

ZONING BYLAW

No. 1980



CITY OF QUESNEL

BYLAW NO. 1980

A bylaw to adopt a Zoning Bylaw for the City of Quesnel

WHEREAS pursuant to Division 5 of the Local Government Act, a local government may, by bylaw, adopt a zoning bylaw;

AND WHEREAS the Council of the City of Quesnel has caused to be prepared in accordance with the Local Government Act, a new Zoning Bylaw, replacing the current City of Quesnel Zoning Bylaw No. 1880, 2019;

NOW THEREFORE the Council of the City of Quesnel, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “City of Quesnel Zoning Bylaw No. 1980 of 2025”.
2. The following schedules form part of City of Quesnel Zoning Bylaw No. 1980 of 2025 and are adopted as the Zoning Bylaw for the City of Quesnel:
 - .1 Schedule “A” (Zoning Bylaw Text), plus
 - .2 Schedule “B” (Zoning Bylaw map).
 - .3 Schedule “C” (WQLS Mobile Home Allowance)
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision shall not affect the validity of the remainder.
4. City of Quesnel Zoning Bylaw No. 1880 of 2019 and all amendments thereto are repealed upon adoption of this Bylaw.
5. City of Quesnel Zoning Bylaw No. 1980 of 2025 is hereby:

READ A FIRST TIME THIS [] day of [].

READ A SECOND TIME THIS [] day of [].

A PUBLIC HEARING pursuant to Sections 477(3)(C) of the Local Government Act was held on the [] day of [].

READ A THIRD TIME THIS [] day of [].

APPROVED BY THE MINISTER OF TRANSPORTATION AND
TRANSIT PURSUANT TO SECTION 52 OF THE
TRANSPORTATION ACT, THIS [REDACTED].

APPROVING OFFICER
MINISTRY OF TRANSPORTATION AND TRANSIT

PASSED AND ADOPTED THIS [REDACTED].

MAYOR

CORPORATE ADMINISTRATOR

Zoning Bylaw No. 1980 Schedule A



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1. Basic Provisions

1.1 Purpose

The purpose of this Bylaw is to provide a clear and efficient system of land use regulation for orderly **development**, and re-development of the **City** having regard for the provisions of the City's Official Community Plan.

1.2 Application

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

1.3 Conformity

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

1.4 Severability

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

1.5 Metric Units

Metric units are used for all measurements in this Bylaw. Approximate imperial equivalents are shown in parentheses following each metric measurements for convenience only and do not form part of this Bylaw.

1.6 Applicable Regulations

- 1.6.1 Where this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.
- 1.6.2 Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

1.7 Exceptions

This Bylaw does not apply to the following:

- 1.7.1 Alterations, maintenance and repair to any **building** or **structure**, provided that such work does not require a building permit;
- 1.7.2 The use of a **building** or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official temporary use in connection with a federal, provincial, or municipal election, referendum or census;

- 1.7.3 A temporary structure which is incidental to the erection, maintenance, alteration, or sale of a **building, structure** or utility for which a building or **development** permit has been issued provided that it is removed within 30 days of project completion or one year following the issuance of a building permit;
- 1.7.4 Railways except private sidings, pipelines, and irrigation ditches, conduits, flumes, and pump houses;
- 1.7.5 Utility services underground or within statutory rights-of-way and utility poles and anchors; and
- 1.7.6 Construction, maintenance and repair of private walkways, pathways and driveways.

2. Administration

2.1 Inspection

All employees and officers of the **City** are authorized, in accordance with section 16 of the Community Charter, to enter on any property that is subject to regulation under this Bylaw to ascertain whether the provisions of this Bylaw are being complied with.

2.2 Violation

Every person who:

- 2.2.1 Violates any of the provisions of this Bylaw;
- 2.2.2 Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- 2.2.3 Neglects or omits to do anything required under this Bylaw;
- 2.2.4 Carries out, causes or permits to be carried out any **development** in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- 2.2.5 Fails to comply with an order, direction or notice given under this Bylaw; or
- 2.2.6 Prevents or obstructs or attempts to prevent or obstruct the authorized entry of an employee or officer onto property under section 2.1;
- 2.2.7 Commits an offence under this Bylaw.

2.3 Offence

Each day's continuance of an offence under Section 2.2 constitutes a new and distinct offence.

2.4 Municipal Ticket Information

This Bylaw is enforceable by a Municipal Ticket Information in accordance with section 264 of the Community Charter. All Bylaw Enforcement Officers may enforce this Bylaw by issuing Municipal Ticket Information.

2.5 Penalty

Any person who violates any provision of this Bylaw is, on summary conviction, liable to a fine of up to \$10,000, plus the cost of prosecution, for each offence. The penalties imposed under this section are a supplement and not a substitute for any other remedy to an infraction of this Bylaw.

2.6 Uses Related to Lot Size

All of the uses permitted in a **zone** are permitted on any **lot** within the **zone**, regardless of the **lot area** or **lot frontage**, unless the regulations specifically state a minimum **lot** size or **frontage** for the use.

3. Definitions

3.1 Definitions

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

ABATTOIR means the use of land, buildings or structures for the penning and slaughtering of animals, and the processing of animal carcasses including cutting, preserving, packing, storing and may include accessory wholesale of the product.

ACCESSORY BUILDING OR STRUCTURE means a detached **building** or **structure** located on the same **lot** or site as the **principal building**, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the **principal building**.

ACCESSORY USE means a subordinate, customarily incidental use that is permitted in conjunction with a **principal use**. An accessory use is only permitted after, or concurrently with, the establishment of a **principal use**.

AGRICULTURAL USE means the primary production of farm products such as dairy products; poultry products; cattle, hogs, sheep, and other animals; wheat or other grains; forage crops such as hay and alfalfa; vegetables or other field crops, including hops farms. This use includes but is not limited to one **dwelling unit** and the processing and marketing of products of the farm and those off farm products permitted by the Agricultural Land Reserve Commission.

AGRI-TOURISM means temporary and seasonal tourist activities, services, or facilities accessory to a farm use that promotes or markets farm products grown, raised, or processed on the farm.

AIRCRAFT SUPPORT INDUSTRIES means those activities and businesses related to the use and operation of aircraft including airline carriers and aircraft charter businesses, flight training schools, flying clubs, and the sale of aircraft fuels.

AIRPORT OPERATIONS means those uses that are required for the operation of the airport including runways, taxiways, aprons, lighting, navigational aids, terminal building, emergency services and other similar uses.

ANIMAL CLINIC means the use of land, buildings or structures for the care, examination, diagnosis and treatment of sick, ailing, infirm, or injured pets, including medical intervention, surgery, and may include accessory short-term accommodation of pets, pet grooming, and the sale of medicine and pet supplies.

ART GALLERY OR ART STUDIO means a fully enclosed **building** where the premise is used for the production of dance, live music, creative writing, paintings, sculptures, pottery, crafts, moving or still photography, wood carvings, textiles, tech-maker space, museum and other works of art are produced, exhibited or sold.

ASSEMBLY means:

- (a) a use providing for the assembly of persons for religious, charitable, philanthropic, cultural, or private educational purposes; and
- (b) includes churches, auditoriums, youth centres, halls, private schools, play schools, family **day care** and **group day care**.

ASSISTED RESIDENTIAL LIVING means a premises, or part of a premises, other than a **community care facility**, according to the definition of 'assisted living residence' in the *Community Care and Assisted Living Act*.

AUTO RACE TRACK FACILITY means the use of land, buildings, or structures for the purpose of racing motor vehicles, including advanced driver training and testing, on a drag strip, racing circuit, sports car track, off road course and other facilities customarily incidental to motor vehicle racing.

AUTOMOTIVE/EQUIPMENT REPAIR SHOP means the use of premises for the repairing of motor vehicles or equipment, or parts including tires, or for the painting or repairing of motor vehicle or equipment bodies.

BED AND BREAKFAST means an accessory **short-term rental** use in a **principal ground-oriented dwelling** that is occupied by the property owner.

BOARDING USE means an accessory **residential use** for the **long-term accommodation** of boarders with shared kitchen and sanitary facilities. This includes rentals for individuals as well as seniors living independently but does not include **congregate housing**. Boarding uses are restricted to up to 4 boarders.

BROADCASTING STUDIO means the use of buildings or structures for radio or television studios, and may include ancillary uses such as administrative offices.

BUILDING means a **structure** wholly or partly enclosed with walls and a roof, and used for the shelter or accommodation of persons, animals, chattels, or any combination thereof.

BUILDING INSPECTOR means the Building Inspector for the **City** as appointed by Council from time to time.

CANNABIS COMMERCIAL PRODUCTION means the use of premises for the commercial cultivation, processing, testing, packaging, or shipping of **cannabis** as authorized under Cannabis Act or any regulations made pursuant to that Act.

CANNABIS RETAIL SALES means a business where the principal business is the retail sale of cannabis for consumption off site. Retail cannabis sales includes provincially operated cannabis stores as well as Licensee Retail Stores licensed under the Cannabis Control and Licensing Act.

CEMETERY means the use of land, **buildings**, or **structures** for the internment of human remains and includes burial grounds, columbarium, mausoleum, crematorium, ash garden, and memorial park.

CITY means the City of Quesnel or the area within the boundaries thereof as the context may require.

CIVIC USE means a use providing for public functions and includes federal, provincial and municipal offices and yards, public schools and colleges, **hospitals**, community centres, libraries, museums, parks, playgrounds, **cemeteries**, highways and waterways, correctional facilities, courts of law, emergency and protective services and similar facilities.

COLD STORAGE FACILITIES means a light industrial facility, ranging from small-scale premises to large warehouses, used for the refrigeration of frozen products, usually food or pharmaceuticals.

COMMERCIAL ARCADE means the use of a building or portion of a building for providing entertainment in the form of video amusement machines, or other mechanical or electronic games, totaling three or more.

COMMUNITY CARE FACILITY means a facility for the care of more than 3 persons who are not related by blood or marriage under the *Community Care and Assisted Living Act*.

COMMUNITY GARDEN means the use of land for the growing and harvesting of plants, grains, vegetables, or fruits and provided the crops are for the sole use, donation or consumption by the individual or individuals growing or working the community garden. It shall not be considered as landscaped area, landscape open space, landscaped strip or landscaping.

COMMUNITY SANITARY SEWER SYSTEM means a system for the collection and disposal of sanitary sewage which is owned, operated and maintained by the **City**.

COMMUNITY WATER SYSTEM means a system of water works which is owned, operated and maintained by the **City**.

COMPLETELY SEPARATE ENTRANCE means, in reference to an entrance to a residential dwelling unit combined with non-residential use in the same **building**, an entrance that does not require the resident to pass through any part of the non-residential use in order to get to the dwelling unit.

CRAFT PRODUCTION means small-scale manufacturing, processing, assembly, finishing, and packaging of goods primarily by hand or with small-scale equipment, conducted wholly within an enclosed building. This includes food and beverage production, artisanal goods manufacturing, custom manufacturing of furniture or other wood products, and other arts and crafts production.

DAY CARE, GROUP means a **building, part of a building or premises** licensed for a group child care program, preschool, child minding, out of school care, or special needs day care use pursuant to the *Community Care and Assisted Living Act*.

DEVELOPMENT means the use of or change of use of any land, surface of water, **building** or **structure** for any purpose, and shall include the carrying out of any building, engineering, construction or other operation in, on, over or under land, or the construction, addition, or alteration of any **building** or **structure**.

DRIVE THROUGH means a facility for the provision of food, drink, and other commercial services to persons within a motor vehicle, without the need for such persons to exit the motor vehicle.

DWELLING or **DWELLING UNIT** means one or more **habitable** rooms constituting a self-contained unit with its own entrance, used or intended to be used as a residence for not more than one **household** and contains one major cooking facility as well as eating, living, sleeping, and sanitary facilities.

DWELLING, ACCESSORY or **DWELLING UNIT, ACCESSORY** means a **dwelling unit** that is considered a **secondary use** on a site, within either a principal or accessory structure. This may include **secondary dwellings, secondary suite dwellings, carriage house dwellings, and caretaker dwellings.**

DWELLING, APARTMENT means a building containing three or more **dwelling units**, each having a separate entrance, which may include an entrance from a common interior corridor or an exterior entrance, but does not include townhouse dwellings.

DWELLING, CARRIAGE HOUSE means a **dwelling unit** within a detached **accessory building** that includes other uses, such as a garage or storage.

DWELLING, CONGREGATE HOUSING means housing with **long-term accommodation** in **sleeping units**, where residents are provided with amenities such as common living facilities, meal preparation, laundry services, and room cleaning.

DWELLING, DUPLEX means a residential **building**, divided horizontally (front and back or side to side) or vertically into two separate **dwelling units** (excluding **secondary suites**), each of which has an independent entrance either directly from the outside or through a common vestibule.

DWELLING, FOURPLEX means a building of four attached **dwelling units** intended to be occupied by separate **households**.

DWELLING, GROUND-ORIENTED means a **principal dwelling unit** with a direct connection to the ground level via a separate entrance accessible from a publicly accessible street, walkway, or open space without passing through a shared indoor space.

DWELLING, GROUP HOME means the use of one **dwelling unit** as a **community care facility** licensed under the *Community Care and Assisted Living Act* to provide specialized residential care for no more than six residents with an addiction, a physical, mental health or developmental disability, or a chronic or progressive condition, requiring professional care, guidance and supervision. A group home may include, to a maximum of four, any combination of staff and residents not requiring care. The character of the use is that the occupants live together as a single housekeeping group and use a common kitchen. This use does not include boarding or lodging houses, temporary shelter services, mental health facilities, foster homes, or **supportive housing**. A housing agreement pursuant to Section 483 of the *Local Government Act* filed in the Land Title Office on the subject property is required as a condition of group home use.

DWELLING, MOBILE HOME means a **dwelling unit** that meets CSA Z240 standards built with a steel frame and intended for **residential use**, designated for transportation on wheels to the site where it is to be occupied as a **dwelling unit**. This does not include a modular home built to CSA A277 standards.

