to a primary residential use on the same parcel.
- .2 All home occupations shall be wholly contained within the principal dwelling or an accessory building.
- .3 No offensive noise, vibration, traffic, smoke, dust, odour, heat, glare, electrical or radio disturbance shall be produced by a home occupation.
- .4 No exterior alterations are permitted that are not consistent with the residential character of the buildings.
- .5 All home occupations require a City of Terrace Business License.
- .6 A dwelling unit may have a maximum of two licensed home occupations, only one of which may be a Level 2 or Level 3 home occupation.
- .7 Signs advertising a home occupation are subject to the City of Terrace Sign Bylaw.
- .8 All Level 1 home occupations must comply with the following:
  - a. A Level 1 home occupation is permitted within all zones that allow residential buildings.
  - b. The total area of a Level 1 home occupation may not exceed 30% of the gross floor area of the dwelling unit.
  - c. There shall be no outside storage related to the home occupation.
  - d. A Level 1 home occupation must be carried on only by a member or members of the household residing in the dwelling unit in which the home occupation is carried out.
  - e. A Level 1 home occupation shall generate no client visits to the property.
  - f. No additional off-street parking is required for a Level 1 home occupation.
  - g. Level 1 home occupations may include activities such as the following:
    - i. Artist studio;
    - ii. Web programming, graphic design or writing; and
    - iii. Consulting, bookkeeping or accounting.
- .9 All Level 2 home occupations must comply with the following:
  - a. A Level 2 home occupation is permitted on parcels with a minimum size of 550 m<sup>2</sup>.
  - b. The total area of a Level 2 home occupation may not exceed 30% of the gross floor area or 90 m<sup>2</sup> of the principal building, whichever is less.
  - c. There shall be no outside storage related to the home occupation.
  - d. A Level 2 home occupation must be carried on by a member or members of the household residing in the dwelling unit in which the home occupation is carried out, and may employ no more than one non-resident employee.
  - e. A Level 2 home occupation shall not generate more than twenty client visits per day and no more than two client visits to the parcel at any given time.
  - f. One additional off-street parking space is required for a Level 2 home occupation.

*Amended by  
Bylaw 2143-2018*

*Amended by  
Bylaw 2143-2018*

*Amended by  
Bylaw 2143-2018*

- g. Level 2 home occupations may include activities such as the following:
  - i. Teaching or tutoring;
  - ii. Photography studio;
  - iii. Personal services such as hairdressing or esthetics;
  - iv. Small equipment repair; and
  - v. Bed and breakfast.
    - 1. A bed and breakfast shall operate only within the principal dwelling.
    - 2. A bed and breakfast shall not exceed 4 sleeping units accommodating a maximum of 2 guests per sleeping unit.

*Amended by  
Bylaw 2143-2018*

- .10 All Level 3 home occupations must comply with the following:
  - a. A Level 3 home occupation is permitted only on parcels with a minimum parcel size of 2,700 m<sup>2</sup>.
  - b. The total area including outdoor storage of a Level 3 home occupation may not exceed 200 m<sup>2</sup>.
  - c. Outside storage of materials, commodities, or finished products is permitted, provided that the storage area is screened from adjacent properties and rights-of-way with solid fencing, landscaping or buildings.
  - d. A Level 3 home occupation must be carried on by a member or members of the household residing in the dwelling unit in which the home occupation is carried out, and will employ no more than two non-resident employees.
  - e. Level 3 home occupations shall not generate more than five client visits to the site from which the occupation is being operated at any given time.
  - f. One additional off-street parking space is required for a Level 3 home occupation.
  - g. Level 3 home occupations may include activities such as the following:
    - i. All Level 1 and 2 home occupations;
    - ii. Group lessons or counselling, to a maximum of six individuals per session;
    - iii. Trade contractor; and
    - iv. Vehicle and machinery repair.

*Amended by  
Bylaw 2143-2018*

- .11 Notwithstanding Section 7.1.10, a trade contractor as a Level 3 home occupation shall be limited to parcels zoned AR1 or AR2, subject to the following regulations:
  - a. 7.5 m minimum side and rear parcel line setbacks shall be required from all associated storage and accessory buildings.
  - b. A maximum floor area of 90 m<sup>2</sup> in accessory building(s) shall be permitted with this Level 3 home occupation.
  - c. A maximum outdoor storage area of 70 m<sup>2</sup> shall be permitted with this Level 3 home occupation. Outdoor storage areas shall be screened as per Section 5.0 of this Bylaw.
  - d. A maximum of three non-resident (not living in the household) employees shall be permitted.

## 7.2 Shipping Containers

Shipping containers are permitted under the following conditions:

- .1 Shipping containers are permitted in the C3, M1, M3, ASC, GSC and AO zones for storage use only, and in the M2 zone for any of the uses permitted in the zone.
- .2 Shipping containers must not be used in the C3, M1, M3, ASC and GSC zones as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices.
- .3 Shipping containers must not be permanently placed on any zone that is not listed in Section 7.2.1.
- .4 Shipping containers are not permitted within the front yard, or in any areas required for landscaping or off-street parking.
- .5 Shipping containers must not be located on any highway, sidewalk or trail, or in any location that blocks or interferes with vehicle or pedestrian movement.
- .6 Shipping containers must be screened from adjacent properties and rights-of-way with fencing, landscaping or by being placed behind, between or within buildings.
- .7 Shipping containers must not display any logos or otherwise be used as a sign.
- .8 Shipping containers must not exceed a height of 2.6 m in the C3, M1, M3, ASC, GSC and AO zones.
- .9 The maximum number of shipping containers located on a parcel in the C3, M1, M3, ASC and GSC zones must not exceed one for the first 0.4 hectare of parcel area and one for each additional 0.4 hectare of parcel area, to a maximum of two shipping containers in the C3 zone and four shipping containers in the M1, M3, ASC, GSC and AO zones.
- .10 There is no limit to the number of shipping containers permitted on a parcel zoned M2.
- .11 Notwithstanding Section 7.2.3, one shipping container must be permitted in any zone on a temporary basis during the construction of a building or structure on the same parcel, on the condition that the container is used only for storage and is removed prior to the completion of the building and issuance of occupancy.

## 7.3 Secondary Suites

Secondary suites where permitted in this Bylaw must comply with the following:

- .1 A secondary suite is permitted in a single detached dwelling and semi-detached dwelling in the AR1, AR2, RS1, and R1 zones.
- .2 A secondary suite is not permitted in conjunction with the keeping of boarders or the operation of a bed and breakfast.
- .3 A secondary suite is not permitted in conjunction with the operation of Level 2 or 3 home occupations, unless the minimum parcel size is 650 m<sup>2</sup>.
- .4 One off-street parking space must be provided for the secondary suite.
- .5 A secondary suite must be located on a parcel which forms a single real estate entity. Strata titling of a secondary suite is not permitted.

*Amended by  
Bylaw 2143-2018*

*Amended by  
Bylaw 2305-2024*

## 7.4 Temporary Use Permits

Amended by  
Bylaw 2143-2018

In accordance with Section 492, up to and including Section 497 of the *Local Government Act*, Temporary Use Permits may be issued to permit uses that would not otherwise be permitted on parcel.

- .1 Temporary Use Permit may be allowed only within the following areas:
  - a. Agricultural zones;
  - b. Industrial zones;
  - c. Public zones;
  - d. C3 Service Commercial zone;
  - e. GSC Groundside Commercial zone; and
  - f. ASC Airside Commercial zone.
  
- .2 A Temporary Use Permit may:
  - a. Allow a Commercial or Industrial use not permitted in the area;
  - b. Specify conditions under which the temporary use may be carried on; and
  - c. Allow and regulate the construction of buildings or structures in respect of the temporary use for which the permit is issued.
  
- .3 The following general conditions shall be considered before a Temporary Use Permit is issued:
  - a. The consistency of the proposed use with the Official Community Plan designation for the land, any neighbourhood plan applying to the land and any other relevant policies adopted by Council.
  - b. The nature and extent of any community benefit from the proposed use if it is not consistent with any such plan or Council policy.
  - c. If the proposed use is of a temporary nature or whether it would be more appropriate for the City to consider permitting the use by rezoning.
  - d. The compatibility and impact of the proposed use, including its operation, function, appearance and intensity of use on the surrounding area.
  - e. The plan for relocation of the proposed use once the permit has lapsed.
  
- .4 A Temporary Use Permit may specify:
  - a. The demolition of a building or structure associated with the permit or the restoration of land as described in the permit to a condition specified in the permit by the date specified in the permit.
  - b. That the applicant deposit securities to guarantee the performance of the terms of the permit.
  - c. The form of security and means for determining when there is default under the permit and the amount of the security that forfeits to the local government in the event of default.

## **8.0 OFF-STREET PARKING AND LOADING**

### **8.1. Application of Regulations**

Off-street parking and loading, in respect of a use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this section.

### **8.2. Number of Off-Street Parking Spaces for Motor Vehicles and Bicycles**

- .1 The number of off-street parking spaces for any use shall be calculated in accordance with Tables 3 and 4 respectively, 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.
- .2 In respect of a use permitted under this Bylaw which is not specifically referred to in Column I of Table 3 or Table 4, the number of off-street parking spaces is calculated on the basis of the requirements for a similar use that is listed in Table 3 or Table 4.
- .3 The number of off-street motor vehicle parking spaces required for any use in the C1, C1-A, and C7 zones may be reduced through a Development Variance Permit or Development Permit, as outlined below:
  - a. C1 zone – Up to 50% reduction of the total number of spaces required;
  - b. C1-A and C7 zones – Up to 25% reduction of the total number of spaces required; and
  - c. C1, C1-A and C7 zones – Up to 75% of the total number of spaces required for any use may be provided through Cash-in-Lieu payment.
- .4 The variances in Section 8.2.3 will be considered as a means to support downtown revitalization efforts to encourage a compact and walkable downtown core, and to support sustainable modes of transportation in the downtown area.
- .5 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.
- .6 Where seating spaces 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 or seating place.
- .7 Where more than one use is located on a parcel, or where more than one use is located within a building, the total number of parking spaces to be required must recognize the multiple uses and determine the number of spaces required based on the various portions of the parcel or buildings dedicated to each use.
- .8 Where more than one standard may apply to a use, the standard requiring the greatest number of parking spaces shall be used.



*Amended by  
Bylaw 2143-2018*

.9 Prohibited Vehicle Parking:

- a. Except when loading or unloading or while temporarily parked to carry out business or construction on a parcel, the number of Commercial or Contractor Vehicles or Contracting Equipment permitted to park on an Agricultural or Residential zoned parcel shall be as follows:
  - i. None on R3, R4, R5, R6 and R7 zoned lots except where a vehicle or equipment is used on-site for snow removal, is owned by a strata corporation and is stored in a dedicated, on-site, screened compound or accessory structure.
  - ii. None on RS1 zoned lots with a parcel size less than 2700 m<sup>2</sup>.
  - iii. One on RS1 zoned lots with a parcel size greater than 2700 m<sup>2</sup> and less than 4,100 m<sup>2</sup>. Parking must be in the rear or side yard.
  - iv. Not more than two on and RS1 zoned lots with a parcel size 4,100 m<sup>2</sup> or greater. Parking must be in the rear or side yard.
  - v. No more than four, of which only one can be a commercial vehicle, may be parked on AR1 and AR2 zoned lots. Parking must be in the rear or side yard. This does not include vehicles or equipment used exclusively for agriculture purposes on the parcel.