DWELLING, PRINCIPAL means a dwelling unit containing cooking, eating, living, sleeping and sanitary facilities considered as a principal use on a parcel.

DWELLING, SECONDARY means an accessory dwelling unit located in an accessory building on the same property as a principal dwelling.

DWELLING, SECONDARY SUITE means a self-contained accessory dwelling unit within the same structure as a principal dwelling unit.

DWELLING, SINGLE DETACHED means a detached **building** containing one **dwelling unit** other than a **secondary suite** where permitted, designed exclusively for occupancy by one **household**.

DWELLING, THREEPLEX means any physical arrangement of three attached **dwelling units** intended to be occupied by separate **households**.

DWELLING, TOWNHOUSE means a building containing three or more **dwelling units**, where each dwelling unit shares at least one party wall and has a separate exterior entrance.

DWELLING UNIT, CARETAKER means a self-contained **accessory dwelling unit** accessory to a principal non-residential use on the same parcel, occupied by a person whose presence is required for security, supervision, or maintenance.

EATING AND DRINKING ESTABLISHMENT means a **building** or part of a **building** where food and beverages (including alcoholic beverages for consumption without food) are sold and served to the public for immediate consumption and includes such uses as a neighbourhood pub, cabaret, bar, restaurant, cafe, cafeteria, delicatessen, take-out counter, ice-cream parlour, tea or lunch room, coffee shop, or snack bar.

EATING ESTABLISHMENT means a **building** or part of a **building** where primarily food is sold and served to the public for immediate consumption and includes such uses as a restaurant, cafe, cafeteria, delicatessen, take-out counter, ice-cream parlour, tea or lunch room, coffee shop, snack bar; but does not include a neighbourhood pub.

EMERGENCY SHELTER means the use of a **building** for the purpose of a temporary residence providing emergency and support services.

FENCE means a **structure** used for enclosing or screening all or part of a **lot** or **site**.

FINANCIAL INSTITUTIONS means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors or related business.

FLEET SERVICES means the use of land, building or structure for a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long-term lease. This may include taxi services, bus lines, mobile catering, towing and messenger and courier services. This use includes a place where vehicles are impounded for breach of the law, and may be taken, towed and stored temporarily until reclaimed. This does not include moving services or cartage firms involving vehicles with a gross vehicle weight of more than 10,885 kg or a wrecking yard.

FLOOR AREA, GROSS means the total area of all the floors, measured to the extreme outer limits of the **buildings** and **accessory buildings**, excluding:

- (a) any portion of a building or structure used for parking purposes or for a swimming pool unless such parking or swimming pool is a principal use;
- (b) architectural features which are permitted as height exceptions or permitted as projections into required **yards** as otherwise provided for in this Bylaw; and
- (c) any portion of a **building** or **structure** which is below the average **finished grade** of a **building**.

FLOOR AREA RATIO means the numerical value of the floor area on all levels of all **buildings** and **structures** on a **lot**, divided by the area of the **lot**.

FUNERAL PARLOUR means premises used for preparing human remains for burial and conducting funeral services, but excludes facilities for cremation or aquamation.

GAS BAR means one or more pump islands, each consisting of one or more pumps dispensing motor vehicle fuels such as gasoline, diesel, propane, or ethanol and may include an electric vehicle charging station.

GO KART TRACK means an enclosed, partially enclosed, or outdoor facility used for the purpose for the recreational racing of go-kart motor vehicles.

GRADE, NATURAL means the surface elevation of a **lot** in its existing state, prior to any disturbance, alteration, excavation or filling, as determined by a registered land surveyor or the elevations shown on the approved grading plan.

GRADE, FINISHED means the lowest of the average levels of finished ground adjoining each exterior wall of a **building**, except that localized depressions such as for vehicular or pedestrian entrances need not be considered in the determination of average levels of finished ground.

GREENHOUSE AND PLANT NURSERY means an enclosed, partially enclosed building or structure or unenclosed area for the cultivation, harvesting, storing and selling of vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products, and may include the accessory retail or wholesale of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, gardening tools.

GUEST ROOM means a **sleeping unit** that does not include a kitchen and is used for **short- or long-term accommodation**.

HABITABLE ROOM means any room utilized or designed for sleeping, living, cooking or dining purposes, excluding enclosed spaces, such as closets, pantries, bath or toilet rooms, hallways, laundries, unfinished attics, utility rooms, storage and similar spaces.

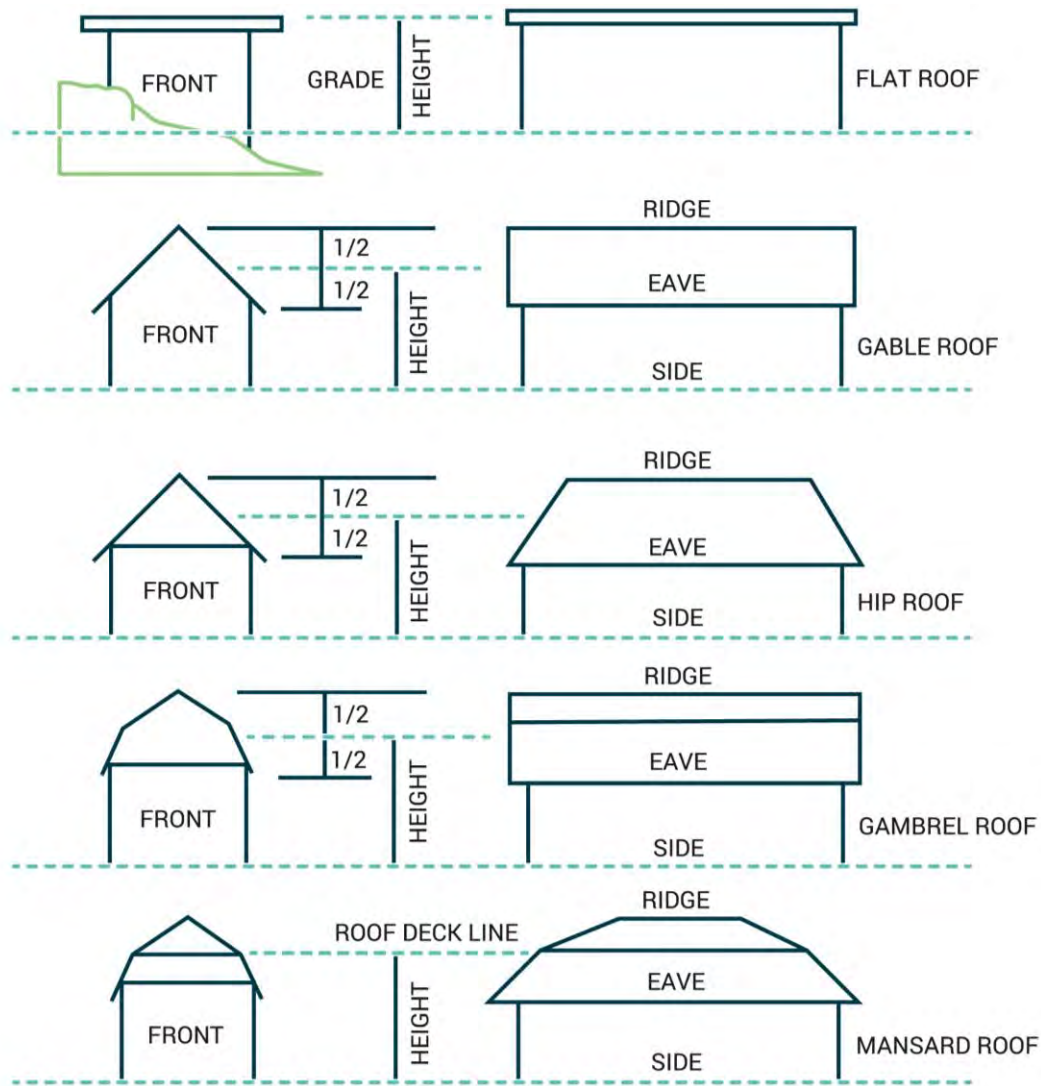
HEALTH SERVICES means the use of premises by professions in which persons exercise skill or judgement or provide service related to the preservation or improvement of the physical, mental, or emotional health of individuals, or the treatment or care of individuals who are injured, sick, disabled or infirm.

HEN means a domesticated female chicken that is at least four months old.

HEIGHT means:

- (a) With respect to buildings, the maximum vertical distance between the finished grade and the highest point of a non-sloping roof, deck line of a mansard roof or the mid-point between the eave-line and the ridge of a sloping roof provided in such cases the ridge shall be not more than 2.4 m (7.9 ft.) above this mid-point. Figure 3.1 illustrates height measurement.
- (b) With respect to **structures** other than **buildings**, the greatest vertical distance between the highest point on the **structure** and the point at which the **structure** intersects the ground.

Figure 3.1: Illustration of Height



HOBBY BEEKEEPING means the keeping, owning, or maintaining of beehives as per the regulations found in this bylaw, on a residential property occupied by the beekeeper or as an educational use in an institutional setting.

HOBBY FARM means a combination of a residential **building** and an ancillary **agricultural use**, where the ancillary **agricultural use** is for the purposes of a hobby and recreation that is secondary to and compatible with the **residential use** and which is carried on by members of the **household** residing in the premises, provided that the ancillary agricultural activities do not create a nuisance for adjacent lands and premises by reason of sound, sight, or smell.

HOME BASED BUSINESS means a commercial professional practice, service, occupation, craft or hobby carried on in a **dwelling unit** or **accessory building**, in compliance with section 4.17.

HOME BASED BUSINESS, MINOR means a **home based business** where activities are limited to phone and office use only within the **dwelling unit**, does not generate customers coming to the **dwelling unit**, and is in compliance with section 4.17.

HOME BASED BUSINESS, MAJOR means a **home based business** where a few customers may come to the **dwelling unit** each day, and is in compliance with section 4.17.

HOME BASED BUSINESS, RURAL means a **home based business** that is only permitted on rural or agricultural land, and is in compliance with section 4.17.

HORTICULTURE means the use of land to accommodate the practice of growing fruits, vegetables, flowers or non-invasive plants, excluding the farming of commercial mushrooms.

HOSPITAL means a non-profit institution, operated for the reception and treatment of persons suffering from physical illness or disability, which has been designated as a hospital pursuant to the regulations of the *Hospital Act* of the Province of British Columbia, but does not include private hospitals, nursing or convalescent homes.

HOTEL ACCOMODATION means a **building** or part of a building that provides accommodation for the public in self-contained sleeping units which may include ancillary use facilities such as administrative offices, meeting rooms, lobby areas, recreational facilities, spas, convention facilities, barbers, hairdressers, restaurants, cafes and liquor retail store to a maximum of 33% of the **gross floor area** of the ground floor.

HOUSEHOLD means one or more persons related by blood, marriage, common law marriage, or adoption; or a group of not more than 5 unrelated persons; all of whom are living together in one **dwelling unit** using common cooking facilities.

INDUSTRIAL, GENERAL means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking or salvaging of goods, materials or things, and the selling of industrial equipment, and includes the operation of truck terminals, docks, railways, bulk loading and storage facilities, and incidental office facilities.

INDUSTRIAL, LIGHT means an industrial use that is entirely enclosed within a **building** or **structure** and/or screened from public view using a solid screen and specifically excludes: junk yards, wrecking yards, bulk loading and storage facilities, heavy equipment storage and repair, sawmills, pulp mills, log storage, abattoirs, stock yards, and asphalt, cement or concrete plants.

INTENSIVE AGRICULTURE means the confinement of poultry, livestock or fur bearing animals, where more than 10 agricultural units are located within a confined livestock area, **building** or **structure**. An agricultural unit is defined as:

- (a) A live weight of 454 kg (1,000 lbs.) of livestock, or
- (b) Farmed game or any combination of them equalling 454 kg (1,000 lbs.); or
- (c) 10 poultry.

LAND DISTURBANCE includes soil relocation due to **buildings, parking lots**, tree removal, soil removal or filling, retaining walls, patios, lawns and agricultural activity.

LANDSCAPING means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders and gravel, decorative paving, planters, foundations, sculptures, decorative fences, and the like, and shall not include paved **parking area**, sidewalks, uncleared undergrowth or weed growth.

LANE means a **street** which affords a secondary means of access to a **lot**, at the side or rear.

LEAVE STRIP means a specified area of land and vegetation free of **development** immediately adjacent to a stream, measured from the normal high water mark, which is generally to remain in an undisturbed state through and after **development**. Leave strips on private property may be included in any required **yard**.

LONG-TERM RENTAL or **LONG-TERM ACCOMMODATION** means the use of a **dwelling unit** or **guest room** to provide residential accommodation pursuant to a tenancy agreement. This includes month-to-month and fixed-term residential tenancies governed by the Residential Tenancy Act, but excludes **hotels, motels**, and other forms of temporary or transient accommodation.

LOT means the smallest area of land designated as a separate and distinct parcel on a subdivision plan, bare land strata plan, or certificate of title filed in the Land Title Office.

LOT AREA means the total horizontal plan area within the **lot** lines of a **lot**, except in the case of a **panhandle lot**, the access strip shall not be included in the calculation of lot area.

LOT COVERAGE means the combined area covered by all **buildings** and **structures** on a **lot**, and any projecting portions thereof measured at the height of the lowest **storey** above finished grade and at the perimeter of the **building**, excluding: balconies, bay windows, canopies and sun shades, cornices, eaves and gutters, fire escapes, sills, steps, and open terraces at grade and similar projections, expressed as a percentage of the **lot area**.

LOT FRONTAGE means the length of the **front lot line**, except as otherwise provided for in this Bylaw.

LOT LINE, EXTERIOR SIDE means a **lot** line, not being the **front** or **rear lot line**, common to the **lot** and a **street** or **lane**.

LOT LINE, FRONT means a **lot** boundary between the **lot** and the **street** from which the civic address is taken.

LOT LINE, INTERIOR SIDE means the **lot** line or lines, not being the **front lot line** or the **rear lot line**, common to more than one **lot**.

LOT LINE, REAR means the **lot** line furthest from, and opposite to, the **front lot line** or, in the case of a **lot** having two intersecting **side lot lines**, the **rear lot line** shall be deemed to be a line within the **lot** and 3 m (10 ft) in length which is parallel to and most distant from the **front lot line**.

LOT LINE, SIDE means an **exterior side lot line** or an **interior side lot line**.

LOT, PANHANDLE means any **lot**, the main **building** area of which is serviced and gains access through a narrow strip of land. **Panhandle lots** shall have an entry frontage not less than 6 m.

MOBILE HOME PARK means a **lot** used or occupied by any person for the purposes of providing spaces for the accommodation of two or more **mobile home dwellings** and for imposing a charge or rental for the use of such space.

MOBILE HOME PARK SPACE means a definable area of land for the installation of one **mobile home dwelling** with permissible additions and situated within a **mobile home park**.

MANUFACTURING, WOOD PRODUCT means the use of land, buildings or structures for the purpose of assembling, making, preparing, inspecting, finishing, treating or altering wood and wood products for the purpose of wholesale.

MICROBREWERY means a small scale brewery that produces less than 15,000 hectolitres of beer annually and may include accessory uses of wholesaling, tours, tastings, sampling rooms, special events, a lounge, retail sales and related activities as regulated by the Liquor Control and Licensing Branch.

MICROBREWERY or **MICRODISTILLERY** means a craft production use such as a small scale brewery, cidery, or distillery that produces less than 15,000 hectolitres of beer, cider, or spirits annually and is licensed under a Manufacturing License by the Province of British Columbia and may include accessory uses of wholesaling, tours, tastings, sampling rooms, special events, a lounge, retail sales and related activities as regulated by the Liquor Control and Licensing Branch.

MINI-STORAGE FACILITY means a **building** or part of a **building**, divided into individual components, each providing storage space for the storage of non-hazardous items.

MOTEL ACCOMMODATION means a **building** or part of a **building** that provides accommodation for the public in self-contained **sleeping units** with or without cooking facilities and with its own bathroom, and may have a restaurant or café.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark the soil of the bed of the body of water a character distinct from that of its bank, in vegetation, as well as in the nature of the soil itself.

NEIGHBOURHOOD PUBLIC HOUSE means a neighbourhood orientated facility serving primarily alcoholic beverages and food, and may include a beer parlour, cocktail lounge, **retail store** for beer and wine and an **accessory dwelling unit**.

OUTDOOR STORAGE means the use of land outside of an enclosed building where construction materials and equipment, new building materials, stone products, utility equipment or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed.

PARK means an area of land specifically defined or set aside for use by and for the general public in both active or passive recreational uses; and includes all **landscaping**, facilities and apparatus, playing fields, utilities, **buildings** and other **structures** that are consistent with the general purposes of public parkland, and whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park and may include public and private **cemeteries** and associated uses.

PARKING AREA means an open area of land, other than a **street** or **lane**, used for the parking of motor vehicles of clients, customers, employees, members of the public, residents or tenants.

PARKING LOT means a use providing parking spaces for the temporary storage of vehicles, where such use is the **principal use** of the **lot**.

PERSONAL CARE means a use providing for the care of the sick, disabled, injured or aged, other than a **hospital**, convalescent homes, nursing homes, **group homes** and rest homes pursuant to the *Community Care and Assisted Living Act* as applicable.

PERSONAL SERVICE ESTABLISHMENT means premises for the provision of individualized services including dry cleaners, electrical appliance repairs, florists, optical or watch repairs, shoe repairs, tailoring, hairdressing.

PRINCIPAL BUILDING means the **building** or **structure** which contains the **principal use**.

PRINCIPAL USE means the main purpose for which land including the surface of water, **buildings** or **structures**, is ordinarily used.

PRODUCT ASSEMBLY means a business which assembles component parts into a finished product, meeting the following minimum conditions:

- (a) no component parts shall be manufactured on the lot occupied by the business;
- (b) the assembly of parts shall be undertaken entirely within an enclosed building; and
- (c) all materials used in such business shall be stored entirely within an enclosed building.

PUBLIC UTILITY USE means the use of land, buildings or structures for the provision of community water services; community sewer services; community surface water drainage services; natural gas pipeline servicing the community; gas; electric and telecommunication service; district energy or heat systems; traffic controls and public access; or other similar uses or services.

RECREATION AND ENTERTAINMENT FACILITY means a use which provides an entertainment or recreational activity or function for the general public and which includes: athletic clubs, health and fitness clubs, dance studios, swimming pools, bowling alleys, racquet clubs, arenas, skating rinks, curling rinks, swimming pools, golf courses, race tracks, and exhibition grounds or other similar facilities for recreational and entertainment purposes.

RECREATIONAL VEHICLE (RV) PARK means land occupied and maintained for temporary accommodation of the traveling public in recreation vehicles, which are licensed for the current year and have been brought to the site by the traveler. It does not include cabins, hotels, mobile homes, mobile home parks, motels or park model trailers.

RECYCLING MATERIALS DROP-OFF CENTRE means the use of land, buildings or structures for collecting, sorting, refunding, and redistributing recyclable materials and specifically excludes the processing of recyclable material, except for packaging for shipping.

RESIDENTIAL USE means providing for the accommodation and home life of a person or persons.

RESOURCE USE means a use providing for the conservation, management, or extraction of primary forest, mineral and other natural resource materials and includes the preliminary grading, cutting or crushing of such materials for shipment, but excludes all manufacturing of products and any processing not specifically included.

SALES/RENTALS, AUTOMOTIVE means the retail sale or rental of new or used automobiles, together with incidental maintenance services and sales of parts.

SALES/RENTALS, AUTOMOTIVE AND RECREATIONAL VEHICLE means the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar recreational vehicles, together with incidental maintenance services and sales of parts.

SALES/RENTAL, MACHINERY AND EQUIPMENT means the use of an enclosed building for the sale, rental or lease of machinery and equipment.

SCREENING means a continuous **fence**, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting, that would effectively provide a visual separation or enclosure for the **site** and is broken only by access drives and walks.

SETBACK means the required minimum horizontal distance measured between a **building** or **structure** and each of the respective **lot** lines.

SHIPPING CONTAINER means an enclosed steel box container designed for intermodal shipments of freight and is for the purpose of this bylaw considered a structure.

SHORT-TERM RENTAL or **SHORT-TERM ACCOMMODATION** means the use of a **dwelling unit** or **guest room** to provide temporary accommodation for the public in exchange for remuneration. This does not include **hotel** accommodations, **motel** accommodations, or other forms of commercial accommodation that are separately defined and regulated.

SITE means an area of land considered as a unit devoted to a certain use or occupied by a **building** or **structure** or group of **buildings** or **structures** united by a common interest or use.

SLEEPING UNIT means one or more **habitable rooms** which contain living and sleeping facilities within a structure and are intended to be used for short-term or long-term living accommodation. They may or may not include sanitary facilities.

SOLAR ENERGY DEVICE means a device or system designed to collect, store, and distribute solar energy.

SOLID SCREEN means a solid **fence** or wall, compact evergreen hedge, or combination thereof used as an enclosure and a visual barrier from all or part of a **site** and includes gates on all access points made of materials comparable to the fence or wall. A solid screen may consist of wood or vinyl or similar materials but does not include plywood or corrugated metal. Solid Screens must be considered and designed under Crime Prevention Through Environmental Design principles.

STORE, CONVENIENCE RETAIL means an establishment used for the retail sale of goods with less than 235 m² in **gross floor area**. Typical uses include small food stores, drug stores and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and **personal care** items, hardware, printed material, and small personal electronics.

STORE, LARGE FORMAT RETAIL means a use providing for the retail sale or servicing of goods or things that likely necessitates access by motor vehicle: building supply stores; automobile sales, service and rentals; boat, motorcycle and bicycle sales, service and rentals; commercial cardlock facility; fruit and vegetable stand; department store; convenience store; recreation vehicle sales, service and rentals; car wash; restaurants including drive throughs; gas bar and service stations; tire stores; construction contractors office and shops; feed and agricultural supplies; farm vehicle and equipment sales and service; veterinary clinic; light machinery sales; small equipment, machinery and tool rental; nurseries, and mobile home sales.

STORE, LIQUOR RETAIL means the sale of liquor, beer or wine for consumption off premises. This includes a government liquor store, government beer store or government wine store, or an agency established under the *Liquor Distribution Act*, including an agency store, an authorized vendor, a distributor, and a licensee. This includes Wine Stores and Specialty Wine Stores which may not be located within 1 kilometer of a Liquor Retail Store or an agency store.

STORE, RETAIL means a **building** wherein goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such new and used goods, merchandise, substances, articles or things, sufficient only to service such stores, but does not include any retail outlet otherwise classified or defined in this Bylaw.

STOREY means that portion of a **building**, which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above, that portion between the top of such floor and the ceiling above it.

STRATA LOT means a strata **lot** as defined by the *Strata Property Act* and amendments thereto, of the Province of British Columbia.

STREAM means a natural watercourse or source of water supply, whether usually containing water or not, and a lake, river, creek, spring, ravine, swamp and gulch, as defined in the *Water Sustainability Act*.

STREET means a public road, or road right-of-way meant for vehicular use.

STRUCTURE means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground excluding asphalt paving, concrete and similar surfacing of the ground.

SUPPORTIVE HOUSING means a facility that provides independent housing operated by a government agency or non-profit society that provides a range of on-site supports to residents such as life-skills training, connections to primary health care, mental health or substance abuse services.

SUPPORT SERVICE, INDUSTRIAL means the use of land, buildings or structures for the sale, rental, service or repair of machinery or mechanical equipment used in general manufacturing, light industrial and heavy industrial industries.

TOURIST ACCOMMODATION means a use providing for the accommodation of the transient public in individual housekeeping or sleeping units, or providing space for tents, camper vehicles, or trailers for such lodging based on rental periods of less than one month and may include accessory dining facilities and an office for guest registration.

URBAN AGRICULTURE means:

- (a) cultivating and harvesting plants or fungi;
- (b) **hobby beekeeping** and harvesting honey;
- (c) keeping of **hens** to collect eggs; or
- (d) sorting, cleaning, packaging, selling, or storing the items listed above that been harvested on the premises.

Plants regulated under the *Controlled Drug and Substances Act* (Canada) may not be produced as part of **urban agriculture**.

VAPOUR RETAIL STORE means an age-restricted business that sells e-cigarette, e-substance, or cartridge for a component of an e-cigarette as defined by the Tobacco and Vapour Product Control Act.

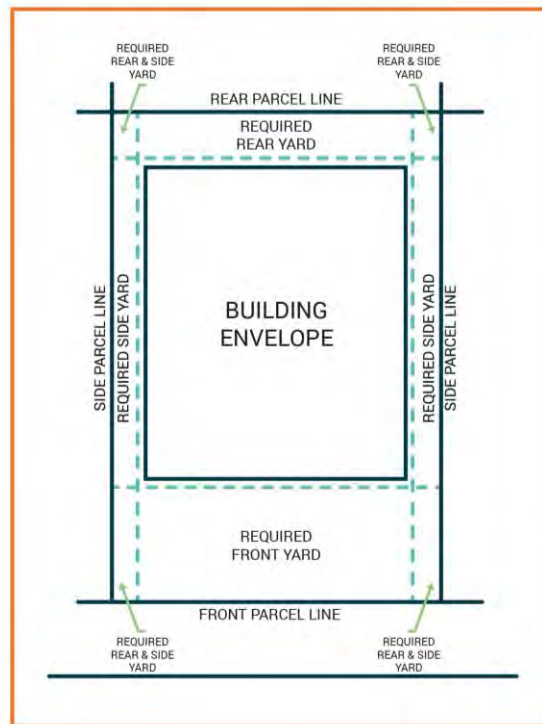
WAREHOUSE means use of a **building** or part thereof, primarily for the keeping and storing of goods, adapting for sale, package or wholesale distribution of goods, and to which the general public does not have access.

WIND ENERGY DEVICE means a device or system designed to collect, store, and distribute wind energy.

YARD means an open space on a **lot**, free from **buildings** and **structures**, except as otherwise provided for in this Bylaw.

YARD, FRONT means that portion of the **lot** as shown on Fig. 3.2, extending from one **side lot line** to the other, between the **front lot line** and a line drawn parallel thereto at a distance prescribed by the regulations as otherwise provided for in this Bylaw. The depth of such **yard** shall be the perpendicular distance between the front lot line and the parallel line. In the case of a double-fronting site served by a street at both the front and rear of the site there shall be two **front yards**.

Figure 3.2: Yard and Lot Line Illustration



YARD, REAR means that portion of the **lot** as shown on Fig. 3.2, extending from one **side lot line** to the other, between the **rear lot line** and a line drawn parallel thereto at a distance prescribed by the regulations as otherwise provided for in this Bylaw. The depth of such **yard** shall be the perpendicular distance between the **rear lot line** and the parallel line.

YARD, SIDE means that portion of the **lot** as shown of Fig. 3.2, which extends from a **front yard** to the **rear yard** between the **side lot line** and a line drawn parallel thereto at a distance prescribed by the regulations as otherwise provided for in this Bylaw.

ZONE means the areas into which the **City** is divided in accordance with the map or maps shown and attached to this Bylaw and for which specific regulations are hereinafter outlined for each area.

4. General Regulations

4.1 Applicability of General Regulations

Except as otherwise specified in this Bylaw, Section 4 applies to all **zones** established under this Bylaw.

4.2 Number of Principal Buildings per Lot

Only one **principal building** shall be permitted on any **lot** except as otherwise provided in this Bylaw.

4.3 Location and Siting of Buildings

4.3.1 No **principal building** shall be located in any required **front, side** or **rear yard**.

4.3.2 No **accessory building** shall be located in any required **front, side** or **rear yard**, except as provided in Section 4.4 of this Bylaw.