*Amended by  
Bylaw 2305-2024*

Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024

**Table 3 - Required Off-Street Parking Spaces for Motor Vehicles**

COLUMN I Use	COLUMN II Required Number of Spaces
Accessory Dwelling Unit Ambulance Station Amusement Arcade Appliance Service/Repair Shop Automobile Service/Repair Shop Automobile Rental Shop Automobile Service/Equipment Service Shop	1 per dwelling 1 and 1 per bay 1 per 40 m <sup>2</sup> of gross floor area 1 per 40 m <sup>2</sup> of gross floor area 1 per 40 m <sup>2</sup> of gross floor area 1 per 40 m <sup>2</sup> of gross floor area and 1 per rented vehicle 1.5 per bay (parking spaces to match bay size)
Bed and Breakfast Boat Sales Store  Bowling Alley	1 per guest room 1 per 70 m <sup>2</sup> of gross floor area and 1 per 400 m <sup>2</sup> of display area 2 per bowling lane
College/University Community Care Facility, Residential	10 per classroom 1 per 4 beds
Daycare Centre Dormitory	1 per 30 m <sup>2</sup> of gross floor area 1 per 2 beds
Entertainment Facility Equipment Sales and Rental Store (including heavy equipment)	1 per 8 seating spaces 1 per 70 m <sup>2</sup> of gross floor area and 1 per 400 m <sup>2</sup> display area and 2 per parts department
Financial Institution Fire Station Funeral Home	1 per 30 m <sup>2</sup> of gross floor area 3 per bay 1 per 30 m <sup>2</sup> of gross floor area and 1 per 8 seating places in a chapel/viewing room
Golf Course Golf Driving Range	4 per hole 1 per tee
Health Services Facility Home Occupation – Level 1 Home Occupation – Level 2 or 3 Hospital, Extended Care  Hospital, General  Hostel Hotel/Motel	1 per 30 m <sup>2</sup> of gross floor area No spaces required 1 per home occupation 1 per 2 beds for employee parking and 1 per 4 beds for visitor parking 1 per 2 beds for employee parking and 1 per 4 beds for visitor parking 1 per 5 beds 0.8 per guest room
Industrial Work Camp Accommodation	1 per 5 sleeping units
Laboratory and Research Facilities Laundromat	1 per 40 m <sup>2</sup> of gross floor area 1 per 4 washing machines

COLUMN I Use	COLUMN II Required Number of Spaces
Mini-Storage Facility Mobile Home Multi-Family Dwelling	1 per 180 m <sup>2</sup> of gross floor area 1 per dwelling unit 1.25 per bachelor and 1 bedroom units, 1.5 per 2 and 3 bedroom units, and 0.5 per each bedroom exceeding 3 bedrooms; fifteen percent (15%) of these spaces clearly marked as visitor parking
Nightclub	1 per 5 seats
Office	1 per 30 m <sup>2</sup> of gross floor area
Personal Service Establishment Place of Worship Police Station Post Office Pub	1 per 30 m <sup>2</sup> of gross floor area 1 per 8 seating spaces 1 per 30 m <sup>2</sup> of gross floor area except garages 1 per 30 m <sup>2</sup> of gross floor area 1 per 5 seats
Radio/Television Station Recreation Facility (indoor/outdoor) Rental Shop (not including heavy equipment) Restaurant Restaurant, Drive-Thru Retail Store	1 per 40 m <sup>2</sup> of gross floor area 1 per 8 seats or persons 1 per 40 m <sup>2</sup> of gross floor area 1 per 5 seating spaces 3 per window plus 1 per 5 seating spaces 1 per 30 m <sup>2</sup> of gross floor area
School, Kindergarten/Elementary School, Secondary Secondary Suites Semi-Detached Dwelling Service/Repair of Small Items Shopping Centre Single Detached Dwelling	2 per classroom 5 per classroom 1 per dwelling unit 1 per dwelling unit 1 per 40 m <sup>2</sup> of gross floor area 1 per 20 m <sup>2</sup> of gross floor area 1 per dwelling
Taxi Facility Trade Contractor Transportation use	1 per cab and 1 per 30 m <sup>2</sup> of gross floor area 1 per 50 m <sup>2</sup> of gross floor area contained in building 1 per 10 m <sup>2</sup> of waiting room area
Vacation Accommodadtion Vehicle Salvage Operation Veterinary Clinic	1 per guest room 1 per 400 m <sup>2</sup> gross yard area up to 400 m <sup>2</sup> and 1 per 1,000 m <sup>2</sup> gross yard area thereafter 1 per 30 m <sup>2</sup> of gross floor area
Warehouse Wholesale Establishment	1 per 180 m <sup>2</sup> of gross floor area 1 per 100 m <sup>2</sup> of gross floor area



**Table 4 – Required Off-Street Parking Spaces for Bicycles**

Amended by  
Bylaw 2143-2018

COLUMN I Use	COLUMN II Required Number of Spaces
Apartment or Multi-Family Dwelling in a Mixed Use Building	0.25 bicycle parking, short-term spaces per dwelling unit 0.5 bicycle parking, long-term spaces per dwelling unit
Office	1 bicycle parking, short-term space for each 150.0 m <sup>2</sup> of gross floor area 1 bicycle parking, long-term space per 10 offices or workstations
Commercial Uses (excluding office)	1 bicycle parking, short-term space for each 150 m <sup>2</sup> of gross floor area
Institutional Facility	5 bicycle parking, short-term spaces per public building entrance
School (Post-Secondary)	3 bicycle parking, short-term spaces per classroom 0.25 bicycle parking, long-term spaces per classroom
School (Elementary or Secondary)	4 bicycle parking, short-term spaces per classroom

**8.3. Off-street parking spaces in the C1, C1-A, C2 and C7 zones shall be provided as follows:**

- .1 Off-street parking spaces may be provided on the parcel.
- .2 Off-street parking spaces may be provided within a walking distance of 230 m from the parcel, provided the spaces are available for the lifetime of the use served, by means of a covenant and easement or access agreement registered in the Land Title Office.
- .3 Cash-in-lieu at the rate specified in the Planning Fees Bylaw and amendments thereto may be provided for required off-street parking spaces, under the following conditions:
  - a. The required number of off-street parking spaces cannot be provided on the subject parcel, or on a parcel located within 230 m from the subject parcel.
  - b. Payment must be deposited in a reserve fund to assist in providing downtown off-street parking spaces or facilities to support sustainable modes of transportation.

**8.4. Off-Street Parking Standards**

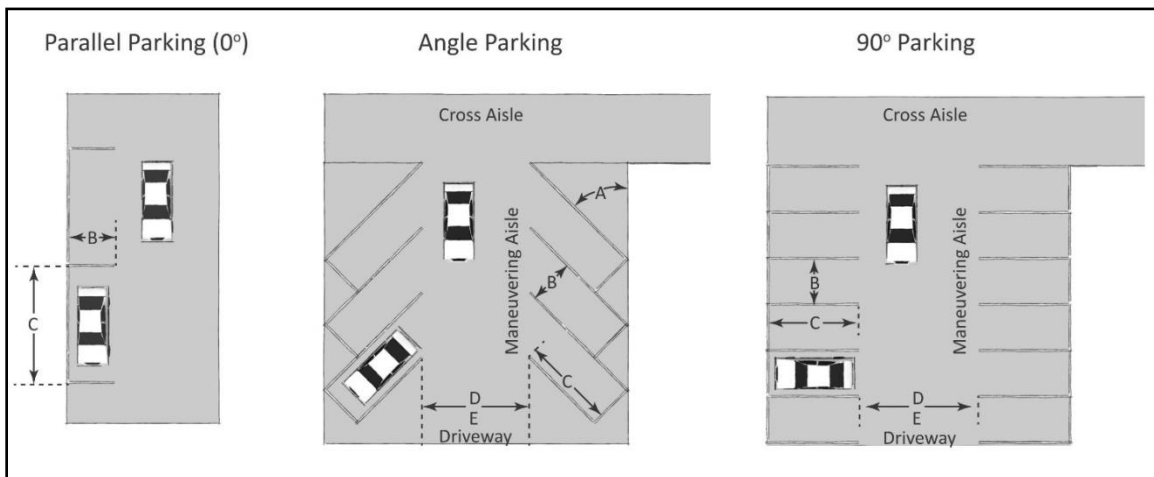
- .1 The minimum parking space dimensions for motor vehicles, not including commercial vehicles, shall be in accordance with Table 5 and Figure 12.

.2

**Table 5 – Off-Street Motor Vehicle Parking Dimensions**

Angle (Degree)	Space Width	Space Length	Driveway Width One-Way	Driveway Width Two-Way
A	B	C	D	E
0°	3.0 m	7.3 m	3.5 m	6.0 m
30°	2.8 m	6.1 m	3.5 m	6.0 m
45°	2.8 m	5.8 m	4.0 m	6.0 m
60°	2.8 m	5.5 m	5.5 m	6.0 m
90°	2.8 m	5.5 m	7.0 m	7.0 m

**Figure 12 – Off-Street Motor Vehicle Parking Dimensions**



- .3 All off-street motor vehicle parking spaces shall have a minimum 2.1 m overhead height clearance.
- .4 Adequate provision shall be made for vehicle movement to all off-street motor vehicle parking spaces at all times by means of unobstructed maneuvering aisles and cross aisles, having widths not less than:
  - a. 7.0 m, where parking spaces are located at 90° to the maneuvering aisle providing access to the space.
  - b. 6.0 m, where parking spaces are located at 60° or less to the maneuvering aisle providing access to the space.
  - c. One-way cross aisles shall have a minimum width of 4.0 m. Two-way cross aisles shall have a minimum width of 7.0 m. Cross aisles are traffic corridors connecting maneuvering aisles.
  - d. All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.

- e. Parking and loading areas shall be surfaced with:
  - i. An asphalt, concrete, brick or similar pavement that provides a surface which is durable and dust-free and shall be graded and drained as to properly dispose of all surface water.
  - ii. A permeable surface material, including porous pavement, pervious unit paver systems or unit grass pave systems, that allows all precipitation events to infiltrate into the underlying soil.
  - iii. In the case of single detached and semi-detached dwellings, an alternative finished surface treatment such as crushed gravel.
- f. All parking and loading areas shall illuminate to a minimum of 5.8 lux/ m<sup>2</sup>.
- g. Any lighting installed to illuminate a parking space, loading space or parking facility shall be directed to that parking area and not on any adjacent parcels.

### **8.5. Accessible Motor Vehicle Parking Spaces**

*Amended by  
Bylaw 2143-2018*

All commercial, industrial, public and apartment uses must provide 4% of the total required number of off-street motor vehicle parking spaces or a minimum of 1 space, whichever is greater, for the use of persons with physical disabilities. Each space shall comply with the requirements of the British Columbia Building Code and must be:

- .1 A minimum of 3.7 m in width;
- .2 Located as close as reasonably possible to a building entrance;
- .3 Be clearly identified as an accessible parking space.

### **8.6. Off-Street Loading Requirements**

- .1 The number of loading spaces required for any use shall be calculated in accordance with Table 6, in which Column I classifies the types of uses and floor area thresholds, and Column II sets out the number of required loading spaces that are to be provided for each use and threshold in Column I.
- .2 Where the calculation of the required off-street loading spaces results in a fraction, one loading space shall be provided in respect of the fraction.
- .3 Off-street loading spaces shall be located on the same parcel as the use they serve.
- .4 No use may be undertaken on any parcel unless the off-street loading requirements in this Bylaw have been met for that use.
- .5 Off-street parking spaces shall not be counted as off-street loading spaces.
- .6 Each off-street loading space shall not be less than 8.0 m in length, 3.5 m in width and provide no less than 4.0 m of overhead height clearance.
- .7 Loading spaces on a parcel shall not interfere with vehicle traffic, pedestrian movement or access to off-street parking spaces.
- .8 Where more than one use is located on a parcel, or where more than one use is located within a building, the total number of off-street loading spaces to be required must recognize the multiple uses and determine the number of spaces required based on the various portions of the parcel or buildings dedicated to each use.



.9

**Table 6 - Required Off-Street Loading Spaces**

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

## 9.0 ESTABLISHMENT OF ZONES

The area within the boundaries of the City of Terrace shall be divided into the zones identified in Column I and described in Column II of Table 7.

**Table 7 – Establishment of Zones**

*Amended by  
Bylaw 2143-2018  
Bylaw 2170-2019  
Bylaw 2234-2021  
Bylaw 2305-2024*

COLUMN I Zones	COLUMN II Description
<u>Agricultural</u>	
AR1	Agricultural
AR2	Rural
<u>Residential</u>	
R1	Low Density Residential
R2	Low Density Multi-Family Residential
R3	Townhouse Multi-Family Residential
R4	Medium Density Multi-Family Residential
R5	High Density Multi-Family Residential
R6	Manufactured Home Residential
R7	Hillside Residential
RS1	Rural Suburban Residential
RB1	Bare Land Strata Small Lot Residential
<u>Commercial</u>	
C1	Central Business Commercial
C1-A	Urban Commercial
C2	Shopping Centre Commercial
C3	Service Commercial
C4	Neighbourhood Commercial
C5	Local Commercial
C6	Recreation Commercial
C7	Downtown Cultural
ASC	Airside Commercial
GSC	Groundside Commercial
<u>Industrial</u>	
M1	Light Industrial
M2	Heavy Industrial
M2A	Heavy Industrial
M3	Resource Extraction Industrial
M4	Industrial Office Park
<u>Public</u>	
AO	Airport Operations
P1	Public and Institutional
P2	Park and Recreation
P3	Open Space/Natural



## **9.1 Zone Title**

The correct name of each zone provided for in this Bylaw is set out in Column I of Table 7. The zone names and grouping into categories reflects the predominant uses for the respective zones, but mixed uses and uses from other categories may be permitted in accordance with the detailed listing and regulations in each respective zone and this Bylaw.

## **9.2 Location of Zones**

The location of each zone is established on Schedule B, the Zoning Map of this Bylaw which is attached hereto and forms part of this Bylaw. The prohibitions, regulations and requirements of each zone in the Bylaw are applicable to the areas designated on the Zoning Map with the corresponding alpha-numeric “abbreviation”.

## **9.3 Zone Boundaries**

Where a zone boundary is shown on Schedule B, the Zoning Map, as following a feature such as a highway or rail right-of-way or water course, the centreline of such right-of-way or water course shall be the zone boundary. Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by the City of Terrace by scaling from the Zoning Map.

## **9.4 Zone Regulations**

- .1 In each zone, the table in the Regulations section sets out the subdivision and development regulations that apply to all parcels in that zone. Column I of the table sets out the matter to be regulated and Column II sets out the regulations.
- .2 No building or structure is to be constructed, located or altered which contravenes the Regulations section of the applicable zone.
- .3 Where a zone includes a regulation entitled “Parcel Area”, or this Bylaw otherwise refers to a minimum or maximum parcel area, then no parcel may be created by subdivision that has an area less than, or greater than, respectively the figure specified for the zone in which the parcel is located.
- .4 Where a zone includes a regulation entitled “Parcel Width”, or this bylaw otherwise refers to a minimum or maximum parcel width, then no parcel may be created by subdivision that has a parcel width less than, or greater than, respectively the figure specified for the zone in which the parcel is located.

## **9.5 Accessory Uses**

Uses that are deemed as accessory shall be permitted in all zones provided a primary use has been established on the parcel.



## 10.0 AGRICULTURAL ZONES

### 10.1 AR1 - Agricultural

Purpose: To identify and preserve suitable land for agricultural use. This zone includes all lands within the Agricultural Land Reserve.

#### .1 Permitted Uses

The following uses are permitted in the AR1 zone:

##### **Primary Uses**

- Agriculture
- Intensive Agriculture
- Medical Marihuana Production Facility
- Single Detached Dwelling

##### **Secondary Uses**

- Accessory Dwelling Unit
- Family Child Care
- Home Occupation – Level 1, 2 or 3
- Kitchen, Secondary
- Secondary Suite
- Vacation Accommodation

#### .2 Site Specific Permitted Uses

In addition to the uses listed in Section 10.1.1, the following site-specific use(s) are permitted in the AR1 zone, only at the location(s) specified:

- a. Industrial Equipment Sales, Leasing and Storage, on: Southeast ¼ of District Lot 1733, Range 5, Coast District.
- b. Manufacturing, General and Outdoor Storage, limited to explosive manufacturing, storage and related operations on District Lots 930 and 997, Range 5, Coast District

*Amended by  
Bylaw 2143-2018,  
Bylaw 2305-2024*

*Amended by  
Bylaw 2125-2017*



.3 Regulations

Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024

COLUMN I	COLUMN II
.1 Minimum Parcel Area	80,000 m <sup>2</sup> (8.0 hectares)
.2 Minimum Parcel Width	50.0 m
.3 Minimum Setbacks (Residential Building/Structure)	
a. front parcel line	7.5 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	7.5 m
d. rear parcel line	7.5 m
.4 Minimum Setbacks (Accessory Building/Structure)	
a. front parcel line	7.5 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	3.0 m
.5 Minimum Setbacks (Agriculture and Intensive Agriculture Buildings/Structures) unless as specified elsewhere in the bylaw.	
a. front parcel line	25.0 m
b. interior side parcel line	7.5 m
c. exterior side parcel line	7.5 m
d. rear parcel line	7.5 m
.6 Maximum Number of Principal Buildings/Structures	
a. residential buildings/structures	1 per parcel
b. agricultural buildings/structures	unlimited
.7 Maximum Building/Structure Height	
a. residential building/structure	9.0 m
b. agricultural building/structure	12.0 m
c. accessory building/structure	5.1 m
d. accessory dwelling unit	9.0 m
.8 Building/Structure Dimensions	
a. minimum width of residential building/structure	4.9 m
b. maximum length to width ratio of residential building/structure	3:1
.9 Maximum Gross Floor Area of Accessory Buildings/Structures	
a. accessory building/structure	90 m <sup>2</sup>
b. accessory dwelling unit	90 m <sup>2</sup>
.10 Parking	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. A medical marijuana production facility shall only be permitted if the use is located within the Agricultural Land Reserve and a minimum distance of 30 m from all parcel lines.
- b. A family child care shall only be permitted in a single detached dwelling or a non-agricultural accessory building/structure.
- c. In addition to the setbacks required in Sections 10.1.3. the following minimum setbacks are required:
  - i. All Agriculture and Intensive Agriculture buildings and structures must be located at least 30 metres from any other zone boundary.
  - ii. Confined livestock/poultry areas must be located at least 30 metres from a watercourse.
  - iii. The storage of compost and agriculture waste must be at least 60 metres from any other zone boundary and 30 metres from the natural boundary of a watercourse, including the Eby Street drainage extension.
  - iv. All Agriculture and Intensive Agriculture buildings and structures must have a minimum separation of 3.0 m from any adjacent building or structure.
- d. Greenhouses
  - i. Greenhouses with a gross floor area of 90 m<sup>2</sup> or less are considered an accessory building/structure and must meet all the regulations for accessory buildings and structures required in Section 10.1.3.
  - ii. Greenhouses with a gross floor area greater than 90 m<sup>2</sup> are considered an agriculture building/structure and must meet all the regulations for agriculture buildings and structures required in Section 10.1.3.
  - iii. Lighting is permitted in all greenhouses but must be installed so that glare or bright light does not negatively impact neighbouring properties.
- e. In addition to Section 10.1.3.4, a building or structure accessory to a residential use must be located within 25 metres of the front lot line or within 15 metres of a residential building.

Amended by  
Bylaw 2143-2018



## 10.2 AR2 - Rural

Purpose: To provide for compatible agricultural and residential uses on large un-serviced parcels in a rural setting.

### .1 Permitted Uses

The following uses are permitted in the AR2 zone:

<b>Primary Uses</b>
<ul style="list-style-type: none"><li>• Agriculture</li><li>• Single Detached Dwelling</li></ul>
<b>Secondary Uses</b>
<ul style="list-style-type: none"><li>• Accessory Dwelling Unit</li><li>• Family Child Care</li><li>• Home Occupation – Level 1, 2 or 3</li><li>• Kitchen, Secondary</li><li>• Secondary Suite</li></ul>






### .2 Site Specific Permitted Uses

In addition to the uses listed in section 10.2.1, the following site-specific use(s) are permitted in the AR2 zone, only at the location(s) specified:

- Intensive Agriculture, limited to an egg production facility with a maximum capacity of 80,000 egg laying chicken hens, on the property legally described as Lot 1, District Lot 977, Range 5, Coast District, Plan EPP7399

*Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024*

*Amended by  
Bylaw 2258-2022*

.3 Regulations

Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024

COLUMN I	COLUMN II
.1 Minimum Parcel Area	20,000 m <sup>2</sup> (2.0 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks (Residential Building/Structure) a. front parcel line b. interior side parcel line c. exterior side parcel line d. rear parcel line	7.5 m 3.0 m 3.0 m 7.5 m
.4 Minimum Setbacks (Accessory Building/Structure) a. front parcel line b. interior side parcel line c. exterior side parcel line d. rear parcel line	7.5 m 3.0 m 3.0 m 3.0 m
.5 Minimum Setbacks (Agriculture Buildings/Structures) unless as specified elsewhere in the Bylaw. a. front parcel line b. interior side parcel line c. exterior side parcel line d. rear parcel line	25.0 m 7.5 m 7.5 m 7.5 m
.6 Maximum Number of Principal Buildings/Structures a. residential buildings/structures b. agricultural buildings/structures	1 per parcel unlimited
.7 Maximum Building/Structure Height a. residential building/structure b. agricultural building/structure c. accessory building/structure d. accessory dwelling unit	9.0 m 12.0 m 5.1 m 9.0 m
.8 Building/Structure Dimensions a. minimum width of residential building/structure b. maximum length to width ratio of residential building/structure	4.9 m 3:1
.9 Maximum Gross Floor Area of Accessory Buildings/Structures a. accessory building/structure b. accessory dwelling unit	90 m <sup>2</sup> 90 m <sup>2</sup>
.10 Parking	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. A family child care must only be permitted in a single detached dwelling or a non-agricultural accessory building/structure.
- b. Each AR2 parcel is permitted 3.0 Agricultural Units per hectare to a maximum of 10 Agricultural Units.
  - i. Agricultural Units will be calculated to the second decimal space, rounding up.  
(E.g.: 0.923 ha x 3 = 2.769 or 2.77 Agricultural Units)
  - ii. Where a fraction occurs when calculating the number of livestock or poultry permitted the number will be rounded down to the nearest number representing a whole animal.  
(E.g.: 1 horse = 1 Agricultural Unit therefore 2.77 Agricultural Units = 2 horses)
- c. In addition to the setbacks required in Section 10.2.3. the following minimum setbacks are required:
  - i. All Agriculture buildings and structures must be located at least 15 metres from any other zone boundary.
  - ii. The storage of compost and agriculture waste must be located at least 30 metres from any other zone boundary and 15 metres from the natural boundary of a watercourse.
  - iii. All Agriculture buildings and structures must have a minimum separation of 3.0 m from any adjacent building or structure.
- d. Greenhouses
  - i. Greenhouses with a gross floor area of 90 m<sup>2</sup> or less are considered an accessory building/structure and must meet all the regulations for accessory buildings and structures required in Section 10.2.3.
  - ii. Greenhouses with a gross floor area greater than 90 m<sup>2</sup> are considered an agriculture building/structures and must meet all the regulations for agriculture buildings and structures required in Section 10.2.3.
  - iii. Lighting is permitted in all greenhouses but must be installed so that glare or bright light does not negatively impact neighbouring properties.

Amended by  
Bylaw 2143-2018



## 11.0 RESIDENTIAL ZONES

### 11.1 R1 – Low Density Residential

*Amended by  
 Bylaw 2143-2018  
 Bylaw 2305-2024*

**Purpose:** To accommodate a maximum of four dwelling units on a parcel in a variety of low-density, ground-oriented housing forms.

#### .1 Permitted Uses

The following uses are permitted in the R1 zone:

	Parcel area less than 600 m <sup>2</sup>	Parcel area greater than 600 m <sup>2</sup>	Parcel depth greater than 85 m
Primary Uses	<ul style="list-style-type: none"> <li>• Semi Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Semi Detached Dwelling</li> <li>• Single Detached Dwelling</li> <li>• Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>• Semi Detached Dwelling</li> <li>• Single Detached Dwelling</li> </ul>
Secondary Uses	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> <li>• Family Child Care</li> <li>• Home Occupation – Level 1 or 2</li> <li>• Kitchen, Secondary</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> <li>• Family Child Care</li> <li>• Home Occupation – Level 1 or 2</li> <li>• Kitchen, Secondary</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> <li>• Family Child Care</li> <li>• Home Occupation – Level 1 or 2</li> <li>• Kitchen, Secondary</li> <li>• Secondary Suite</li> </ul>

#### .2 Site Specific Permitted Uses

In addition to the uses listed in Section 11.1.1, the following site-specific use(s) are permitted in the R1 zone, at the location(s) specified:

- a. Home Occupation – Level 3, on: Lot 11, DL 977, Range 5, Coast District, Plan 1055.