4.4 Setback Exceptions

4.4.1 No features shall project into the **setback** required by this Bylaw, except the following:

- (a) Steps and landings located in a required front or rear yard only, provided that such projections do not exceed 3 m (10 ft) or fifty percent (50%) of the depth of a required front or rear yard, whichever is less, beyond the siting requirements provided by this Bylaw, which otherwise apply to the **building** of which they are a part.
- (b) Eaves and gutters, cornices, sills, fire escapes, chimneys, canopies, bay windows or other similar features, provided that such projections do not exceed 0.6 m (2 ft) beyond the siting requirements provided by the Bylaw which otherwise apply to the **building** of which they are a part.
- (c) Balconies, outside basement or cellar entrances, sun-shades and canopies, provided that such projections do not exceed 1.2 m (4 ft) or fifty percent (50%) of the width of a required **side yard** or the depth of a required **front** or **rear yard**, whichever is less, beyond the siting requirements provided by this Bylaw, which otherwise apply to the **building** of which they are a part.
- (d) Fencing, given the structure conforms to other regulations including height and material, and it is not built directly on a property line.
- (e) An open patio, arbours and trellises, fish ponds, ornaments, flag poles or similar landscape features.
- (f) An at grade outdoor swimming pool, provided that such pool shall not be constructed within any required **front yard** nor nearer than 3 m (10 ft) to any **lot line**. Such pools shall be located within a fenced yard or be surrounded by a **fence**.

- (g) Above ground swimming pools shall meet the siting requirements of **accessory buildings**.

4.5 Height and Grade

- 4.5.1 **Structures** such as chimney stacks, aerals, antennae, water towers, **wind energy devices**, **solar energy devices**, monuments, observation and transmission towers, farm silos, steeples, elevator housings, roof stairway entrances, ventilating equipment, skylights, or flagpoles for federal, provincial, or municipal flags shall not be considered for the purpose of determining the **height**.
- 4.5.2 No **building** or **structure** shall be erected in any **zone** without first obtaining the approval of the **Building Inspector** as to the proposed **finished grade**. The proposed **finished grade** shall to the extent possible, retain the natural contour of the land, minimize the necessity to use retaining walls and ensure positive drainage away from abutting properties.

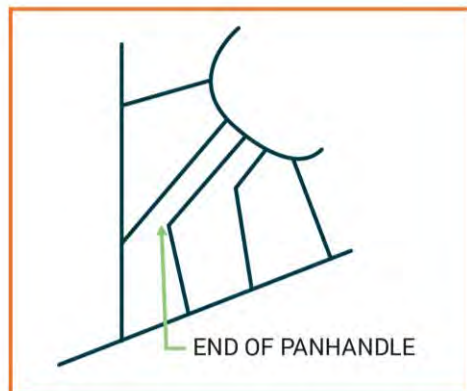
4.6 Subdivision Requirements

- 4.6.1 On a **panhandle lot**, the “panhandle” part of the **lot** (the access route to the main portion of the lot) shall not be included in the **lot area** for the purpose of determining if the lot meets the minimum lot size. The end of the panhandle is deemed to be a line drawn perpendicular to the side of the panhandle at the point where the two sides of the panhandle are no longer parallel (or within 15° of being parallel) as shown in Figure 4.1.

The minimum width of a panhandle for a **lot** that:

- cannot be further subdivided is 9 m (29 ft.).
- can be further subdivided into two **lots** is 18 m (59 ft.).
- can be further subdivided into three or more **lots** is 20 m (65 ft.).

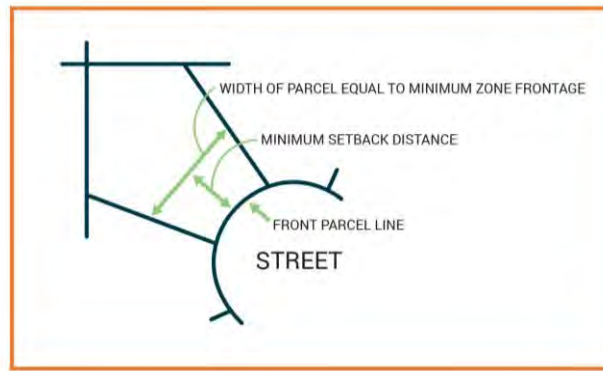
Figure 4.1: Panhandle Lot



- 4.6.2 No **lot** shall be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any of the provisions and regulations of this Bylaw are not complied with.

- 4.6.3 As illustrated in Diagram 4.2, for **lots** fronting onto a cul-de-sac bulb, or located on a corner, the **lot frontage** is measured at the minimum **setback** distance from the **front lot line** rather than at the **front lot line**. The minimum width of the **lot** at the minimum **setback** shall be equivalent to or exceed the minimum **lot frontage** specified for that **zone** within this Bylaw.

Figure 4.2: Cul-De-Sac Lot Frontage



4.7 Minimum Lot Size – Septic Disposal System

4.7.1 For any **residential use**, commercial use, or **civic use**, no **lot** shall be created that is less than 1.0 ha in **lot area** unless it is serviced by a **community sanitary sewer system**.

4.8 Accessory Building or Structure – Residential Zones

- 4.8.1 Unless otherwise indicated in this bylaw, the following requirements apply to **accessory buildings or structures** in residential zones:
- 4.8.2 Not more than 2 **accessory buildings or structures** shall be permitted on each lot unless otherwise provided for in this bylaw.
- 4.8.3 An **accessory building or structure** is not permitted in front of the **principal building**, shall conform to the front setback of the principal building stipulated in the respective Zone, and shall be a minimum of 1 m (3ft) from the principal building.
- 4.8.4 An **accessory building or structure** shall not be used as a dwelling unit unless it is a permitted **carriage house** or **secondary dwelling** in which case the regulations of Section 4.20 of this bylaw apply.
- 4.8.5 An **accessory building or structure** shall not exceed 4.5 m (15 ft) and one **storey** in **height** except as otherwise provided for in this bylaw.
- 4.8.6 An **accessory building or structure** shall be placed at least 1.5 m (5 ft) from any **rear lot line**, where no **lane** is provided.
- 4.8.7 An **accessory building or structure** shall be placed at least 1 m (3 ft) from any **rear** or **exterior side lot line**, where a **lane** is provided, so long as the visibility requirements of Section 4.10 are met.

- 4.8.8 An **accessory building or structure** shall be placed at least 1 m (3 ft) from any **interior side lot line**.
- 4.8.9 Where no **lane** is provided, an **accessory building or structure** shall be placed so as to have the same **side yard** from any flanking **street** as the **principal building**, provided that the principal building conforms to the **yard** requirements as set out in this Bylaw.
- 4.8.10 An **accessory building or structure** shall be permitted to be sited in front of the permitted **principal building** if the property fronts Fraser River, Quesnel River, and Dragon Lake, all **buildings** must meet the required principal building front yard setbacks for the respective zone.

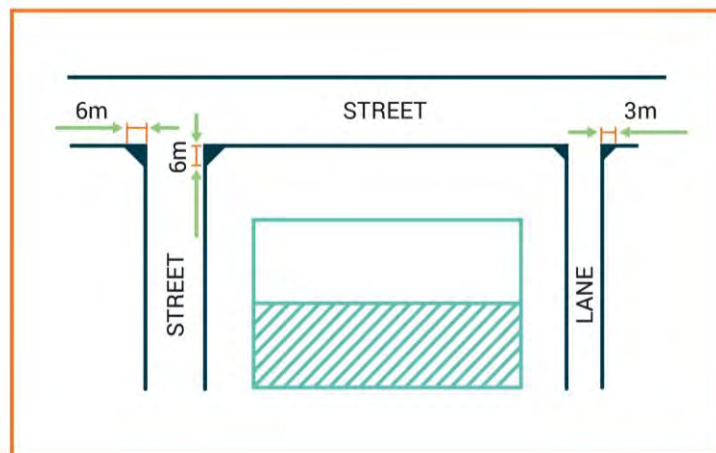
4.9 Accessory Building or Structure - Non-Residential Zones

- 4.9.1 An **accessory building or structure** in any non-residential **zone** is subject to the **development** regulations for that zone.
- 4.9.2 An **accessory building or structure** shall not be used as a **dwelling unit** except for caretaker's dwellings or as otherwise provided for in this Bylaw.
- 4.9.3 Not more than 2 **accessory buildings or structures** shall be permitted on each **lot** unless otherwise provided for in this bylaw.
- 4.9.4 **Accessory buildings or structures** shall only be permitted on a **lot** when the **principal building or structure** is established on the lot.

4.10 Visibility at Intersections - Obstructions on Corners

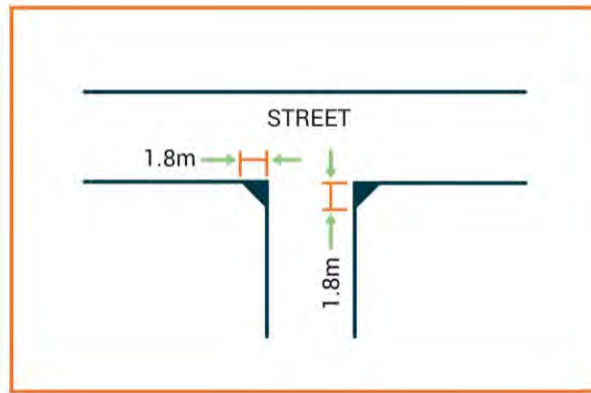
- 4.10.1 In all **zones**, except as otherwise provided for in this Bylaw, there shall be no obstruction to the line of vision between 1 m and 3 m (3-10 ft) above the established **grade of streets or lanes** within the triangular shaded areas as shown on Figure 4.3.

Figure 4.3 Visibility at Intersections



- 4.10.2 Despite Section 4.10.1, no **building** or **structure** within a **C zone** or an **M zone** shall be constructed within the shaded area as shown in Figure 4.4 from **finished grade** to a **height** of 3 m (10 ft), except that one post or column with a finished diameter not exceeding 18 cm (7 in) may be placed within such triangular area described above.

Figure 4.4 Visibility at Intersections



4.11 Fencing

- 4.11.1 Subject to the visual clearance provisions of Section 4.10 of this Bylaw, the following height limitations shall apply to **fences**, walls, or **solid screens**:
- (a) except in the M and C zones, and except for required screening; fences and walls shall not exceed a height greater than 1.2 m (4 ft) in any required front yard or a height greater than 2.0 m (6 ft 7 in) on any part of a lot to the rear of a required front yard;
 - (b) in the M and C **zones**, **fences**, walls, solid screens or hedges shall not exceed a **height** greater than 2.4 m (8 ft) on any part of the **lot**.
- 4.11.2 Section 4.11.1 shall not apply to open mesh or chain link **fences** erected on a **cemetery**, public playground, public recreation area, school areas, public utility or public works area. In these cases, fences shall not exceed a height greater than 3.0 m (10 ft).
- 4.11.3 Fencing must be kept in good repair.
- 4.11.4 Fencing around swimming pools shall be in accordance with the **City's Building Regulations Bylaw**, as amended from time to time.
- 4.11.5 No barbed wire fencing shall be allowed in any rural residential, residential or institutional zones except in the RR-1, A-1, and CR-1 zones for use in livestock enclosures.

- 4.11.6 No electric fencing shall be allowed in any rural residential, residential, or institutional **zones**, except when completely inside other fencing and for the purposes of **urban agriculture** uses.

4.12 Retaining Walls

- 4.12.1 Retaining walls on all residential **lots**, except those required as a condition of subdivision approval, must not exceed a **height** of 1.2 m (4 ft) measured from grade on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.
- 4.12.2 Despite Section 4.12.1, a retaining wall may be higher than 1.2 m (4 ft), measured from the **natural grade**, where the natural grade of the subject property is lower than the abutting property.
- 4.12.3 In the case of a retaining wall constructed in accordance with Section 4.12.1, the combined height of a **fence** on top of a retaining wall at the property line or within 1.2 m (4 ft) of the property line shall not exceed 2.0 m (6 ft 7 in), measured from **natural grade** at the abutting higher property.
- 4.12.4 Despite Section 4.12.3, where an affected property remains at **natural grade** and the subject property constructs a retaining wall and a **fence** within 1.2 m of the property line, the maximum **height** for a fence on the affected property shall be no greater than 1.8 m (6 ft) above the height of the retaining wall or 3.0 m (10 ft), whichever is less.
- 4.12.5 In the case of a retaining wall constructed in accordance with Section 4.12.2, the maximum height of a **fence**, or portion of retaining wall extending above the **natural grade** of the abutting higher property, or combination thereof, shall be 2.0 m (6 ft 7 in), measured from the natural grade of the abutting higher property.

4.13 Landscaping and Screening

- 4.13.1 Subject to Crime Prevention Through Environmental Design (CPTED) principles, the following landscaping and screening regulations shall apply:
- 4.13.2 A landscape buffer at least 2.0 m (6 ft 7 in) high and 3.0 m (10 ft) wide shall be provided and maintained along the boundary of a **lot** within M and C zones which contain **buildings** or **structures** and abut Residential or P-1 and P-2 **zones**.
- 4.13.3 The landscape buffer shall consist of a vegetative buffer and a **solid screen**. The vegetative buffer shall include deciduous trees or conifers spaced a maximum of 10 m apart. Deciduous trees shall have a minimum caliper of 60 mm (2 in) with a minimum clear stem 1.5 m (5 ft) high. Conifers shall be a minimum of 2.5 m (8 ft) high. The vegetative buffer shall also include shrubs planted along the **solid screen**, and the shrubs shall be at least No. 2 pot shrubs which are to be placed at a maximum spacing of 1.0 m (3 ft) on centre.
- 4.13.4 A **solid screen** of not less than 2.0 m (6 ft 7 in) high shall be provided and maintained around all outdoor storage areas in C, M and P **zones**.

- 4.13.5 A **solid screen** of not less than 2.0 m (6 ft 7 in) high shall be provided and maintained along the boundary of a **lot** within **M zones** which contain **buildings** or **structures** and abut **C zones**.
- 4.13.6 Despite the above regulations, **screening** will not be required along the property line in cases where a **structure** is built on the property line.
- 4.13.7 Despite the above regulations, **solid screening** will not be required for the points of ingress and egress and for a distance of 3 m (10 ft) on either side of the points of ingress and egress.
- 4.13.8 Except if found on lots containing **single detached dwellings** and **duplexes**, the following shall be screened from the view of highways and adjacent properties:
- (c) outdoor garbage containers exceeding 0.5 m³ (0.65 yards³) in capacity; and
 - (d) outdoor storage areas; and
 - (e) parking areas.
- 4.13.9 All areas of the **lot** not covered by approved **buildings**, display areas, storage areas, off-street parking and loading and manoeuvring aisles shall be landscaped.
- 4.13.10 All landscaping shall be maintained in good condition in conformance with an approved landscape plan. In the event of failure to comply, the **City** may enter upon the site and maintain the landscaping at the expense of the property owner, the cost of which may be added to the owner's taxes.

4.14 Rooftop Screen

- 4.14.1 Mechanical and electrical equipment on a rooftop in **zones** other than agricultural zones shall be screened from view from a public roadway or adjacent property at grade.

4.15 Floodplain Restrictions and Setbacks from Steams

- 4.15.1 Despite any other provisions of this Bylaw, no **building** or part thereof shall be constructed, reconstructed, moved, altered or extended, nor shall any **mobile home** or **structure** be located that contravenes the **City Floodplain Management Bylaw**, as amended from time to time.

The core requirements of the Floodplain Management Bylaw are set out below for information purposes only and do not form part of this Bylaw:

The following elevations are specified as **Flood Construction Levels (FCLs)**:

- (a) the Flood Construction Level for a specific property, as determined by interpolation from those Flood Levels shown on Schedules “A”, “B”, “C”, “D”, and “E” – Floodplain of the Fraser River, Quesnel River, and Baker Creek at Quesnel, attached hereto and forming part of this Bylaw;
- (b) 3.0 m above the Natural Boundary of the Fraser River, Quesnel River, and Baker Creek;
- (c) 1.5 m above the Natural Boundary of any other watercourse, lake, pond, swamp, marsh area or reservoir;

except that where more than one flood level is applicable, the higher elevation shall be the flood level.

The following distances are specified as **Floodplain Setbacks**:

- (a) 30 m from the Natural Boundary of the Fraser River, Quesnel River, and Baker Creek;
- (b) 15 m from the Natural Boundary of any other watercourse;
- (c) 7.5 m from the Natural Boundary of a lake, pond, swamp, marsh area or reservoir;

except that where more than one floodplain setback is applicable, the wider distance shall be the floodplain setback.

4.16 Stream Protection Leave Strips

- 4.16.1 In Residential **zones**, except Multi-Unit Residential zones, where there has been no previous **land disturbance**, **leave strips** are required along all **streams**. A minimum **leave strip** width of 15 m (49 ft), measured from the high water mark, is required on each side of the stream. In areas where land has been developed, the **setback** is reduced to a minimum of 10 m (33 ft) for fish bearing streams and 5.0 m (16 ft) for non-fish bearing streams.
- 4.16.2 In Industrial, Multiple-Unit, Civic and Commercial **zones** the **leave strip** shall be no less than 30 m (98 ft). The leave strip may be increased to minimize the impact on fisheries habitat along **streams** specified in the Official Community Plan. In areas of previous **development** the leave strips shall be a minimum of 15.0 m (49 ft) for fish bearing streams and a minimum of 10.0 m (33 ft) for non-fish bearing streams.
- 4.16.3 Notwithstanding Sections 4.16.1 and 4.16.2 **setbacks** from **streams** may be varied in accordance with the Sensitive Ecosystem Development Permit Area in the **City's** Official Community Plan.

4.17 Home Based Business

- 4.17.1 The purpose of the **home based businesses** regulation is to permit the establishment of small scale businesses within residential **dwelling units** provided they have no negative impacts on other residents within the **zone**.
- 4.17.2 All **home based businesses** within the **City** shall be divided into the following categories:
- (a) Type I (**Major Home Based Business**);
 - (b) Type II (**Minor Home Based Business**);
 - (c) Type III (**Rural Home Based Business**).
- 4.17.3 All **home based business** shall comply with the following:
- (a) The **home based business** shall be operated as a secondary use only, and shall not change the principal character or external appearance of the **dwelling unit** involved.
 - (b) The home based business shall have no external indication that the **dwelling unit** or **building** is used for a purpose other than a **residential** use, except for a sign as permitted in Type I and Type III.
 - (c) There shall be no external storage or display of materials, equipment, or finished products.
 - (d) There shall be no mechanical or electrical equipment used that creates any external noise, or any interference with electronic equipment in adjacent **buildings** or properties.
 - (e) **Home based businesses** shall not discharge or emit odorous or noxious matters or vapours, smoke, dust, heat, glare, radiation, or recurrently generate vibrations.
 - (f) There shall be no generation of vehicular traffic or parking of vehicles in excess of that permitted for and customary to the **zone** in which the **home based business** is located.
 - (g) In addition to any other parking requirements of this Bylaw, all parking relating to the **home based business** must be accommodated within the **lot** on which the home based business is located.
 - (h) Operators of all **home based businesses** must obtain a business license.
 - (i) Any **home based business** that represents a fire hazard by virtue of the manufacturing process or materials storage shall be prohibited.

- (j) There shall only be a maximum of one **home based business** permitted to operate from a single **dwelling unit**.
- 4.17.4 Type I (**Major Home Based Business**) are permitted in any **zone** permitting either a **single detached dwelling** or a **duplex** provided that:
- (a) the **home based business** shall be entirely enclosed within the **dwelling unit** or a permitted **accessory building**;
 - (b) with the exception of bed and breakfast and short-term accommodation uses, the **home based business** shall not occupy more than 25% of the **gross floor area** of the **dwelling unit** or **accessory building**, and in no case shall the combined area of the residence and the accessory building used to accommodate the home based business exceed 50 m² (538 ft²);
 - (c) signage shall be as per the *Sign Bylaw*.
 - (d) the **home based business** shall be conducted only by a resident or residents of the **dwelling unit** to which the home based business is accessory, and may employ a maximum of one non-resident person.
 - (e) Major home based businesses are only permitted on lots that are limited in density to one single-detached dwelling or a duplex.
- 4.17.5 Type II (**Minor Home Based Business**) are permitted in any **zone** permitting a residential **dwelling unit** provided that:
- (a) the use of the premises for a **home based business** shall be confined to the incidental use of a telephone and records pertaining directly to that business;
 - (b) no goods are to be displayed, stored or sold on the premises;
 - (c) no alterations are made which change the character of the **dwelling unit**;
 - (d) no signs are displayed on the lot;
 - (e) the storage of vehicles or equipment associated with a home based business is not permitted on or near the **lot**;
 - (f) in the case of rental premises, the business license applicant will be required to obtain the permission of the owner of the premises before a business license under this Section can be issued;
 - (g) the **home based business** shall be conducted only by a resident or residents of the **dwelling unit** to which the home based business is accessory; and
 - (h) the total area of the **home based business** shall not occupy more than 25% of the **gross floor area** of the **dwelling unit**, to a maximum area of

20 m².

4.17.6 Type III (Rural Home Based Business):

- (a) A Type III **home based business** is permitted in the CR-1 zone only if the **lot** is 2 ha (5 ac) or larger.
- (b) A Type III **home based business** is permitted in the A-1 and RR-1 zone only if the **lot** is 0.8 ha (2.0 ac) or larger.
- (c) The **home based business** shall be entirely enclosed within the **dwelling unit** or a permitted **accessory building**.
- (d) The area used to carry out the **home based business** shall not occupy more than 100 m² (1,076 ft²).
- (e) signage shall be as per the *Sign Bylaw*.
- (f) The **home based business** shall be conducted by a resident or residents of the **dwelling unit** to which the **home based business** is accessory, and may employ a maximum of two non-resident persons.

4.17.7 Permitted **home based businesses** include but are not limited to the following:

- (a) personal services, including tailoring and dress-making, sewing and knitting, flower arrangement, pottery making, private tutoring and similar occupations;
- (b) private music and dancing lessons, and similar individual instruction in **single detached dwellings** only;
- (c) repairs of small appliances and electric and electronic equipment;
- (d) handyman services for small electrical repair, small carpentry, minor moving and hauling without any storage, and minor home maintenance and improvement services excluding any service to motor vehicles;
- (e) small handicrafts;
- (f) offices for individual self-employed professionals including, but not limited to accountants, engineers, architects, consultants, contractors, psychologists, financial planners, computer programmers and similar occupations requiring minimal in/out traffic of clientele;
- (g) stenographers and typing service; and
- (h) short-term accommodations, including bed and breakfasts.

4.17.8 A **home based business** use shall not include:

- (a) Child care uses where more than 10 children are cared for;
- (b) Escort services;
- (c) Repair and painting of vehicles, trailers, boats, commercial equipment, and industrial equipment;
- (d) retail sale of goods not produced on the premises except for:
 - (i) agricultural products;
 - (ii) mail order sales;
 - (iii) telephone sales;
 - (iv) products incidental to the service being provided as a **home based business**; and
 - (v) direct distributorships where customers do not enter the premises to inspect, purchase or take possession of the goods;
- (e) Spray painting or spray coating operations;
- (f) Tow truck operation; or
- (g) Welding or machine shops.

4.18 Short-Term Rentals

- 4.18.1 A bed and breakfast use is permitted in a principal ground-oriented dwelling for short-term rentals, where:
 - (a) meals may be prepared and served to patrons, but such activities shall not be conducted as a restaurant; and
 - (b) washroom facilities for the owner/occupier must be separate from those for the patrons, which may be common use facilities.
- 4.18.2 A **bed and breakfast** use shall only be conducted within one **principal ground-oriented dwelling** on a parcel.
- 4.18.3 No more than 2 **guest rooms** are permitted in a **bed and breakfast** use.
- 4.18.4 No **guest room** in the **bed and breakfast** use shall have an area of more than 20 m² (215 ft²); a separate or ensuite washroom is not included as part of the area of the **guest room**.
- 4.18.5 Secondary dwellings, secondary suite dwellings, and carriage houses may be used for short-term accommodation, subject to the following requirement:
 - (a) meals may be prepared and served to patrons, but such activities shall not be conducted as a restaurant.

- 4.18.6 **Short-term rentals**, including **bed and breakfast** uses, are considered to be a Type I (Major) **Home Based Business** under section 4.17.
- 4.18.7 A valid business licence number is required to be included on all listings advertising **short-term rentals**, including **bed and breakfast** uses.

4.19 Boarding Uses

- 4.19.1 **Boarding uses** are permitted in a residential **dwelling** and must be completely enclosed within that **dwelling unit**.
- 4.19.2 A boarding use shall:
- (a) have the owner or lessee residing within the **unit**; and
 - (b) accommodate not more than 4 boarders in **guest rooms**.

4.20 Accessory Dwelling Units

- 4.20.1 Accessory Dwelling Units include secondary dwellings; secondary suite dwellings; carriage houses, and caretaker dwellings. All accessory dwelling units are subject to the following regulations:
- (a) **accessory dwellings** cannot be strata titled and must constitute a single real estate entity with the associated **principal dwelling unit** and may not be otherwise subdivided;
 - (b) shall have its own cooking and sanitary facilities; and
 - (c) for the purposes of calculating density an **accessory dwelling unit** would be considered 1 **dwelling unit**.

Secondary Dwelling

4.20.2 A **secondary dwelling** is subject to the following regulations:

- (a) shall be smaller than the **principal dwelling** up to a maximum **gross floor area** of 130 sq. m (1,400 sq. ft.)
- (b) shall be detached from principal **dwelling unit** and ancillary buildings.
- (c) shall not exceed the **height** of the **principal dwelling**.
- (d) must be connected to municipal services (water and sewer).
- (e) must be accessible from the frontage road and not rely on a laneway for public roadway access.

- (f) must be setback a minimum of 3 m (10 ft.) from the **principal building**, as measured from the foundations of each building.
- (g) shall conform to the **principal building** setbacks outlined in the corresponding **zone**. If the site abuts a lane, then it may have a **rear setback** of 0 m.
- (h) shall be located in the **rear yard** or **side yard**.

Secondary Suite Dwellings

4.20.3 A **secondary suite dwelling** is subject to the following regulations:

- (a) a **secondary suite dwelling** shall be considered an **accessory use**.
- (b) **secondary suite dwellings** must be located within a **principal ground-oriented dwelling**.
- (c) a **secondary suite dwelling** is not permitted in the same dwelling as a **bed and breakfast** use.

Carriage Houses

4.20.4 A **carriage house dwelling** shall be subject to the following regulations:

- (a) must be connected to municipal services (water and sewer).
- (b) shall be smaller than the **principal building**, up to a maximum **gross floor area** of 90 sq. m (969 sq. ft.).
- (c) must be accessible from the frontage road and not rely on a laneway for public roadway access.
- (d) shall be located in the **rear yard** or **side yard**.
- (e) must be setback a minimum of 3 m (10 ft) from the **principal building**, as measured from the foundations of each building.
- (f) shall conform to the **principal building** setbacks outlined in the corresponding zone. If the site abuts a lane, then it may have a **rear setback** of 0 m.
- (g) the maximum permitted size for upper-level balconies and decks is 2.9 sq. m. Flat roofs may not be used for deck areas.

Caretaker Dwellings

- 4.20.5 A **caretaker dwelling** is subject to the following regulations:
- (a) must be accessory to a **principal** commercial, industrial, institutional, or agricultural use.
 - (b) a maximum of one **caretaker unit** is permitted per lot.
 - (c) if attached to the **principal building**, must be physically separated from commercial or industrial activities.
 - (d) must be occupied by a person whose presence is required for security, supervision, or maintenance, and cannot otherwise be used for short-term or long-term accommodation.
 - (e) shall be no larger than 90 sq. m (969 sq ft).
 - (f) If the **principal use** ceases operation, the **caretaker dwelling** shall be vacated within 90 days and shall not be converted to another **residential use** unless specifically permitted by rezoning.