.3 Regulations

Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024

COLUMN I	COLUMN II		
	Parcel area less than 600 m <sup>2</sup>	Parcel area greater than 600 m <sup>2</sup>	Parcel depth greater than 85 m
.1 Minimum Parcel Area	500 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>
.2 Maximum Parcel Area	800 m <sup>2</sup>	800 m <sup>2</sup>	800 m <sup>2</sup>
.3 Minimum Parcel Width	12.0 m	12.0 m	12.0 m
.4 Maximum Parcel Width	20.0 m	20.0 m	20.0 m
.5 Minimum Setbacks (Residential Buildings/Structures)			
a. front parcel line	6.0 m	6.0 m	6.0 m
b. interior side parcel line	1.2 m	1.5 m	1.5 m
c. exterior side parcel line	2.0 m	2.0 m	2.0 m
d. rear parcel line	7.5 m	7.5 m	55 m
.6 Minimum Setbacks (Accessory Buildings/Structures)			
a. front parcel line	7.5 m	7.5 m	7.5 m
b. interior side parcel line	1.2 m	1.5 m	1.5 m
c. exterior side parcel line	2.0 m	2.0 m	2.0 m
d. rear parcel line	1.5 m	1.5 m	1.5 m
.7 Maximum Parcel Coverage	50%	45%	45%
.8 Maximum Density	4 dwelling units	4 dwelling units	4 dwelling units
.9 Maximum Number of Principal and Accessory Buildings/Structures			
a. residential buildings/structures	1 per parcel	1 per parcel	1 per parcel
b. accessory buildings/structures without dwelling units (30 m <sup>2</sup> and larger)	1 per parcel	1 per parcel	1 per parcel
c. accessory buildings/structures with dwelling units (30 m <sup>2</sup> and larger)	2 per parcel	2 per parcel	2 per parcel
.10 Maximum Building/Structure Height			
a. residential buildings/structures	10 m	10 m	10 m
b. accessory buildings/structures without dwelling units	5.1 m	5.1 m	5.1 m
c. accessory buildings/structures with dwelling units	7.5 m	7.5 m	7.5 m



.11 Building/Structure Dimensions a. minimum width of residential buildings/structures b. maximum length to width ratio of residential buildings/structures	4.9 m  3:1	4.9 m  3:1	4.9 m  3:1
.12 Minimum Footprint Residential Buildings/Structures	65 m <sup>2</sup>	75 m <sup>2</sup>	75 m <sup>2</sup>
.13 Maximum Footprint a. accessory buildings/structures without dwelling units b. accessory buildings/structures with dwelling units	55 m <sup>2</sup>  55 m <sup>2</sup>	55 m <sup>2</sup>  65 m <sup>2</sup>	55 m <sup>2</sup>  65 m <sup>2</sup>
.14 Maximum Gross Floor Area of Accessory Buildings/Structures a. accessory buildings/structures without dwelling units b. accessory buildings/structures with dwelling units	55 m <sup>2</sup>  96 m <sup>2</sup>	55 m <sup>2</sup>  112 m <sup>2</sup>	55 m <sup>2</sup>  112 m <sup>2</sup>
.15 Distance between Primary Buildings/Structures and Accessory Buildings/Structures with Dwelling Units	3 m	3 m	3 m
.16 Parking	Required as per Section 8.0	Required as per Section 8.0	Required as per Section 8.0

4 Additional Regulations for this Zone

Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024

- a. The maximum residential density is 2 dwelling units if any of the following apply:
  - i. Parcel is not located within the urban containment boundary as established in the Official Community Plan;
  - ii. Parcel is not connected to municipal water;
  - iii. Parcel is not connected to municipal sanitary sewer;
  - iv. Parcel area exceeds 4,050 m<sup>2</sup>.
- b. A family child care shall only be permitted in a single detached dwelling.

- c. Townhouse dwelling units must have a minimum of two dwelling units oriented to the Front Parcel Line.
- d. Semi-detached dwelling units must have a minimum of one dwelling unit oriented to the Front Parcel Line.
- e. In addition to Sections 11.1.3.5(c) and 11.1.3.6(c), where a parcel fronts two highways the exterior side parcel line setback must be as follows:
  - i. A garage, carport or similar structure, attached to a residential building and oriented toward the exterior side yard, the setback must be a minimum of 5.5 metres from the exterior side parcel line.
  - ii. An accessory building with a garage door or a driveway access oriented toward the exterior side yard, the setback must be a minimum of 5.5 metres from the exterior side parcel line.
- f. In addition to Section 11.1.3.6(d) on a parcel with a depth greater than 85 m, the minimum rear parcel line setback for an Accessory Building/Structure with a dwelling unit is 55 m.

## 11.2 R2 – Low Density Multi-Family Residential

*Amended by  
Bylaw 2305-2024*

Purpose: To provide for low density multi-family residential housing forms.

.1 Permitted Uses

Currently no regulations.

.2 Site Specific Permitted Uses

Currently no regulations.

.3 Regulations

Currently no regulations.

.4 Additional Regulations for this Zone

Currently no regulations.

### 11.3 R3 - Townhouse Multi-Family Residential

Amended by  
Bylaw 2305-2024

**Purpose:** To provide for medium density, multi-family residential development in the form of townhouses and other cluster residential development.

#### .1 Permitted Uses

The following uses are permitted in the R3 zone:

Amended by  
Bylaw 2305-2024

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Townhouse</li> </ul>
<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Home Occupation – Level 1</li> </ul>

Amended by  
Bylaw 2158-2019  
Bylaw 2282-2023

#### .2 Site Specific Permitted Uses

- a. Currently no site-specific permitted uses.

#### .3 Regulations

Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024

COLUMN I	COLUMN II
.1 Minimum Parcel Area	950 m <sup>2</sup>
.2 Minimum Parcel Width	25.0 m
.3 Minimum Setbacks (Residential Building/Structure)	
a. front parcel line	7.5 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	7.5 m
.4 Minimum Setbacks (Accessory Building/Structure)	
a. front parcel line	7.5 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	1.5 m
.5 Maximum Parcel Coverage	45%
.6 Maximum Density	33 units per hectare
.7 Maximum Building/Structure Height	
a. residential building/structure	10.0 m
b. accessory building/structure	5.1 m
c. accessory building/structure with secondary suite	7.5 m
.8 Minimum Dwelling Unit Size	46 m <sup>2</sup>
.9 Minimum Primary Use Building/Structure Footprint	75 m <sup>2</sup>
.10 Maximum Accessory Building/Structures Footprint	55 m <sup>2</sup>



<p>.11 Maximum Gross Floor Area of Accessory Buildings/Structures</p> <ul style="list-style-type: none"> <li>a. accessory building/structure</li> <li>b. accessory building/structure with secondary suite</li> </ul>	<p>55 m<sup>2</sup> 90 m<sup>2</sup> or 40% of the gross floor area of the principal building/structure, whichever is less</p>
<p>.12 Parking</p>	<p>Required as per Section 8.0</p>

.4 Additional Regulations for this Zone

*Amended by  
Bylaw 2143-2018*

- a. Outdoor amenity areas must be provided for residential developments of three or more dwelling units on a parcel in accordance with the following ratios:
  - i. 46 m<sup>2</sup> for each unit with three or more bedrooms;
  - ii. 28 m<sup>2</sup> for each two bedroom unit;
  - iii. 19 m<sup>2</sup> for each one bedroom unit; and
  - iv. 9 m<sup>2</sup> for each studio unit.

*Amended by  
Bylaw 2170-2019*

- b. Maximum Number of Accessory Buildings/Structures greater than 10.0 m<sup>2</sup>
  - i. 1 per parcel
  - ii. 1 per phased strata



#### 11.4 R4 - Medium Density Multi-Family Residential

Purpose: To provide for medium density, multi-family residential development in the form of apartments and townhouses.

##### .1 Permitted Uses

The following uses are permitted in the R4 zone:

<b>Primary Uses</b>
<ul style="list-style-type: none"><li>• Apartment – only on parcels 1500 m<sup>2</sup> or greater</li><li>• Community Care Facility</li><li>• Townhouse</li></ul>
<b>Secondary Uses</b>
<ul style="list-style-type: none"><li>• Daycare Centre</li><li>• Home Occupation – Level 1</li></ul>






##### .2 Site Specific Permitted Uses

Currently no site-specific permitted uses.

*Amended by  
Bylaw 2143-2018*

**.3 Regulations**

*Amended by  
Bylaw 2143-2018*

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,500 m <sup>2</sup> (0.15 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks (Residential Building/Structure)	
a. front parcel line	6.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	6.0 m
e. minimum separation between multiple residential buildings/structures on the same parcel	3.0 m
.4 Minimum Setbacks (Accessory Building/Structure)	
a. front parcel line	6.0 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	1.5 m
.5 Maximum Parcel Coverage	60%
.6 Maximum Density	
a. townhouse	45 units per hectare
b. apartment	70 units per hectare
.7 Maximum Building/Structure Height	
a. residential building/structure	9.0 m
b. accessory building/structure	5.1 m
.8 Minimum Dwelling Unit Size	46 m <sup>2</sup>
.9 Maximum Gross Floor Area of Accessory Buildings/Structures	55 m <sup>2</sup>
.10 Parking and Loading	Required as per Section 8.0

**.4 Additional Regulations for this Zone**

*Amended by  
Bylaw 2143-2018*

- a. A daycare centre must only be permitted in conjunction with an apartment or townhouse, and must not be located in a dwelling unit, but rather in a dedicated space in an apartment or townhouse building.
- b. The maximum apartment density in the R4 zone may be increased to 90 dwelling units per hectare in accordance with Section 3.10 Density Bonus Provisions.
- c. The maximum height of an apartment building in the R4 zone may be increased to 12.0 m if any of the density bonus amenities in Section 3.10 are provided.



*Amended by  
Bylaw 2305-2024*

- d. Outdoor amenity areas must be provided for residential developments on a parcel in accordance with the following ratios:
  - i. 46 m<sup>2</sup> for each unit with three or more bedrooms;
  - ii. 28 m<sup>2</sup> for each two bedroom unit;
  - iii. 19 m<sup>2</sup> for each one bedroom unit; and
  - iv. 9 m<sup>2</sup> for each studio unit.

*Amended by  
Bylaw 2170-2019*

- e. Maximum Number of Accessory Buildings/Structures greater than 10.0 m<sup>2</sup>
  - i. 1 per parcel
  - ii. 1 per phased strata

### 11.5 R5 - High Density Multi-Family Residential

Purpose: To provide for high density, multi-family residential development in the form of townhouses and apartments.

#### .1 Permitted Uses

The following uses are permitted in the R5 zone:

<b>Primary Uses</b>
<ul style="list-style-type: none"><li>• Apartment – only on parcels 1500 m<sup>2</sup> or greater</li><li>• Community Care Facility</li><li>• Townhouse</li></ul>
<b>Secondary Uses</b>
<ul style="list-style-type: none"><li>• Daycare Centre</li><li>• Home Occupation – Level 1</li></ul>






#### .2 Site-Specific Permitted Uses

In addition to the uses listed in Section 11.5.1, the following site-specific use(s) are permitted in the R5 zone at the location(s) specified:

- a. Daycare Centre as a Primary Use on Lot 11, District Lot 361, Range 5, Coast District, Plan 1103, Except Plan BCP45974

*Amended by  
Bylaw 2143-2018*

*Amended by  
Bylaw 2092-2015*

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,500 m <sup>2</sup> (0.15 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks (Principal Building/Structure)	
a. front parcel line	6.0 m
b. interior side parcel line	6.0 m
c. exterior side parcel line	6.0 m
d. rear parcel line	6.0 m
e. minimum separation between multiple residential buildings/structures on the same parcel	3.0 m
.4 Minimum Setbacks (Accessory Building/Structure)	
a. front parcel line	6.0 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	1.5 m
.5 Maximum Parcel Coverage	70%
.6 Maximum Density	
a. townhouse	55 units per hectare
b. apartment	100 units per hectare
.7 Maximum Building/Structure Height	
a. residential building/structure	12.0 m
b. accessory building/structure	5.1 m
.8 Minimum Dwelling Unit Size	46 m <sup>2</sup>
.9 Maximum Gross Floor Area of Accessory Buildings/Structures	55 m <sup>2</sup>
.10 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. A daycare centre must only be permitted in conjunction with an apartment or townhouse, and must not be located in a dwelling unit, but rather in a dedicated space in an apartment or townhouse building.
- b. The maximum apartment density in the R5 zone may be increased to 140 dwelling units per hectare in accordance with Section 3.10, Density Bonus Provisions.
- c. The maximum height of an apartment building in the R5 zone may be increased to 15.0 m if any of the density bonus amenities in Section 3.10 are provided.
- d. Maximum Number of Accessory Buildings/Structures greater than 10.0 m<sup>2</sup>
  - i. 1 per parcel
  - ii. 1 per phased strata

## 11.6 R6 - Manufactured Home Residential

Amended by  
Bylaw 2143-2018

**Purpose:** To provide for low density residential housing within manufactured home parks.

### .1 Permitted Uses

The following uses are permitted in the R6 zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Manufactured Home (Mobile)</li> <li>• Manufactured Home Park</li> </ul>
<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Home Occupation – Level 1</li> </ul>

### .2 Site Specific Permitted Uses

Amended by  
Bylaw 2104-2016

In addition to the uses listed in Section 11.6.1, the following site-specific use(s) are permitted in the R6 zone, at the locations(s) specified:

- a. Manufactured Home (Modular) shall be permitted as a Primary Use only on Strata Lots 1 to 41, Strata Plan PRS348, District Lot 368, Range 5, Coast District.
- b. A Conventional Site-Built Single-Detached Dwelling shall be permitted as a Primary Use only on Strata Lot 13, District Lot 368, Range 5, Coast District, Strata Plan PRS348 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.