4.21 Uses Permitted in All Zones

- 4.21.1 The following uses are permitted throughout all **zones**:
- (a) ancillary uses and **buildings**;
 - (b) **parks** and playgrounds;
 - (c) **public utility** use (but not including sewage treatment plants or electrical substations or facilities covering an area greater than 250 m²); and
 - (d) off-street parking required to serve the use on the **lot**.

4.22 General Prohibition

- 4.22.1 All uses except those specifically permitted by the Bylaw are prohibited.
- 4.22.2 **Mobile homes** built to the CSA Z240 standard shall only be permitted in an approved **mobile home park** or on lots as a **principal building** identified in Schedule C of this Bylaw and built as per the Hillside Hazard Development Permit Area.
- 4.22.3 Those **lots** that are located adjacent to any **lot zoned** M-3 (Airport) shall conform to Transport Canada's requirements for suitable adjacent uses that do not:
- (a) Cause dust, smoke or steam that could impact visibility;
 - (b) Unduly attracts birds (i.e. standing water, outdoor waste, or landfills);

(c) Contain a structure that is of a height that it might penetrate the obstruction zone, the transition zone or the take-off and approach zone of the airport; or

(d) Cause or create electronic interference.

4.22.4 West Quesnel Land Stability lots identified in Schedule C of this bylaw are exempted from S. 481.3 of the Local Government Act as per Section 3.(1) of the Local government Zoning Regulation and are only permitted development in accordance with the Hillside Hazard Development Permit Area.

4.23 Cannabis

4.23.1 **Cannabis retail sales** are subject to the following:

(a) **Buildings and structures for cannabis retail sales**, as authorized under federal legislation shall be sited not less than:

- (i) 100 m from the nearest **lot line** of a site containing a school (grades K – 12).
- (ii) 100 m from the nearest **lot line** of a playground or playfield.
- (iii) 50 m from the nearest **lot line** of a residentially zoned property.

(b) No more than five (5) **cannabis retail sales businesses** will be permitted in the City of Quesnel.

4.23.2 Cannabis commercial production is subject to the following:

(a) **Buildings and structures for cannabis commercial production**, as authorized under federal legislation shall be sited not less than:

- (i) 300 m from the nearest **lot line** of a site containing a school (grades K-12), community centre, or **recreation and entertainment facility**;

(h) 100 m from the nearest **lot line** of a residentially **zoned** parcel of land and from all **buildings** with a residential dwelling;

(i) 30 m from the front and **exterior side lot lines**;

(j) 15 m from **rear** and **interior side lot lines**;

(k) Must have a minimum **lot frontage** of 20 m and the **lot frontage** must be directly adjacent to a public **street** or highway.

(b) It shall not discharge or emit odorous or noxious matters or vapours or recurrently generate vibrations that impact neighbouring parcels.

4.24 Parking or Storage of Commercial Vehicles, Contractor Equipment

and Recreational Vehicles in Residential Zones

- 4.24.1 Within a Residential **zone**, a **lot** shall not be used for the parking and storage of a commercial vehicle, contractor's equipment, or recreational vehicle (boat, trailer, bus, or any similar vehicle, or equipment) unless totally concealed within a **building**, except the following which may be parked to the rear of the front wall of a **principal building**:
- (a) one truck or commercial vehicle not exceeding one tonne rated capacity;
 - (b) one dismantled or wrecked vehicle for a period of not more than 30 days; and
 - (c) a combination of up to three (3) recreation vehicles each not exceeding 10 m (33 feet) in length, except on lots greater than 2023 m² (0.5 ac) where the length shall not exceed 12.2 m (40 ft).
- 4.24.2 The items listed in 4.24.1 a, b, and c may be parked in front of the front wall of the **principal building** under the following conditions:
- (a) no **lane** provides secondary access to the rear of the **lot**; and
 - (b) the siting of the **principal building** does not allow the vehicle to be transported to the rear of the front wall of the principal building.
- 4.24.3 Vehicles exceeding 5,000 kilograms (11,023 lbs.) licensed G.V.W. are not permitted to be parked or stored either inside or outside a **building** or **structure** on any **lot** zoned for **residential use**, except for lots greater than 2023 m² (0.5 ac) in area the G.V.W. is increased to 13,000 kilograms (30,000 lbs.)

4.25 Shipping Containers

- 4.25.1 **Shipping containers** shall be considered an **accessory structure** and shall satisfy all of the following conditions:
- (a) Shall only be permitted in C-2, C-3, C-4, M-1, M-2, M-3, P-1, and P-2 **zones**;
 - (b) Shall be no longer than 13 metres nor wider than 2.5 metres per **shipping container**;
 - (c) Shall be subject to the siting and number requirements for **accessory buildings/structures** on the lot where the **shipping container** is located; and,
 - (d) May be stacked provided that the height of the **shipping containers** combined shall not exceed the maximum **principal building** height on the **lot** where the **shipping container** is located.

4.26 Wrecked Vehicles

- 4.26.1 Storage of disabled or wrecked vehicles is not permitted in any **zone** unless specifically provided for in that zone, and as specifically hereinafter provided:
- 4.26.2 Disabled vehicles which are required for the operation of a business that is a permitted use and in such case the vehicles:
- (a) shall be completely enclosed within a building or approved walled or fenced area;
 - (b) shall not be visible from outside the building or the walled or fenced area in which the vehicles are stored; and
 - (c) stored within the walled or fenced area shall not exceed 5 at anytime.
- 4.26.3 One (1) uninsured vehicle may be stored inside a **building** used for residential purposes, provided that such vehicle is completely enclosed within a **building** and provided it can be moved on its own power.

4.27 Signs

- 4.27.1 No person shall construct, place, erect, display, alter, repair or relocate a sign except in accordance with the *Sign Bylaw*, as amended from time to time, or this Bylaw.

4.28 Urban Agriculture

- 4.28.1 Within those zones where the keeping of backyard **hens** is permitted:
- (a) A maximum of four (4) **hens** are permitted per lot.
 - (b) No roosters are permitted.
 - (c) **Hen** enclosures must be sited at least 1.0 metre from any lot line, and at least 6.0 metres from windows and doors of any single detached dwelling.
 - (d) **Hen** enclosures are only permitted in rear yards.
 - (e) The maximum area of a **hen** enclosure shall be 9.2 m² (100 ft²) with a maximum height of 2 metres.
 - (f) The minimum area of a **hen** enclosure shall be 0.37 m² of coop space and 0.92 m² of enclosed run space per hen.
- 4.28.2 Within those zones where **hobby beekeeping** is permitted:
- (a) All **hobby beekeepers** must register with the BC Ministry of Agriculture, as is the case throughout BC and must retain proof of registration.
 - (b) Every **hobby beekeeper** and every person who allows, permits or

establishes the keeping of bees on their property has the responsibility to:

- (i) Provide adequate water to prevent bees from seeking water in neighbouring bodies of water
 - (ii) Maintain, or take reasonable precautions to protect hives from disturbances from wildlife, pets, or vandalism. If disturbances occur, ensure that the bees are requeened;
 - (c) In residential zones, a maximum of two (2) beehives on a parcel of land with an area less than 929 m² (10,000 ft²), and a maximum of four (4) beehives on a parcel of land with an area over 929 m² (10,000ft²).
 - (d) To ensure appropriate flight path height, a beehive should be situated behind a solid fence or hedge that is 1.8 metres (6 ft.) in height running parallel to the lot line. If a fence is not present, beehives should be located at least 2.4 metres (8 ft.) off the ground (i.e. on a rear deck).
 - (e) Hives shall be located so that the entrance to the hives faces away from adjacent property dwellings.
 - (f) No person shall locate a beehive within 3.0 metres of any **lot line**.
- 4.28.3 All **urban agriculture** uses shall not emit odorous matters or create noise that causes a nuisance for neighbouring parcels.

4.29 Craft Production

- 4.29.1 **Craft production** uses, including **microbreweries**, microcideries, and microdistilleries, must include a retail storefront, **eating and drinking establishment**, or comparable use open to the public that occupies a minimum of 20 percent of the **gross floor area** of the **structure** and fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level.
- 4.29.2 All processing and manufacturing of materials must occur within the **principal building**.
- 4.29.3 **Craft production** uses must not produce excessive noise, odours, dust, vibration, or other nuisances beyond the property boundaries.
- 4.29.4 All materials and equipment must be stored within the **principal building** or an **accessory structure**.
- 4.29.5 **Microbreweries**, microcideries, and microdistilleries are limited to 15,000 hectolitres of production per year.

5. Off Street Parking and Loading Spaces

5.1 Required Off Street Parking

- 5.1.1 Where any **development** is proposed, off-street vehicle parking (including parking for the disabled, and visitors) shall be provided by the property owner in accordance with the requirements of this Bylaw.

Explanatory note that does not form part of this Bylaw:

As per the Local Government Act, parking requirements do not apply with respect to land or a building or structure existing at the time this bylaw came into force, so long as the land, building or structure continues to be put to a use that does not require more parking or loading spaces than were required for the use existing at the time the bylaw came into force.

- 5.1.2 The number of off-street parking or loading spaces provided prior to the date of adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements.
- 5.1.3 Where a **building** is used for more than one permitted use, the required number of off-street parking spaces shall be the sum of the requirements for each use.
- 5.1.4 A **building** for a commercial or **civic use** involving the movement of goods and materials by truck shall provide not less than one off-street loading space on the **lot**.

5.2 Access and Egress to Off-Street Parking

- 5.2.1 Off-street parking may have access to and egress from a **street** by not more than two driveways and must be reviewed and approved by the **City**. Allowance of two driveways for residential properties is only be considered for safety purposes.
- 5.2.2 Maximum width of a single-detached or **duplex** residential driveway is 7m.
- 5.2.3 Off-street parking may have access to and egress from a **lane** along the entire length of a **lot** line common to such **lane**.
- 5.2.4 Despite 5.2.1 and 5.2.2, off-street parking must be located a minimum distance of 6.0 m (20 ft.) from the corner of intersecting roads.

5.3 Location for Residential Zones

- 5.3.1 Except as provided in this Bylaw all required off-street parking shall be located on the **site** of the **development** served by the parking.
- 5.3.2 Off-street parking may be located in the required **front yard** given that all vehicles are parked on the permitted driveway as per section 5.2.2.

- 5.3.3 All visitor parking is to be easily accessible to the access points of the corresponding **development** and / or **buildings**.

5.4 Location for Non-Residential Zones

- 5.4.1 For all non-residential **zones** where the required parking spaces cannot be accommodated on the **lot** by reason of the size, shape or siting of the **building**, spaces reserved specifically for the requirements of such buildings may be located upon a separate lot within a radius of 200 m (656 ft) of the building, provided that a restrictive covenant pertaining to such parking use is registered against the title of such lot;
- 5.4.2 Where required off-street parking is located on a **site** separate from the **site** of the **development**:
- (a) the owner of the remote off-street parking site shall covenant with the **City** by agreement that the remote lands required for off-street parking shall be so used as long as required by this Bylaw, and the owner shall consent to pay the full cost of the preparation and registration of an agreement under Section 219 of the *Land Title Act* on the title to the remote lands; and
 - (b) remote parking shall be developed to the same standard as on-site parking.

5.5 Off-Street Loading

- 5.5.1 Off-street loading spaces shall each have a minimum loading space not less than 3 m (10 ft.) wide, 12 m (35 ft.) long and 4.26 m (14 ft.) high; or 3 m (10 ft.) across the full width of **rear lot line**;
- 5.5.2 Off-street loading spaces shall have vehicular access to and egress from a **street** or **lane**; and
- 5.5.3 Off-street loading spaces shall be sited at an elevation or elevations convenient to a service floor level in the **building**, or to a utility elevator serving each major floor level.

5.6 Calculating the Number of Required Off-Street Parking and Loading Spaces

- 5.6.1 The number of required off-street parking and loading spaces shall be calculated as follows:
- (a) The number of off-street parking spaces required for a use, is calculated according to the Off-Street Parking Spaces Table 5.1 of this section in which Column I sets out the use of a **building** or **lot** and Column II sets out the number of required parking spaces.

- (b) Where the calculation of the required off-street parking spaces results in a fraction, one parking space shall be provided in respect of that fraction.
- (c) Where a **building** contains more than one function, the required number of spaces shall be the sum of the requirements for each function.
- (d) Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m (1.6 ft) of length of such seating shall be deemed to be one seat.
- (e) Required off-street parking and loading spaces may be reduced by up to 20% subject to the provision of a parking study and implementation of mitigation measures for the use to the satisfaction of the Director.