### .3 Regulations

Amended by  
Bylaw 2104-2016

COLUMN I	COLUMN II
.1 Minimum Parcel Area	8,000 m <sup>2</sup> (0.8 hectares)
.2 Maximum Parcel Coverage	40%
.3 Maximum Density	
a. manufactured home (mobile)	20 units per hectare
.4 Maximum Building/Structure Height	
a. manufactured home (mobile)	5.0 m
b. accessory building/structure	5.1 m
.5 Maximum Number of Accessory Buildings/Structures (30 m <sup>2</sup> and Larger)	1 per manufactured home park
.6 Maximum Gross Floor Area of Accessory Buildings/Structures	55 m <sup>2</sup>
.7 Parking	Required as per Section 8.0



*Amended by  
Bylaw 2104-2016*

.4 Additional Regulations for this Zone

- a. In addition to the regulations of this zone, manufactured home parks are also subject to the City of Terrace Manufactured Home Park Bylaw.



### 11.7 R7 – Hillside Residential

Purpose: To provide for low density multi-family residential development that is compatible with hillsides and natural areas, with open space or other amenities set aside within the subdivision. This zone is only considered if there are special characteristics on the lot, such as mature vegetation, ravines, watercourses or other features worthy of preservation.

#### .1 Permitted Uses

The following uses are permitted in the R7 zone:

<b>Primary Uses</b> <ul style="list-style-type: none"><li>• Semi-Detached Dwelling</li><li>• Townhouse</li></ul>
<b>Secondary Uses</b> <ul style="list-style-type: none"><li>• Home Occupation – Level 1</li></ul>

#### .2 Site Specific Permitted Uses

Currently no site-specific permitted uses.

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	2,000 m <sup>2</sup> (0.2 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks (Residential Building/Structure) a. front parcel line b. interior side parcel line c. exterior side parcel line d. rear parcel line	6.0 m 3.0 m 3.0 m 6.0 m
.4 Minimum Setbacks (Accessory Building/Structure) a. front parcel line b. interior side parcel line c. exterior side parcel line d. rear parcel line	6.0 m 1.5 m 3.0 m 1.5 m
.5 Maximum Parcel Coverage	45%
.6 Maximum Density a. semi-detached dwelling b. townhouse	15 units per hectare 15 units per hectare
.7 Maximum Building/Structure Height a. residential building/structure b. accessory building/structure	9.0 m 5.1 m
.8 Minimum Residential Building/Structure Footprint	100 m <sup>2</sup>
.9 Maximum Gross Floor Area of Accessory Buildings/Structures	55 m <sup>2</sup>
.10 Parking	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. Maximum Number of Accessory Buildings/Structures greater than 10.0 m<sup>2</sup>
  - i. 1 per parcel
  - ii. 1 per phased strata

Amended by  
Bylaw 2143-2018  
Bylaw 2170-2019



## 11.8 RS1 - Rural Suburban Residential

Purpose: To provide for low density residential development in areas with municipal water services but where municipal sanitary services may be unavailable.

### .1 Permitted Uses

The following uses are permitted in the RS1 zone:

<b>Primary Uses</b>
<ul style="list-style-type: none"><li>• Semi-Detached Dwelling</li><li>• Single Detached Dwelling</li></ul>
<b>Secondary Uses</b>
<ul style="list-style-type: none"><li>• Accessory Dwelling Unit</li><li>• Family Child Care</li><li>• Home Occupation – Level 1, 2 or 3</li><li>• Kitchen, Secondary – only in a single detached dwelling</li><li>• Secondary Suite</li></ul>






### .2 Site Specific Permitted Uses

Currently no site-specific permitted uses.

*Amended by  
Bylaw 2143-2018  
Bylaw 2305-2024*



.3 Regulations

Amended by  
Bylaw 2143-2018  
Bylaw 2170-2019  
Bylaw 2305-2024

COLUMN I	COLUMN II
.1 Minimum Parcel Area	2,700 m <sup>2</sup> (0.27 hectares)
.2 Minimum Parcel Width	25.0 m
.3 Minimum Setbacks (Residential Building/Structure)	
a. front parcel line	7.5 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	7.5 m
.4 Minimum Setbacks (Accessory Building/Structure)	
a. front parcel line	7.5 m
b. interior side parcel line	1.5 m
c. exterior side parcel line	3.0 m
d. rear parcel line	1.5 m
.5 Maximum Parcel Coverage	40%
.6 Maximum Number of Principal and Accessory Buildings/Structures	
a. residential buildings/structures	1 per parcel
b. accessory buildings/structures 30 m <sup>2</sup> and larger	1 per parcel
.7 Maximum Building/Structure Height	
a. residential building/structure	9.0 m
b. accessory building/structure	5.1 m
c. accessory building/structure with dwelling unit	7.5 m
.8 Building/Structure Dimensions	
a. minimum width of residential building/structure	4.9 m
b. maximum length to width ratio of residential building/structure	3:1
.9 Minimum Primary Use Building/Structure Footprint	75 m <sup>2</sup>
.10 Maximum Accessory Building/Structures Footprint	55 m <sup>2</sup>
.11 Maximum Gross Floor Area of Accessory Buildings/Structures	
a. accessory building/structure	55 m <sup>2</sup>
b. accessory building/structure with dwelling unit	90 m <sup>2</sup> or 40% of the gross floor area of the principal building/structure, whichever is less
.12 Parking	Required as per Section 8.0

.4 Additional Regulations for this Zone

*Amended by  
Bylaw 2305-2024*

- a. Notwithstanding Section 7.1 Home Occupation, a level 3 home occupation use must only be permitted on a parcel containing a single detached dwelling.
- b. A family child care must only be permitted on a parcel containing a single detached dwelling.
- c. A secondary suite must only be permitted in a single detached dwelling, or in an accessory building/structure on a parcel with only a single detached dwelling.
- d. Where a parcel zoned RS1 meets all the following criteria that parcel shall be subject to Sections 11.1.1, 11.1.3 and 11.1.4 of the R1 zone:
  - i. Parcel is located within the urban containment boundary as established in the Official Community Plan;
  - ii. Parcel is connected to municipal water and sanitary sewer; and
  - iii. Parcel area does not exceed 4,050 m<sup>2</sup>.



Amended by  
Bylaw 2170-2019  
Bylaw 2305-2024

### 11.9 RB1 – Bare Land Strata Small Lot Residential

Purpose: To provide for bare land strata residential development on small parcels.

#### .1 Permitted Uses

The following uses are permitted in the RB1 zone:

<b>Primary Uses</b> <ul style="list-style-type: none"><li>• Semi-Detached Dwelling</li><li>• Single Detached Dwelling</li></ul>
<b>Secondary Uses</b> <ul style="list-style-type: none"><li>• Family Child Care</li><li>• Home Occupation – Level 1 or 2</li><li>• Kitchen, Secondary</li><li>• Secondary Suite</li></ul>

Amended by  
Bylaw 2305-2024

#### .2 Site Specific Permitted Uses

Currently no site-specific permitted uses.

.3 Regulations

Amended by  
Bylaw 2305-2024

COLUMN I	COLUMN II
.1 Minimum Parcel Area	7,500 m <sup>2</sup>
.2 Minimum Parcel Width	50.0 m
.3 Strata Lot Parcel Area	
a. Minimum	325 m <sup>2</sup>
b. Maximum	500 m <sup>2</sup>
.4 Minimum Strata Lot Parcel Width	10.0 m
.5 Minimum Setbacks for a Strata Lot Parcel from a Front Parcel Line	6.0 m
.6 Minimum Setbacks for Strata Lot Parcel (Residential Building/Structure)	
a. front parcel line	4.5 m
b. interior side parcel line	1.2 m
c. exterior side parcel line	1.2 m
d. rear parcel line	4.5 m
.7 Minimum Setbacks for Strata Lot Parcel (Accessory Building/Structure)	
a. front parcel line	5.0 m
b. interior side parcel line	1.2 m
c. exterior side parcel line	1.2 m
d. rear parcel line	1.5 m
.8 Maximum Strata Lot Parcel Coverage	50%
.9 Maximum Building/Structure Height	
a. residential building/structure	9.0 m
b. accessory building/structure	4.5 m
.10 Buildings/Structure Dimensions	
a. minimum width of residential building/structure	6.0 m
b. maximum length to width ratio of residential building/structure	3:1
.11 Minimum Primary Use Building/Structure Footprint	65 m <sup>2</sup>
.12 Maximum Gross Floor Area of Accessory Building/Structures	
a. Common Property Parcel	55 m <sup>2</sup>
b. Strata Lot Parcel	30 m <sup>2</sup>
.13 Parking	Required as per Section 8.0
.14 Maximum Number of Dwelling Units per Strata Lot Parcel	4

.4 Additional Regulations for this Zone

*Amended by  
Bylaw 2305-2024*

- a. Where the Common Property (private) road is less than 9.0 m wide the road shall be marked as no on-street parking permitted.
- b. The minimum driveway depth on a Strata Lot Parcel shall be 6.0 m.
- c. Minimum Amenity Area shall be 5% of the Parcel Area.
- d. Maximum Number of Accessory Buildings/Structures greater than 10 m<sup>2</sup>
  - i. 1 per Common Property Parcel
  - ii. 1 per Strata Lot Parcel
- e. Accessory structures on Common Property shall have a minimum setback of 1.5 m from all Common Property boundaries.
- f. In addition to Section 11.9.3.13, visitor parking shall be provided on Common Property at a rate of 0.5 spaces per Strata Lot Parcels. Visitor parking may occupy up to 40% of the amenity area.



## 12.0 COMMERCIAL ZONES

### 12.1 C1 - Central Business Commercial

**Purpose:** To function as the commercial centre of the municipality, providing for a mix of commercial, administrative, medical and multi-family residential uses at higher densities, in buildings up to six storeys in height. Permitted uses in this zone are intended to be oriented to pedestrian traffic.

#### .1 Permitted Uses

The following uses are permitted in the C1 zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Art and Cultural Facility</li> <li>• Community Care Facility</li> <li>• Entertainment Facility</li> <li>• Financial Institution</li> <li>• Funeral Home</li> <li>• Health Services Facility</li> <li>• Hotel</li> <li>• Laundromat</li> <li>• Media Studio</li> <li>• Microbrewery/Craft Distillery</li> <li>• Mixed Use Building</li> <li>• Motel</li> <li>• Museum</li> <li>• Neighbourhood Pub</li> </ul>		<ul style="list-style-type: none"> <li>• Nightclub</li> <li>• Office</li> <li>• Parking Facility</li> <li>• Personal Service Establishment</li> <li>• Place of Worship</li> <li>• Printing Services</li> <li>• Recreation Facility – Indoor</li> <li>• Restaurant</li> <li>• Retail Store</li> <li>• Storefront Cannabis Retail</li> <li>• Transportation Use</li> <li>• Veterinary Clinic</li> </ul>
<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Home Occupation – Level 1</li> <li>• Hostel</li> </ul>		

#### .2 Site Specific Permitted Uses

Currently on site specific permitted uses.

*Amended by  
 Bylaw 2143-2018  
 Bylaw 2148-2018  
 Bylaw 2208-2020*

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	280 m <sup>2</sup>
.2 Minimum Parcel Width	
a. hotel or motel	30.0 m
b. all other uses	10.0 m
.3 Minimum Setbacks	
a. front parcel line	0.0 m
b. interior side parcel line	0.0 m
c. exterior side parcel line	0.0 m
d. rear parcel line	0.0 m
.4 Maximum Parcel Coverage	100%
.5 Maximum Residential Density	
a. mixed use building	100 units per hectare
.6 Maximum Floor Area Ratio	3.0
.7 Maximum Building/Structure Height	
a. principal building/structure	18.0 m
b. accessory building/structure	6.4 m
.8 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. A multi-family dwelling must only be permitted in conjunction with one or more primary uses in a mixed use building, and must not be located below the second storey of the building.
- b. A hostel must only be permitted in conjunction with one or more primary uses in a commercial building, and must not be located below the second storey of the building.
- c. Commercial uses are not permitted above a multi-family dwelling in a mixed use building.
- d. A level 1 home occupation must only be permitted within a dwelling unit in a mixed-use building.
- e. The maximum density of a mixed-use building in the C1 zone may be increased to 3.5 floor area ratio and 120 dwelling units per hectare in accordance with Section 3.10, Density Bonus Provisions.
- f. The maximum height of a mixed-use building in the C1 zone may be increased to 22.0 m if any of the density bonus amenities in Section 3.10 are provided.
- g. A funeral home must not contain a crematorium in the C1 zone.