5.6.2 Table 5.1: Required Off-Street Parking Spaces

USE	REQUIRED NUMBER OF PARKING SPACES
RESIDENTIAL	
• Single detached dwelling	2 per dwelling unit
• Duplex dwelling	2 per dwelling unit
• Multi-unit residential	1 per dwelling unit
• Secondary suite dwelling	1 per suite in addition to spaces required for the principal dwelling unit
• Carriage house dwelling	1 per carriage dwelling unit in addition to spaces required for the principal dwelling unit
• Secondary dwelling	1 per secondary dwelling in addition to spaces required for the principal dwelling unit
• Home based business	1 space in addition to the spaces required for the principal dwelling unit , excluding short-term rentals .
• Bed and breakfast	1 per guest room in addition to spaces required for the principal dwelling unit
• Mobile home dwelling	1 per dwelling unit and 1 additional space for every 2 dwelling units in a mobile home park
• Supportive Housing	1 per 3 dwelling units
• Congregate Housing	1 per 4 dwelling units

USE	REQUIRED NUMBER OF PARKING SPACES
COMMERCIAL	
All uses in a commercial zone, except as listed below	3 per 100 m ² of gross floor area
Downtown Commercial (C-3)	2.0 per 100 m ² of gross floor area
Restaurant without a drive through	13.3 per 100 m ² of gross floor area
Restaurant with a drive through	11 per 100 m ² of gross floor area
Beer parlour, cocktail lounge, neighbourhood public house	1 per 6 seats for patron use
Bowling alley	3 per bowling lane
Medical and dental clinics	1 per 28 m ² (301 ft ²) of gross floor area
Food or department store over 743 m² (8000 ft²)	1 per 24 m ² (258 ft ²) of gross floor area
Health club	1 per 10 m ² (108 ft ²) of gross floor area
Gas bar	4 spaces in addition to spaces required for vehicle fueling
Golf course	6 per hole, plus parking required for other uses at the Golf Course
Golf driving range	1 per tee
Hotel	0.57 per hotel unit
Motel	0.54 per motel unit
Recreational vehicle park	1 per parking pad
INSTITUTIONAL	
Civic uses	1 per 46.5 m ² (501 ft ²) of gross floor area
Recreation building, ice rink, arena, gymnasium and indoor swimming pool	1 per 25 m ² (269 ft ²) of gross floor area
Elementary school	2 per classroom
Secondary school	5 per classroom
College or university	10 per classroom

USE	REQUIRED NUMBER OF PARKING SPACES
• Assembly uses	5 per 100 m ² (1076 ft ²) of public assembly floor area
• Day care centre	1 per 10 patrons, plus 1 per 2 employees, with a minimum of 4 spaces
INDUSTRIAL	
• All uses in an industrial zone, except as listed below	1.5 per 100 m ² (1076 ft ²) of gross floor area
• Manufacturing use	1.3 per 100 m ² of gross floor area or 1 per 2 employees on duty, whichever is the greater plus 1 parking space for each company vehicle used in connection with business conducted on or from the premises
• Warehousing use	1 per 186 m ² (2,002 ft ²) of gross floor area or 1 per 2 employees on duty, whichever is the greater plus 1 parking space for each company vehicle used in connection with business conducted on or from the premises
PERSONAL CARE USE	
• Hospital	1.8 per bed
Community care facility • Non-residential • Residential	1 per activity room 1 per 2 patient beds
Convalescent home, private hospital , rest home	1 per 3 patient beds

5.7 Parking Site Specification

- 5.7.1 All off-street parking required for all uses other than **single detached dwellings** and **duplex dwellings** shall meet the site specifications required in this Section.
- 5.7.2 In an RS-3 and a multi-unit **zone**, all required off-street parking for **residential uses**, shall be located a minimum of 1.0 m (3 ft) from any **side** or **rear lot line** and a minimum of 3 m (10 ft) from any **street** right-of-way.
- 5.7.3 Every off-street parking space shall:
- (a) be constructed so as to permit unobstructed access to and egress from each space at all times;
 - (b) have a 'vehicle stop' to prevent vehicles from encroaching onto a **street**, **lane**, driveway, sidewalk, internal walkway, landscaping or **building**.

5.7.4 Every off-street **parking area** shall be:

- (a) graded in a manner such that all surface drainage is contained on-site and directed either to approved planting areas or through a storm sewer system of manholes and rock pits or if a public storm system is available such properties shall be connected to the storm sewer;
- (b) surfaced with a permanent surface of asphalt, concrete or similar pavement so as to provide a surface that is durable and maintained for the purposes intended and so that all water is contained on-site or directed to an approved drainage system;
- (c) finished so that individual spaces, manoeuvring aisles, entrances and exits are clearly marked by curbs, painted lines, signs or other appropriate means. Such markings shall be maintained to ensure legibility;
- (d) designed so that all traffic manoeuvring into and out of parking spaces and aisles is carried out on-site;
- (e) adequately lit and so arranged that all direct rays of artificial light are reflected upon the parking area and not on any adjoining lot;
- (f) served by an access road having no more than an eight percent (8%) grade;
- (g) at least 1.5 m (5 ft.) from a window to a **habitable room**.

5.7.5 Off-street parking spaces and areas shall be designed to comply with the minimum standards shown in Figure 5.1 and Tables 5.2 and 5.3 unless otherwise specified in this Section.

5.7.6 Off-street **parking areas** shall provide and maintain a landscape screen along that portion of the perimeter of any open parking area abutting or opposite any **lot** in any RS and RM **zone**.

5.7.7 The layout for parking shall meet the standards as described in the below figure and tables.

Figure 5.1 Parking Standards

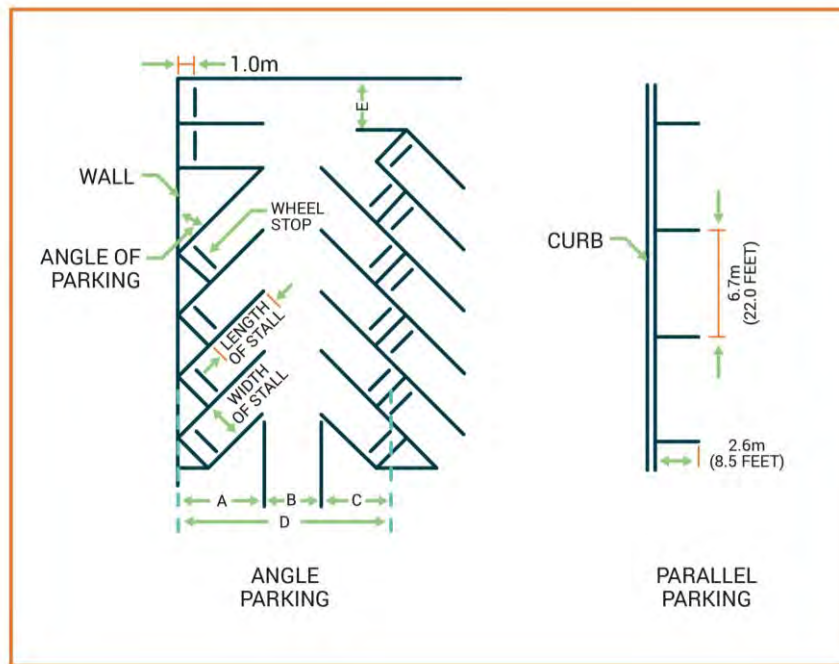


Table 5.2 Large Car Parking Layout Dimensions at Various Angles.

Stall Dimensions are 2.75m (9.0 FT) wide by 5.65m (18.5 FT) long

Dimension	Symbol	Parking Angle: 45°		Parking Angle: 60°		Parking Angle: 75°		Parking Angle: 90°	
		Metres	Feet	Metres	Feet	Metres	Feet	Metres	Feet
Stall depth to wall	A	5.35	17.55	5.80	19.0	5.95	19.5	5.65	18.5
Aisle width between stall lines	B	3.65	12.0	4.9	16.0	7.0	23.0	7.3	24.0
Stall depth, interlock	C	4.65	15.3	5.3	17.5	5.75	18.9	5.65	18.5
Module, wall to interlock	D	13.65	44.8	16.0	52.5	18.7	61.3	19.2	63.0
Cross Aisle, one-way	E	4.25	14.0	4.25	14.0	4.25	14.0	4.25	14.0
Cross aisle, two-way	F	7.5	24.0	7.5	24.0	7.5	24.0	7.5	24.0

Table 5.3 Small Car Parking Layout Dimensions at Various Angles
Stall dimensions are 2.45m (8.0 FT) wide by 4.9m (16.0 FT) long

Dimension	Symbol	Parking Angle: 45°		Parking Angle: 60°		Parking Angle: 75°		Parking Angle: 90°	
		Metres	Feet	Metres	Feet	Metres	Feet	Metres	Feet
Stall depth to wall	A	5.2	17.0	5.5	18.0	5.3	17.5	4.9	16.0
Aisle width between stall lines	B	3.35	11.0	4.25	14.0	5.3	17.5	6.1	20.0
Stall depth, interlock	C	4.55	15.0	5.0	16.5	5.2	17.0	4.85	16.0
Module, wall to interlock	D	13.1	43.0	14.8	48.5	15.85	52.0	15.85	52.0
Cross Aisle, one-way	E	4.25	14.0	4.25	14.0	4.25	14.0	4.25	14.0
Cross aisle, two-way	F	7.5	24.0	7.5	24.0	7.5	24.0	7.5	24.0

5.8 Small Car Parking

- 5.8.1 Of the required number of parking spaces provided on a given **site**, a maximum of 20% may be designated to accommodate small car parking.

5.9 Electric Vehicle Parking and Charging Stations

- 5.9.1 For all multi-unit residential **buildings** and mixed-use buildings with three or more residential units, parking spaces shall accommodate electric vehicles in accordance with the following conditions:
- (a) A minimum of 5% of all required parking spaces shall be equipped with an AC Level 2 charging station at 240 V or higher; and
 - (b) The electrical system within a parking garage shall be designed to accommodate the required number of electric vehicle charging stations.

5.10 Accessible Parking

- 5.10.1 Where more than 10 parking spaces are provided, every off-street **parking area** shall provide 2% of the required spaces as accessible spaces, with a minimum of one space, for the use of persons with disabilities. Each space shall comply with Section 9.4 of the National Standard of Canada document B651-18 (Accessible design for the built environment) as amended from time to time.

5.11 Bicycle Parking

- 5.11.1 The number of required bicycle parking spaces shall be 5% of the required vehicle parking space requirement for a C or RM zone with a minimum of 5 spaces for RM developments with 20 or more units.
- 5.11.2 Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work, at any time of the day or night in the **building** or for a particular use during any season of the year.
- 5.11.3 Where the calculation of the required off-street bicycle parking results in a fraction of one-half or less may be disregarded and any fraction of greater than one-half shall require one additional bicycle parking space.

5.12 General Provisions

- 5.12.1 Where provision of off-street parking or loading spaces is required by this Bylaw, a plan of the proposed **site** layout and landscape plan shall be included with the development permit application or **building** permit application, as the case may be. The site plan must be drawn to scale and must clearly illustrate the **lot** size and configuration, building locations, parking spaces, loading spaces, on-site circulation, access driveways, **landscaping**, **fences** and any other details relevant to the review of the **development** proposal.
- 5.12.2 Off-street parking spaces shall not be credited as off-street loading spaces or vice versa.

6. Establishment of Zones

6.1 Establishment of Zones

- 6.1.1 The area within the boundaries of the **City** shall be divided into the **zones** identified in Column I and described in Column II of Table 6.1.

Table 6.1 Zones

ZONES	TITLE ELABORATION
A-1	Agriculture
RR-1	Residential Reserve
CR-1	Rural Residential
RS-1	Urban Residential
RS-2	Suburban Residential
RS-3	Three and Fourplex Residential
MHP-1	Mobile Home Park
SR-1	Bareland Strata Residential
RM-1	Multi-Unit Residential (Low Density)
RM-2	Multi-Unit Residential (Medium Density)
RM-3	Multi-Unit Residential (High Density)
RM-4	Multi-Unit Residential (High Density – four storeys)
C-1	Local Commercial
C-2	West Quesnel Business District Commercial
C-2A	North Fraser Drive Local Commercial
C-3	Downtown Commercial
C-3R	Downtown Residential
C-4	Highway Commercial
C-5	Automobile Speedway Commercial
C-6	Tourist Service Commercial
C-7	Auto Mall Commercial
C-8	Regional Shopping Centre
M-1	Light Industrial
M-2	Heavy Industrial
M-3	Airport
GIR	General Industrial Reserve
P-1	Civic Assembly and Institutional
P-2	Park and Open Space
CD	Comprehensive Development Zone

6.2 Zone Title

The correct name of each **zone** provided for in this Bylaw is set out in Column I of Table 6.1 and the inclusion of the names contained in Column II of Table 6.1 is for convenience only.

6.3 Location of Zones

The location of each **zone** is established on Schedule B, the Zoning Map, of this Bylaw.

6.4 Zone Boundaries

- 6.4.1 Where a **zone** boundary is shown on Schedule B, the Zoning Map, as following a highway or rail right-of-way, the centre line of the highway or right-of-way shall be the zone boundary.
- 6.4.2 Where the **zone** boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.
- 6.4.3 When a **zone** boundary is designated on the Zoning Map as following the **City** boundaries of the City, the City boundary shall be the zone boundary.
- 6.4.4 When a **zone** boundary is designated on the Zoning Map as following the boundary of a **lot**, the lot boundary shall be the zone boundary.
- 6.4.5 When a **zone** boundary is designated on the Zoning Map as following the shore line of a lake, pond or similar standing body of water the **natural boundary** of that lake, pond or similar standing body of water shall be the zone boundary.
- 6.4.6 Where land that originally formed part of a **lane** or **street** is consolidated to a **lot**, such lane or street shall be deemed to have the same **zone** designation as the lot.
- 6.4.7 Where Schedule B, the Zoning Map, does not designate land as a specific **zone**, the zone that applies to the undesignated land is the A-1 **zone**.

6.5 Zone Regulations

- 6.5.1 The regulations table sets out the regulations that apply to the **zone** referred to in the title of the table, shown as "Regulations Table for 'X' Zone", where 'X' is replaced by the name of the subject zone.

7.A-1 – Agriculture

The purpose is to provide a **zone** for rural areas and **agricultural uses** as well as other complementary uses suitable in an agricultural setting.

7.1 Principal Uses

The following **principal uses** and no others are permitted in the A-1 **Zone**:

- (a) **abattoir.**
- (b) **agricultural uses.**
- (c) **agri-tourism.**
- (d) **cannabis commercial production.**
- (e) **single detached dwelling.**

7.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the A-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **bed and breakfast.**
- (c) **caretaker dwelling unit** for farm help.
- (d) **carriage house dwelling.**
- (e) **greenhouse and plant nursery.**
- (f) **horticulture.**
- (g) **major home based business.**
- (h) **minor home based business.**
- (i) **rural home based business.**
- (j) **secondary dwelling.**
- (k) **secondary suite dwelling.**
- (l) **short-term rental.**

7.3 Regulations

Regulations Table for A-1 **Zone**:

7.3.1	Maximum number of dwelling units including dwelling units for farm help	1 per 4 ha (10 ac) to a maximum of 2
7.3.2	Minimum lot size	2 ha (5 ac)
7.3.3	Minimum lot frontage	30 m (98 ft)
7.3.4	Maximum lot coverage	10%
7.3.5	Maximum height	9 m (30 ft) principal building 7 m (23 ft) accessory building
7.3.6	Minimum setback of principal or accessory building from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	7.5 m (25 ft)
	(c) exterior side lot line	7.5 m (25 ft)
	(d) rear lot line	7.5 m (25 ft)

7.4 Other Regulations

- 7.4.1 Notwithstanding Section 7.3.6 above, **cannabis commercial production** uses shall be subject to those siting regulations located in Section 4.23 of this Bylaw.
- 7.4.2 There shall be no limit to the number of **accessory buildings or structures**.