## 12.2 C1-A – Urban Commercial

Purpose: To provide for the development of higher density mixed-use (commercial and multi-family residential) buildings up to six storeys in height in the downtown area.

### .1 Permitted Uses

The following uses are permitted in the C1-A zone:

#### **Primary Uses**

- Community Care Facility
- Daycare Centre
- Financial Institution
- Health Services Facility
- Laundromat
- Microbrewery/Craft Distillery
- Mixed Use Building
- Office
- Parking Facility
- Personal Service Establishment
- Restaurant
- Retail Store
- Storefront Cannabis Retail

#### **Secondary Uses**

- Home Occupation – Level 1
- Hostel

### .2 Site Specific Permitted Uses

In addition to the uses listed in Section 12.2.1, the following site specific use(s) are permitted in the C1-A zone, at the locations(s) specified:

- a. Place of Worship, on Lot 2, District Lot 361, Range 5, Coast District, Plan 3409 and Lot 4, District Lot 361, Range 5, Coast District, Plan 3329

*Amended by  
Bylaw 2143-2018  
Bylaw 2148-2018  
Bylaw 2208-2020*

*Amended by  
Bylaw 2134-2017  
Bylaw 2143-2018*



.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	300 m <sup>2</sup>
.2 Minimum Parcel Width	10.0 m
.3 Minimum Setbacks	
a. front parcel line	0.0 m
b. side parcel line	0.0 m
c. rear parcel line	0.0 m
.4 Maximum Parcel Coverage	100%
.5 Maximum Residential Density	
a. mixed use building	100 units per hectare
.6 Maximum Floor Space Ratio	3.0
.7 Maximum Building/Structure Height	
a. principal building/structure	18.0 m
b. accessory building/structure	6.4 m
.8 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. A multi-family dwelling must only be permitted in conjunction with one or more primary use(s) in a mixed use building, and must not be located below the second storey of the building.
- b. Commercial uses are not permitted above a multi-family dwelling in a mixed use building.
- c. A level 1 home occupation must only be permitted within a dwelling unit in a mixed-use building.
- d. The maximum density of a mixed-use building in the C1-A zone may be increased to 3.5 floor area ratio and 120 dwelling units per hectare in accordance with Section 3.10, Density Bonus Provisions.
- e. The maximum height of a mixed-use building in the C1-A zone may be increased to 22.0 m if any of the density bonus amenities in Section 3.10 are provided.

### 12.3 C2 - Shopping Centre Commercial

Purpose: To provide for the development of comprehensively designed shopping centres which offer a wide range of commercial uses.

#### .1 Permitted Uses

The following uses are permitted in the C2 zone:

<b>Primary Uses</b>	
<ul style="list-style-type: none"> <li>• Daycare Centre</li> <li>• Entertainment Facility</li> <li>• Financial Institution</li> <li>• Health Services Facility</li> <li>• Hotel</li> <li>• Laundromat</li> <li>• Microbrewery/Craft Distillery</li> <li>• Motel</li> <li>• Neighbourhood Pub</li> <li>• Nightclub</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Personal Service Establishment</li> <li>• Recreation Facility – Indoor</li> <li>• Restaurant</li> <li>• Retail Store</li> <li>• Service Station</li> <li>• Storefront Cannabis Retail</li> <li>• Transportation Use</li> </ul>
<b>Secondary Uses</b>	
Currently there are no specified Secondary Uses	

#### .2 Site Specific Permitted Uses

Currently no site-specific permitted uses.

#### .3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	10,000 m <sup>2</sup> (1.0 hectare)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	12.0 m
b. interior side parcel line	6.0 m
c. exterior side parcel line	6.0 m
d. rear parcel line	9.0 m
.4 Maximum Parcel Coverage	70%
.5 Maximum Floor Area Ratio	1.0
.6 Maximum Building/Structure Height	
a. principal building/structure	12.0 m
b. accessory building/structure	6.4 m
.7 Parking and Loading	Required as per Section 8.0

Amended by  
Bylaw 2143-2018  
Bylaw 2148-2018  
Bylaw 2208-2020

.4 Additional Regulations for this Zone

Currently no additional regulations



**12.4 C3 - Service Commercial**

**Purpose:** To provide for commercial uses which are oriented to vehicular traffic along major roadways, and which may require large areas of land for buildings and display/storage of goods.

**.1 Permitted Uses**

The following uses are permitted in the C3 zone:

*Amended by  
Bylaw 2208-2020*

<b>Primary Uses</b>	
<ul style="list-style-type: none"> <li>• Boat and Marine Sales, Leasing and Service</li> <li>• Building Supply Store</li> <li>• Bulk Fueling Station, Minor</li> <li>• Campground</li> <li>• Garden Centre</li> <li>• Hotel</li> <li>• Microbrewery/Craft Distillery</li> <li>• Motel</li> <li>• Neighbourhood Pub</li> <li>• Recreation Facility - Outdoor</li> </ul>	<ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Retail Store</li> <li>• Service Station</li> <li>• Transportation Use</li> <li>• Vehicle Sales, Leasing and Service</li> <li>• Vehicle Washing Facilities</li> <li>• Veterinary Clinic</li> <li>• Visitor Information Centre</li> </ul>
<b>Secondary Uses</b>	
<ul style="list-style-type: none"> <li>• Outdoor Storage, when screened as per Section 5.0</li> </ul>	

**.2 Site Specific Permitted Uses**

In addition to the uses listed in 12.4.1, the following site specific use(s) are permitted in the C3 zone, at the location(s) specified:

- a. Mini Storage Facility, on: Lots A and B, District Lot 362, Range 5, Coast District, Plan 4464.
- b. Entertainment Facility and Recreation Facility – Indoor, on: Lot 2, District Lot 360, Range 5, Coast District, Plan 12141.
- c. Technical Consulting Firm, on: Lot 8, District Lot 362, Range 5, Coast District, Plan 4853.
- d. Technical Consulting Firm, on: Lot 1, District Lot 362, Range 5, Coast District, Plan BCP43149.
- e. Entertainment Facility, Recreation Facility – Indoor, Technical Consulting Firm and Laboratory and Research Facilities, Manufacturing Light on: Amended Lot D (Plan 5365), District Lot 362, Range 5, Coast District, Plan 1919; Lot E, District Lot 362, Range 5, Coast District, Plan 1919 except Plan 5365; and Lot F, District Lot 362, Range 5, Coast District, Plan 1919.
- f. Apartment (17 units per hectare), on: Lot 14, District Lot 362, Range 5, Coast District, Plan 1026 and Lot F, District Lot 362, Range 5, Coast District, Plan 1919.

*Amended by  
Bylaw 2187-2020*



- g. Wholesale Establishment, on Lot 1, District Lot 360, Range 5, Coast District, Plan 10874.
- Amended by  
Bylaw 2211-2020
- h. "Industrial Equipment Sales, Leasing and Service" and "Welding, Machine or Metal Fabrication" on: Lot 4, Block 1, District Lot 1704, Range 5, Coast District, Plan 3558 (5506 Highway 16 West).
- Amended by  
Bylaw 2251-2022
- i. "Technical Consulting Firm" and "Laboratory and Research Facilities" to the property legally described as the Western Portion of Lot 4, District Lot 1745, Range 5, Coast District, Plan 1016, Being All that Portion Lying to the West of a Straight Line Bisecting the North and South Boundaries Thereof (5430 Highway 16).
- Amended by  
Bylaw 2285-2023
- j. "Health Services Facility" to the properties legally described as: Strata Lots 1 to 11, Strata Plan PRS55, Lot 1, District Lot 361, Range 5, Coast District, Plan PRP13455 (4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4720 and 4722 Keith Avenue).
- Amended by  
Bylaw 2290-2024
- k. "Industrial Equipment Sales, Leasing and Service" to the properties legally described as: Lot A, District Lot 360, Range 5, Coast District, Plan EPP41922 (2903 Kalum Street) and Lot 1, District Lot 360, Range 5, Coast District, Plan EPP41921 (2902 Evergreen Street).
- Amended by  
Bylaw 2304-2024
- l. "Manufacturing, Light, limited to the assembly of light duty electric vehicle conversion kits and the research and development of electric vehicle systems" to the property legally described as: Lot 2, District Lot 362, Range 5, Coast District, Plan 8897 (5130 Highway 16 West).

### .3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,500 m <sup>2</sup> (0.15 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	9.0 m
b. interior side parcel line	3.0 m
i. adjacent to residential uses	6.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	4.5 m
i. adjacent to residential uses	6.0 m
.4 Maximum Parcel Coverage	50%
.5 Maximum Floor Area Ratio	1.0
.6 Maximum Building/Structure Height	
a. principal building/structure (excluding hotel)	9.0 m
b. hotel	18.0 m
c. accessory building/structure	6.4 m
.7 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. Up to two shipping containers are permitted on a parcel for outdoor storage use only, in accordance with Section 7.2, Shipping Containers.
- b. Outdoor display areas are permitted in conjunction with vehicle and boat and marine sales, leasing and service uses and building supply stores.
- c. A motel is permitted to include one accessory dwelling unit.
- d. A campground is permitted to include one accessory single detached dwelling.

## 12.5 C4 - Neighbourhood Commercial

Purpose: To provide for a limited range of commercial uses in a small-scale shopping centre which caters primarily to the daily needs of residents in the surrounding neighbourhood.

*Amended by  
Bylaw 2251-2022*

### .1 Permitted Uses

*Amended by  
Bylaw 2143-2018*

The following uses are permitted in the C4 zone:

#### **Primary Uses**

- Daycare Centre
- Financial Institution
- Gas Bar
- Laundromat
- Neighbourhood Pub
- Office
- Personal Service Establishment
- Recreation Facility - Indoor
- Restaurant
- Retail Store

#### **Secondary Uses**

- Dwelling Unit

### .2 Site Specific Permitted Uses

*Amended by  
Bylaw 2212-2020*

In addition to the uses listed in 12.5.1, the following site specific use(s) are permitted in the C4 zone, at the location(s) specified:

- a. Micro Brewery/Craft Distillery as a Primary Use on Lot B, District Lot 361, Range 5, Coast District, Plan 1995 (3309 Kalum Street)
- b. "Health Services Facility with no overnight accommodations" to the property legally described as Lot 1, Block A, District Lot 838, Range 5, Coast District, Plan 3460, Except Plan 4375 (3504 Kalum Street).

*Amended by  
Bylaw 2279-2023*

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,000 m <sup>2</sup> (0.1 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	6.0 m
b. interior side parcel line	3.0 m
i. adjacent to residential uses	6.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	6.0 m
i. adjacent to residential uses	6.0 m
.4 Maximum Parcel Coverage	50%
.5 Maximum Floor Area Ratio	0.5
.6 Maximum Number of Principal Buildings/Structures	1 per parcel
.7 Maximum Building/Structure Height	
a. principal building/structure	9.0 m
b. accessory building/structure	6.4 m
.8 Maximum Gross Floor Area of Accessory Buildings/Structures	55 m <sup>2</sup>
.9 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. One accessory dwelling unit is permitted per parcel in conjunction with one or more primary use(s) on the same parcel, provided the dwelling unit has a separate access from the primary use(s).



## 12.6 C5 - Local Commercial

Purpose: To provide for commercial uses that caters specifically to the needs of residents living within the immediate vicinity.

### .1 Permitted Uses

The following uses are permitted in the C5 zone:

<b>Primary Uses</b>
<ul style="list-style-type: none"><li>• Convenience Store</li><li>• Daycare Centre</li><li>• Laundromat</li><li>• Personal Service Establishment</li></ul>
<b>Secondary Uses</b>
<ul style="list-style-type: none"><li>• Dwelling Unit</li></ul>






### .2 Site Specific Permitted Uses

In addition to the uses listed in 12.6.1, the following site specific use(s) are permitted in the C5 zone, at the location(s) specified:

- a. Manufacturing, Light, limited to design, assembly, fabrication and retailing of commercial advertising products and signs on Lot 2, District Lot 360, Range 5, Coast District, Plan PRP41612
- b. Manufacturing, Light, limited to design, assembly, fabrication and retailing of commercial advertising products and signs on Lot 1, District Lot 360, Range 5, Coast District, Plan PRP41612
- c. Veterinary clinic on Parcel 1, District Lot 360, Range 5, Coast District, Plan PRP47206
- d. Health Services Facility as a Primary Use and Dwelling Unit as a Secondary Use on the North Half of Lot 8, District Lot 362, Range 5, Coast District, Plan 1026 (3222 Munroe Street)
- e. "Office", on: South ½ of Lot A, Block 5, District Lot 611, Range 5, Coast District, Plan 3080 Except Plan 8582
- f. "Technical Consulting Firm" and "Trade Contractor" (Including office and administration uses as well as storage of equipment and vehicles, limited to no more than 6 commercial vehicles), on: North ½ of Lot A, Block 5, District Lot 611, Range 5, Coast District, Plan 3080 Except Plan 8582

*Amended by  
Bylaw 2143-2018*

*Amended by  
Bylaw 2116-2016  
Bylaw 2117-2016  
Bylaw 2143-2018  
Bylaw 2197-2020*

*Amended by  
Bylaw 2219-2021*

*Amended by  
Bylaw 2219-2021*

Amended by  
Bylaw 2231-2021

- g. Restaurant and Retail Store on; Lot 2, District Lot 983, Range 5, Coast District, Plan PRP13785

Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	500 m <sup>2</sup>
.2 Minimum Parcel Width	25.0 m
.3 Minimum Setbacks	
a. front parcel line	6.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	6.0 m
.4 Maximum Parcel Coverage	50%
.5 Maximum Floor Area Ratio	0.5
.6 Maximum Number of Principal and Accessory Buildings/Structures	
a. principal buildings/structures	1 per parcel
b. accessory buildings/structures (30 m <sup>2</sup> and larger)	1 per parcel
.7 Maximum Building/Structure Height	
a. principal building/structure	9.0 m
b. accessory building/structure	5.1 m
.8 Maximum Gross Floor Area of Accessory Buildings/Structures	55 m <sup>2</sup>
.9 Parking and Loading	Required as per Section 8.0

.3 Additional Regulations for this Zone

- a. One accessory dwelling unit is permitted in conjunction with one or more primary use(s) on the same parcel, provided the dwelling unit has a separate access from the primary use(s).

## 12.7 C6 – Recreation Commercial

Purpose: To function as the primary area for private recreational enterprises.

### .1 Permitted Uses

The following uses are permitted in the C6 zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Entertainment Facility</li> <li>• Parking Facility</li> <li>• Recreation Facility – Indoor</li> <li>• Recreation Facility - Outdoor</li> </ul>
<p><b>Secondary Uses</b></p> <p>Currently there are no specified Secondary Uses</p>

### .2 Site Specific Permitted Uses

Currently no site specific permitted uses

### .3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,000 m <sup>2</sup>
.2 Minimum Parcel Width	15.0 m
.3 Minimum Setbacks	
a. front parcel line	0.0 m
b. interior side parcel line	0.0 m
c. exterior side parcel line	0.0 m
d. rear parcel line	0.0 m
.4 Maximum Parcel Coverage	100%
.5 Maximum Floor Area Ratio	2.0
.6 Maximum Building/Structure Height	
a. principal building/structure	9.0 m
b. accessory building/structure	6.4 m
.7 Parking and Loading	Required as per Section 8.0

### .4 Additional Regulations for this Zone

Currently no additional regulations



## 12.8 C7 - Downtown Cultural

Purpose: To provide for cultural, smaller-scale commercial and multi-family residential uses in buildings up to six storeys in height in the downtown.

### .1 Permitted Uses

The following uses are permitted in the C7 zone:

#### **Primary Uses**

- Art and Cultural Facility
- Artisan Shop
- Entertainment Facility
- Hotel
- Laundromat
- Microbrewery/Craft Distillery
- Mixed Use Building
- Museum
- Neighbourhood Pub
- Office
- Personal Service Establishment
- Recreation Facility – Indoor
- Restaurant
- Retail Store
- Storefront Cannabis Retail
- Transportation Use

#### **Secondary Uses**

- Home Occupation – Level 1
- Hostel

### .2 Site Specific Permitted Uses

In addition to the uses listed in 12.8.1, the following site specific use(s) are permitted in the C7 zone, at the location(s) specified:

- a. Recycling Depot (restrained to beverage containers only), on: Lot B, District Lot 369, Range 5, Coast District, Plan PRP41812.

*Amended by  
Bylaw 2143-2018  
Bylaw 2148-2018  
Bylaw 2208-2020*

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	500 m <sup>2</sup>
.2 Minimum Parcel Width	15.0 m
.3 Minimum Setbacks	
a. front parcel line	0.0 m
b. interior side parcel line	0.0 m
c. exterior side parcel line	0.0 m
d. rear parcel line	0.0 m
.4 Maximum Parcel Coverage	100%
.5 Maximum Residential Density	
a. mixed use building	100 units per hectare
.6 Maximum Floor Area Ratio	3.0
.7 Maximum Building/Structure Height	18.0 m
.8 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. A multi-family dwelling must only be permitted in conjunction with one or more primary uses in a mixed use building, and must not be located below the second storey of the building.
- b. Commercial uses are not permitted above a multi-family dwelling in a mixed use building.
- c. A level 1 home occupation must only be permitted within a dwelling unit in a mixed-use building.
- d. The maximum density of a mixed-use building in the C7 zone may be increased to 3.5 floor area ratio and 120 dwelling units per hectare in accordance with Section 3.10, Density Bonus Provisions.
- e. The maximum height of a mixed-use building in the C7 zone may be increased to 22.0 m if any of the density bonus amenities in Section 3.10 are provided.
- f. On the southwest corner of the Greig Avenue/Kalum Street intersection, a 10 m x 10 m corner building setback is required.



**12.9 ASC – Airside Commercial**

Purpose: To provide for commercial or industrial activities at the Northwest Regional Airport that are related specifically to aircraft operations.

**.1 Permitted Uses**

The following uses are permitted in the ASC zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Aircraft and Aircraft Equipment Sales, Service and Storage</li> <li>• Aircraft Fuel Storage and Sale</li> <li>• Aircraft Operation and Storage</li> <li>• Aircraft Repair</li> <li>• Air Cargo</li> <li>• Air Freight Transfer and Storage Depot</li> <li>• Charter Air Operator</li> <li>• Flight Related Research Facility</li> <li>• Charter Flight Transfer Station / Facility</li> </ul>
<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Outdoor Storage</li> <li>• Training Facility</li> </ul>

**.2 Site Specific Permitted Uses**

Currently no site-specific permitted uses.

**.3 Regulations**

Amended by  
 Bylaw 2143-2018

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,500 m <sup>2</sup>
.2 Minimum Setbacks	
a. front parcel line	9.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	4.5 m
.3 Maximum Parcel Coverage	50%
.4 Maximum Floor Area Ratio	1.0
.5 Maximum Building/Structure Height	
a. principal building/structure	9.0 m
b. accessory building/structure	6.4 m
.6 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. Notwithstanding Sections 12.9.1 and 12.9.3, no building or structure can be constructed, located or altered and no use conducted which contravenes the regulations set out in Transport Canada Aviation, Air Navigation System Requirements Branch, Aerodrome Standards and Recommended Practices, 4th Edition, March 1993 (TP 312E).
- b. An air freight transfer and storage depot can only be permitted if limited to freight that is transported to or from the Northwest Regional Airport by air.
- c. Up to four shipping containers are permitted on a parcel for outdoor storage use only, in accordance with Section 7.2, Shipping Containers.



## 12.10 GSC – Groundside Commercial

Purpose: To provide for limited commercial and/or industrial activities at the Northwest Regional Airport that support airport operations.

### .1 Permitted Uses

The following uses are permitted in the GSC zone:

#### **Primary Uses**

- Aircraft and Aircraft Equipment Sales, Service and Storage
- Aircraft Repair
- Air Freight Transfer and Storage Depot
- Bulk Fueling Station, Minor
- Bulk Fueling Station, Major
- Flight Related Research Facility
- Manufacturing, Light
- Restaurant
- Training Facility

#### **Secondary Uses**

- Outdoor Storage
- Parking Facility

### .2 Site Specific Permitted Uses

Currently no site-specific permitted uses.

*Amended by  
Bylaw 2143-2018*



.3 Regulations

Amended by  
Bylaw 2143-2018

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,500 m <sup>2</sup>
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	9.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	4.5 m
.4 Minimum Setbacks for Bulk Fueling Station, Major	
a. any parcel line	15.0 m
.5 Maximum Parcel Coverage	50%
.6 Maximum Floor Area Ratio	1.0
.7 Maximum Building/Structure Height	
a. principal building/structure	12.0 m
b. accessory building/structure	6.4 m
.8 Maximum Gross Floor Area of Accessory Buildings/Structures	90 m <sup>2</sup>
.9 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. Notwithstanding Sections 12.10.1 and 12.10.3, no building or structure can be constructed, located or altered and no use conducted which contravenes the regulations set out in Transport Canada Aviation, Air Navigation System Requirements Branch, Aerodrome Standards and Recommended Practices, 4th Edition, March 1993 (TP 312E).
- b. Up to four shipping containers are permitted on a parcel for outdoor storage use only, in accordance with Section 7.2, Shipping Containers.



## 13.0 INDUSTRIAL ZONES

### 13.1 M1 – Light Industrial

Purpose: To provide for a mix of light industrial uses and compatible commercial uses.

#### .1 Permitted Uses

The following uses are permitted in the M1 zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural Supply and Service</li> <li>• Boat and Marine Sales, Leasing and Service</li> <li>• Building Supply Store</li> <li>• Bulk Fueling Station, Minor</li> <li>• Commercial Equipment Sales, Leasing and Service</li> <li>• Dry Cleaning</li> <li>• Freight Transport and Storage</li> <li>• Gas Bar</li> <li>• Industrial Equipment Sales, Leasing and Service</li> <li>• Industrial Laundromat</li> <li>• Laboratory and Research Facilities</li> <li>• Manufacturing, Light</li> </ul>	<ul style="list-style-type: none"> <li>• Media Studio</li> <li>• Mini Storage Facility</li> <li>• Printing Services</li> <li>• Recycling Depot</li> <li>• Service Station</li> <li>• Technical Consulting Firm</li> <li>• Trade Contractor</li> <li>• Vehicle Sales, Leasing and Service</li> <li>• Vehicle Washing Facilities</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Welding, Machine or Metal Fabrication</li> <li>• Wholesale Establishment</li> </ul>
<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Outdoor Storage, when screened as per Section 5.0</li> </ul>	

#### .2 Site Specific Permitted Uses

In addition to the uses listed in Section 13.1.1, the following site specific use(s) are permitted in the M1 zone, at the location(s) specified:

- a. Office, on: Lot A, District Lot 360, Range 5, Coast District, Plan PRP13240.
- b. Educational Facility on Lot 1, District lot 1704, Range 5, Coast District, Plan PRP14176 shall be permitted as a Primary Use until August 1, 2018.

*Amended by  
 Bylaw 2143-2018*

*Amended by  
 Bylaw 2091-2015*



.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,000 m <sup>2</sup> (0.1 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setback	
a. front parcel line	6.0 m
b. interior side parcel line	0.0 m
i. adjacent to residential uses	6.0 m
c. exterior side parcel	6.0 m
d. rear parcel line	0.0 m
i. adjacent to residential uses	6.0 m
.4 Maximum Parcel Coverage	60%
.5 Maximum Building/Structure Height	
a. principal building/structure	15.0 m
b. accessory building/structure	12.0 m
.6 Maximum Gross Floor Area of Accessory Buildings/Structures	90 m <sup>2</sup>
.7 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. Up to four shipping containers are permitted on a parcel for outdoor storage use only, in accordance with Section 7.2, Shipping Containers.



**13.2 M2 – Heavy Industrial**

Purpose: To provide for heavy industrial and manufacturing uses that are not compatible with uses in other zones.

.1 Permitted Uses

The following uses are permitted in the M2 zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Agricultural Supply and Service</li> <li>• Bottling and Distribution Plant</li> <li>• Building Supply Store</li> <li>• Bulk Fueling Station, Minor</li> <li>• Bulk Fueling Station, Major</li> <li>• Freight Transport and Storage</li> <li>• Industrial Equipment Sales, Leasing and Service</li> <li>• Manufacturing, General</li> <li>• Manufacturing, Light</li> <li>• Outdoor Storage</li> <li>• Railway Lines and Yards for Storage and Repair of Railway Equipment and Vehicles</li> <li>• Vehicle Salvage Operation</li> <li>• Warehouse</li> <li>• Welding, Machining or Metal Fabrication</li> <li>• Wholesale Fuel Product Sales</li> </ul>	
<p><b>Secondary Uses</b></p> <p>Currently there are no specified Secondary Uses</p>	

.2 Site Specific Permitted Uses

In addition to the uses listed in 13.2.1, the following site specific use(s) are permitted in the M2 zone, at the location(s) specified:

- a. Industrial Work Camp Accommodations, on: Lot I, District Lots 1722, 1725 and 1726, Range 5, Coast District, Plan EPP43178.
- b. Concrete Plant, on: Lot A, District Lot 1745, Range 5, Coast District, Plan 10226.

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	4,000 m <sup>2</sup> (0.4 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	9.0 m
b. interior side parcel line	6.0 m
c. exterior side parcel line	6.0 m
d. rear parcel line	9.0 m
.4 Minimum Setbacks for Manufacturing, General	
a. front parcel line	15.0 m
b. interior side parcel line	12.0 m
c. exterior side parcel line	12.0 m
d. rear parcel line	15.0 m
.5 Minimum Setbacks for Bulk Fueling Station, Major	
a. any parcel line	15.0 m
.6 Maximum Parcel Coverage	60%
.7 Maximum Building/Structure Height	
a. principal building/structure	15.0 m
b. accessory building/structure	12.0 m
.8 Parking and Loading	Required as per Section 8.0

.4 Additional Regulations for this Zone

- a. The use of shipping containers for primary and secondary uses is permitted in accordance with Section 7.2, Shipping Containers.

Amended by  
Bylaw 2234-2021

### 13.3 M2A – Heavy Industrial

Purpose: To provide for a mix of industrial uses that support logistics operations and transloading facilities, including the movement or transfer of a range of industrial and commercial materials and goods.

#### .1 Permitted Uses

The following uses are permitted in the M2A zone:

##### **Primary Uses**

- Freight Transport and Storage
- Outdoor Storage
- Railway Lines and Yards for Storage of Railway Equipment and Vehicles
- Warehouse
- Manufacturing, Light
- Truck/Rail Transloading Facility
- Vehicle Washing Facilities
- Bulk Fueling Station, Minor
- Industrial equipment sales, leasing and service

##### **Secondary Uses**

- Currently there are no specified Secondary Uses

#### .2 Site Specific Permitted Uses

In addition to the uses listed in section 13.3.1, the following site specific use(s) are permitted in the M2A zone, only at the location(s) specified:

- a. Bulk Fueling Station, Major, limited to one tank with a maximum volume capacity of 150,000 litres, on the property legally described as Lot 1, District Lot 361 and 362, Range 5, Coast District, Plan EPP105420 (4900 Keith Avenue).

Amended by  
Bylaw 2287-2023

.3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	4,000 m <sup>2</sup> (0.4 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks a. front parcel line b. interior side parcel line c. exterior side parcel line d. rear parcel line	9.0 m 6.0 m 9.0 m 6.0 m
.4 Minimum Setbacks for Bulk Fueling Station, Minor a. Any parcel line	15.0 m
.5 Maximum Parcel Coverage	60%
.6 Maximum Building/Structure Height a. principal building/structure b. accessory building/structure	15.0m 12.0m
.7 Parking and Loading	Required as per section 8.0

.4 Additional Regulations for this Zone

- a. The use and storage of Shipping Containers is permitted with no restrictions on the number of containers placed on a parcel.
- b. Shipping Containers may be stacked on a parcel to a maximum height that shall not exceed 10.0 m.
- c. More than one principal building may be located on any one parcel in this zone.

### 13.4 M3 – Resource Extraction

Purpose: To provide for the extraction and processing of resource materials.

#### .1 Permitted Uses

The following uses are permitted in the M3 zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Asphalt Plant</li> <li>• Concrete Plant</li> <li>• Processing of Extracted Materials</li> <li>• Sand and Gravel Extraction</li> </ul>
<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Outdoor Storage, when screened as per Section 5.0</li> </ul>

#### .2 Site Specific Permitted Uses

Currently no site-specific permitted uses.

#### .3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	4,000 m <sup>2</sup> (0.4 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	15.0 m
b. interior side parcel line	15.0 m
c. exterior side parcel line	15.0 m
d. rear parcel line	15.0 m
.4 Maximum Building/Structure Height	
a. principal building/structure	15.0 m
b. accessory building/structure	12.0 m
.5 Parking and Loading	Required as per Section 8.0

#### .4 Additional Regulations for this Zone

- a. Asphalt plants are only permitted if located a minimum distance of 800 m from adjacent Residential zoned parcels, and 400 m from adjacent Commercial zoned parcels.
- b. Up to four shipping containers are permitted on a parcel for outdoor storage use only, in accordance with Section 7.2, Shipping Containers.



Amended by  
Bylaw 2143-2018

### 13.5 M4 – Industrial Office Park Zone

**Purpose:** To provide for administration, office space and related services for the Skeena Industrial Development Park.

#### .1 Permitted Uses

The following uses are permitted in the M4 zone:

<p><b>Primary Uses</b></p> <ul style="list-style-type: none"> <li>• Convenience Store</li> <li>• Daycare Centre</li> <li>• Gas Bar</li> <li>• Laboratory and Research Facilities</li> <li>• Media Studio</li> <li>• Neighbourhood Pub</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Parking Facility</li> <li>• Printing Services</li> <li>• Restaurant</li> <li>• Technical Consulting Firm</li> <li>• Transportation Use</li> </ul>
<p><b>Secondary Uses</b></p> <ul style="list-style-type: none"> <li>• Outdoor Storage, when screened as per Section 5.0</li> </ul>	

#### .2 Site Specific Permitted Uses

Currently no site specific permitted uses

#### .3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	4,000 m <sup>2</sup> (0.4 ha)
.2 Minimum Parcel Width	30 m
.3 Minimum Setbacks	
a. front parcel line	9.0 m
b. interior side parcel line	3.0 m
c. exterior side parcel line	3.0 m
d. rear parcel line	4.5 m
.4 Maximum Building/Structure Height	
a. principal building /structure (excluding office)	9.0 m
b. office	15.0 m
c. accessory building/structure	6.4 m
.5 Parking and Loading	Required as per Section 8.0

#### .4 Additional Regulations for this Zone

Currently no additional regulations

## 14.0 PUBLIC ZONES

### 14.1 AO – Airport Operations

Purpose: To provide for the safe and efficient operation of the Northwest Regional Airport for aircraft operations and supporting activities and businesses.

#### .1 Permitted Uses

The following uses are permitted in the AO zone:

##### **Primary Uses**

- Aids for Navigation
- Airport Operation
- Airport Terminal
- Equipment Storage
- Monitoring, Security, Guidance and Control and Lighting Equipment
- Runways, Taxiways and Associated Surfaces

##### **Secondary Uses**

- Agriculture
- Open Space
- Outdoor Storage

#### .2 Site Specific Permitted Uses

Currently no site specific permitted uses

#### .3 Regulations

On a parcel zoned AO, no building or structure can be constructed, located or altered and no use conducted which contravenes the regulations set out in Transport Canada Aviation, Air Navigation System Requirements Branch, Aerodrome Standards and Recommended Practices, 4th Edition, March 1993 (TP 312E).

#### .4 Additional Regulations for this Zone

- a. Agriculture can only be permitted if limited to the growing, harvesting and storage of hay.
- b. Up to four shipping containers are permitted on a parcel for outdoor storage use only, in accordance with Section 7.2, Shipping Containers.

## 14.2 P1 – Public and Institutional

**Purpose:** To provide for a mix of public services and facilities which serve the needs of the community.

### .1 Permitted Uses

The following uses are permitted in the P1 zone:

<b>Primary Uses</b>	
<ul style="list-style-type: none"> <li>• Art and Cultural Facility</li> <li>• Cemetery</li> <li>• Community Care Facility</li> <li>• Daycare Centre</li> <li>• Educational Facility</li> <li>• Funeral Home</li> <li>• Health Services Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Museum</li> <li>• Parking Facility</li> <li>• Place of Worship</li> <li>• Institutional Facility</li> <li>• Recreation Facility – Indoor</li> <li>• Recreation Facility - Outdoor</li> <li>• Transportation Use</li> </ul>
<b>Secondary Uses</b>	
<ul style="list-style-type: none"> <li>• Crematorium or Mausoleum, in conjunction with a Funeral Home</li> </ul>	

### .2 Site Specific Permitted Uses

In addition to the uses listed in Section 14.2.1, the following site specific use(s) are permitted in the P1 zone, at the location(s) specified:

- a. Apartment (R5 zone regulations) on: Lot 1, District Lot 362, Range 5, Coast District, Plan BCP11475.

### .3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,000 m <sup>2</sup> (0.1 hectares)
.2 Minimum Parcel Width	30.0 m
.3 Minimum Setbacks	
a. front parcel line	6.0 m
b. interior side parcel line	6.0 m
c. exterior side parcel line	6.0 m
d. rear parcel line	6.0 m
.4 Maximum Parcel Coverage	50%
.5 Maximum Building/Structure Height	
a. principal building/structure	15.0 m
b. accessory building/structure	6.4 m
.6 Parking and Loading	Required as per Section 8.0

Amended by  
Bylaw 2143-2018

.4 Additional Regulations for this Zone

- a. When a crematorium or public mausoleum is established in conjunction with a funeral home, the minimum setback from all parcel lines must be 60.0 m from an adjacent Residential zoned parcel or a parcel containing a Residential use and 30.0 m from a parcel in any Commercial zone.

### 14.3 P2 – Park and Recreation

Purpose: To provide for the preservation and development of public lands to serve the recreational, art and cultural, educational and other needs of the community.

#### .1 Permitted Uses

The following uses are permitted in the P2 zone:

<b>Primary Uses</b>	
<ul style="list-style-type: none"> <li>• Art and Cultural Facility</li> <li>• Campground</li> <li>• Cemetery</li> <li>• Educational Facility</li> <li>• Museum</li> <li>• Parks</li> </ul>	<ul style="list-style-type: none"> <li>• Playfields and Playgrounds</li> <li>• Recreation Facility – Indoor</li> <li>• Recreation Facility – Outdoor</li> <li>• Visitor Information Centre</li> <li>• Zoological Gardens and Aquaria</li> </ul>
<b>Secondary Uses</b>	
Currently there are no specified Secondary Uses	

#### .2 Site Specific Permitted Uses

Currently no site specific permitted uses

#### .3 Regulations

COLUMN I	COLUMN II
.1 Minimum Parcel Area	1,000 m <sup>2</sup>
.2 Minimum Parcel Width	20.0 m
.3 Minimum Setbacks	
a. front parcel line	6.0 m
b. interior side parcel line	6.0 m
c. exterior side parcel line	6.0 m
d. rear parcel line	6.0 m
.4 Maximum Parcel Coverage	50%
.5 Maximum Building/Structure Height	
a. principal building/structure	12.0 m
b. accessory building/structure	6.4 m
.6 Maximum Gross Floor Area of Accessory Buildings/Structures	55 m <sup>2</sup>
.7 Parking and Loading	Required as per Section 8.0

#### .4 Additional Regulations for this Zone

Currently no additional regulations

#### 14.4 P3 – Open Space/Natural

Purpose: To provide for the conservation and enhancement of land for natural buffers, riparian areas, wildlife corridors and other protected areas.

.1 Permitted Uses

The following uses are permitted in the P3 zone:

<b>Primary Uses</b>
<ul style="list-style-type: none"><li>• Nature Trails</li><li>• Natural Areas</li><li>• Municipal Highways</li></ul>
<b>Secondary Uses</b>
Currently there are no specified Secondary Uses

- Nature Trails
- Natural Areas
- Municipal Highways

<b>Secondary Uses</b>
Currently there are no specified Secondary Uses

Currently there are no specified Secondary Uses
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.2 Site Specific Permitted Uses

Currently no site specific permitted uses

.3 Additional Regulations for this Zone

- a. Nature trails, natural areas and municipal highways are only permitted if the use is limited to a portion of a parcel and does not compromise the natural characteristics and vegetated portions of a parcel in this zone.