8. RR-1 – Residential Reserve

The purpose is to provide a **zone** for land with minimum **development** but future potential for country residential **development** and complementary uses on larger **lots** in areas of high natural amenity and limited urban services.

8.1 Principal Uses

The following **principal uses** and no others are permitted in the RR-1 **Zone**:

- (a) **agriculture use.**
- (b) **single detached dwelling.**

8.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RR-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **bed and breakfast.**
- (c) **major home based business.**
- (d) **minor home based business.**
- (e) **rural home based business.**
- (f) **secondary suite dwelling.**
- (g) **secondary dwelling** (if property is fully serviced by community systems).
- (h) **carriage house dwelling** (if property is fully serviced by community systems).
- (i) **short-term rental.**

8.3 Regulations

Regulations Table for RR-1 **Zone**:

8.3.1	Minimum lot size	4 ha (10 ac)
8.3.2	Minimum lot frontage	30 m (98 ft)
8.3.3	Maximum lot coverage	20 %
8.3.4	Maximum height	9 m (30 ft) or 2 storeys for principal building

	7 m (23 ft) for accessory building
8.3.5 Minimum setback of principal or accessory building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	7.5 m (25 ft) 7.5 m (25 ft) 7.5 m (25 ft) 7.5 m (25 ft)
8.3.6 Maximum gross floor area of accessory building	150 m ² (1615 ft ²)

8.4 Other Regulations

8.4.1 There shall be no limited to the number of **accessory buildings** for agriculture

9. CR-1 – Country Residential

The purpose is to provide a **zone** for country residential **development** and complementary uses on larger **lots** in areas of high natural amenity and limited urban services.

9.1 Principal Uses

The following **principal uses** and no others are permitted in the CR-1 **Zone**:

- (a) **single-detached dwelling;**
- (b) **duplex;**
- (c) **triplex;**
- (d) **fourplex;**
- (e) **group home dwelling.**

9.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the CR-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **agricultural uses** (except for **intensive agriculture**), ancillary to a **principal use**, on **lots** greater than 2 ha (5.0 ac).
- (c) **bed and breakfast.**
- (d) **carriage house dwelling.**
- (e) **community care facility.**
- (f) **major home based business.**
- (g) **minor home based business.**
- (h) **rural home based business** on **lots** greater than 2 ha (5.0 ac).
- (i) **secondary dwelling.**
- (j) **secondary suite dwelling.**
- (k) **urban agriculture.**
- (l) **horticulture**
- (m) **hobby farms**

(n) **short-term rental.**

9.3 Regulations

Regulations Table for CR-1 **Zone**:

9.3.1	Maximum density	
(a)	No community sanitary sewer, or lot size greater than 4050 m ² (1 ac)	Single-detached dwelling and secondary suite dwelling
(b)	Community sanitary sewer but no community water	Single-detached dwelling and secondary suite dwelling , plus a detached Accessory Dwelling where water system meets Drinking Water Protection Act requirements.
(c)	Community sanitary sewer and community water system	4 dwelling units per lot
9.3.2	Minimum lot size with:	
(a)	Community sanitary sewer and community water system	2023 m ² (0.50 ac)
(b)	Community sanitary sewer and no community water system	3000 m ² (0.74 ac)
(c)	no community sanitary sewer system	1 ha (2.47 ac)
9.3.3	Minimum lot frontage	30 m (98 ft)
9.3.4	Maximum lot coverage for the following lot sizes:	
(a)	less than 4050 m ²	40%
(b)	4050 m ² to 1 hectare	20%
(c)	greater than 1 hectare	10%
9.3.5	Maximum height	11 m (36ft) for principal building 7 m (23 ft) for accessory building

9.3.6 Minimum setback of principal building from:	
(a) front lot line	6 m (19.7 ft)
(b) interior side lot line	1.5 m (5 ft)
(c) exterior side lot line	3.0 m (10 ft)
(d) rear lot line	3.0 m (10 ft)

9.4 Other Regulations

9.4.1 Maximum density restricted to a **single-detached dwelling** and **secondary suite dwelling** where no community sewer.

9.4.2 Properties may have up to 4 **principal buildings** subject to 9.4.3.

9.4.3 Lots shown on Schedule C to this bylaw are limited to one **principal building**.

9.4.4 The maximum **gross floor area** of an **accessory building** or structure is as follows:

- (a) 150 m² (1615 ft²) for **lots** less than 2 ha (4.94 ac).
- (b) 278 m² (2992 ft²) for **lots** greater than or equal to 2 ha (4.94ac)

10. RS-1 – Urban Residential

The purpose is to provide a **zone** for **residential dwellings** and compatible secondary uses, on serviced urban **lots**.

10.1 Principal Uses

The following **principal uses** and no others are permitted in the RS-1 **Zone**:

- (a) **single detached dwelling.**
- (b) **duplex**
- (c) **triplex**
- (d) **fourplex**
- (e) **townhouse**
- (f) **group home dwelling**

10.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RS-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **carriage house dwelling.**
- (c) **community care facility.**
- (d) **major home based business.**
- (e) **minor home based business.**
- (f) **secondary dwelling.**
- (g) **secondary suite dwelling.**
- (h) **urban agriculture.**
- (i) **short-term rental.**

10.3 Regulations

Regulations Table for RS-1 **Zone**:

10.3.1 Maximum density:	
(a) No community sanitary sewer, or lot size greater than 4,050 m ² (1 ac)	Single-detached dwelling and secondary suite.
(b) Lot size less than 4,050 m ² (1 ac)	4 dwelling units per lot

10.3.2	Minimum lot size	460 m ² (4,951.4 ft ²)
10.3.3	Minimum lot frontage	12 m (39.3 ft)
10.3.4	Maximum lot coverage	50%
10.3.5	Maximum height	11m (36 ft) or 3 storeys for principal building 7 m (23 ft) for accessory building
10.3.6	Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	 5 m (16.4 ft) 1.5 m (5 ft) 3.0 m (10 ft) 3.0 m (10 ft)
10.3.7	Maximum gross floor area of accessory building on lots: (a) Less than 1618 m ² (0.4 ac) (b) Equal or greater than 1618 m ² (0.4 ac)	 70 m ² (754 ft ²) 120 m ² (1291 ft ²)

10.4 Other Regulations

- 10.4.1 Notwithstanding Sections 11.1 above, on only Lot 162 Plan 22680 DL 1227, the use of **group day care** is permitted as a **principal** use.
- 10.4.2 Lots are permitted up to 4 **principal buildings** in this subject to 11.4.3.
- 10.4.3 Lots shown on Schedule C to this bylaw are limited to one **Principal Building** in this zone.

11. RS-2 – Suburban Residential

The purpose is to provide a zone for residential dwellings in areas with larger lots in serviced areas.

11.1 Principal Uses

The following **principal uses** and no others are permitted in the R-2 **Zone**:

- (a) **single detached dwelling**
- (b) **duplex dwelling**
- (c) **triplex**
- (d) **fourplex**
- (e) **townhouse**
- (f) **group home dwelling**

11.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the R-2 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **carriage house dwelling.**
- (c) **community care facility.**
- (d) **major home based business.**
- (e) **minor home based business.**
- (f) **secondary dwelling.**
- (g) **secondary suite dwelling.**
- (h) **urban agriculture.**
- (i) **short-term rental.**

11.3 Regulations

Regulations table for R-2 **Zone**:

11.3.1	Maximum density on lots with no community sewer OR on lots > 4050m ²	Single-detached dwelling and secondary suite.
11.3.2	Maximum density	3 dwelling units per lot on lots < 280m ² 4 dwelling units per lot on lots > 280m ²

	to 4050m ²
11.3.3 Minimum lot size	460m ² (4,951.4 ft ²)
11.3.4 Minimum lot frontage	16.75m (54.9 ft)
11.3.5 Maximum Lot coverage	40% provided that the maximum lot coverage of buildings , driveways and parking areas is 50%
11.3.6 Maximum height	11m (36 ft) or 3 storeys for principal building 7 m (23 ft) for accessory building
11.3.7 Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	 6 m (19.7 ft) 1.5 m (5 ft) 3.0 m (10 ft) 3.0m (10 ft.)
11.3.8 Maximum gross floor area of accessory building on lots: (a) Less than 1618 m ² (0.4 ac) (b) Equal or greater than 1618 m ² (0.4 ac)	 70 m ² (754 ft ²) 120 m ² (1291 ft ²)

11.4 Other Regulations

11.4.1 Lots are permitted up to 4 **principal buildings** in this zone.

12. RS-3 – Three and Fourplex Residential

The purpose is to provide a **zone** for **threeplex** and **fourplex housing** on urban services.

12.1 Principal Uses

The following **principal uses** and no others are permitted in the RS-3 **Zone**:

- (a) **fourplex dwelling.**
- (b) **threeplex dwelling.**

12.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RS-3 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **community care facility.**
- (c) **minor home based business.**
- (d) **urban agriculture.**

12.3 Regulations

Regulations table for RS-3 **Zone**:

12.3.1	Maximum density	60 dwelling units per ha (24 dwelling units per ac)
12.3.2	Minimum lot frontage	16.75 m (54.9 ft)
12.3.3	Maximum lot coverage	40%, provided that the maximum coverage of buildings , driveways and parking areas is 50%
12.3.4	Maximum height	11m (36 ft) or 3 storeys for principal building 7 m (23 ft) for accessory building
12.3.5	Minimum setback of principal building from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	1.5 m (5 ft)

(c) exterior side lot line	3.0 m (10 ft)
(d) rear lot line	3.0 m (10 ft)
12.3.6 Minimum principal building width	5.6 m (18 ft)
12.3.7 Maximum gross floor area of accessory building	70 m ² (754 ft ²)

12.4 Other Regulations

- 12.4.1 At least one floor of a **dwelling unit** shall be greater than or equal to 70 m² (750 ft²).
- 12.4.2 Notwithstanding Sections 13.3.3 and 13.3.4 above, on only Parcel A (PG29711) of Block 2 District Lot 704 Cariboo District Plan 5833, the permitted maximum **floor area ratio** is 0.75 and the permitted maximum **lot coverage** is 40% provided that the maximum lot coverage of **buildings**, driveways and parking areas is 60%.
- 12.4.3 In addition to the uses permitted above, **single detached dwellings** are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a **secondary suite**, where one does not exist.

13. MHP-1 – Mobile Home Park

The purpose is to provide a zone for **mobile home dwellings** on individual **mobile home spaces** in a **mobile home park** setting.

13.1 Principal Uses

The following **principal uses** and no others are permitted in the MHP-1 **Zone**:

- (a) **mobile home dwelling.**
- (b) **mobile home park.**

13.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the MHP-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **minor home based business.**
- (c) **single detached dwelling** combined with office for management of the **mobile home park.**
- (d) **urban agriculture.**

13.3 Regulations

Regulations Table for MHP-1 **Zone**:

13.3.1 Maximum density	20 dwelling units per ha (8 dwelling units per ac)
13.3.2 Minimum lot size	
(a) mobile home park	2 ha (5 ac)
(b) mobile home space	325 m ² (3,500 ft ²)
13.3.3 Minimum frontage	
(a) mobile home space abutting internal right roadway right of way	12m (40 ft)
(b) mobile home space abutting a cul-de-sac or a panhandle mobile home space	6m (20 ft)

13.3.4 Maximum coverage of a mobile home space (a) mobile home and additions to it, exclusive of a carport, where the mobile home space that is less than 450 m² (4,800 ft²) in area (b) mobile home and additions to it, exclusive of a carport, where the mobile home space that is greater than 450 m² (4,800 ft²) in area	35% 45%
13.3.5 Maximum floor area for mobile home addition, exclusive of a carport, on a: (a) mobile home space less than 450 m² (4,800 ft²) in area (b) mobile home space greater than 450 m² (4,800 ft²) in area	No larger in area than 40% of the floor area of the mobile home No larger in area than 80% of the floor area of the mobile home
13.3.6 Maximum height	7.5 m (25 ft) for principal building 4.5 m (15 ft) for accessory building
13.3.7 Mobile home park minimum setback of building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	7.5 m (25 ft) 4.6 m (15 ft) 4.6 m (15 ft) 4.6 m (15 ft)
13.3.8 Minimum distance between a dwelling and another dwelling	6m (20 ft)
13.3.9 Within each mobile home space, the minimum setbacks for all buildings and structures shall be: (a) from an internal access road (b) from the rear or side mobile home	1.8m (6 ft) 1.5m (5 ft)

13.4 Other Regulations

- 13.4.1 All uses of land, **buildings** and **structures** in the MHP-1 **Zone** shall conform with the provisions of the **City's Mobile Home Park Bylaw**, as amended from time to time.
- 13.4.2 No more than one (1) **mobile home** shall be located on a **mobile home space**.

14. SR-1 – Bareland Strata Residential

The purpose is to provide a **zone** for single detached, **duplex**, or townhouse housing on bare land **strata lots**.

14.1 Principal Uses

The following **principal uses** and no others are permitted in the SR-1 **Zone**:

- (a) **duplex**.
- (b) **single detached dwelling**.
- (c) **townhouse**.

14.2 Accessory Uses

The following secondary uses and no others are permitted as secondary uses in the SR-1 **Zone**:

- (a) **accessory buildings and uses**.
- (b) **minor community care use**.
- (c) **minor home based business**.
- (d) **secondary suite dwelling**.

14.3 Regulations

Regulations table for SR-1 **Zone**

14.3.1	Maximum density	30 dwelling units per ha (12 dwelling units per ac)
14.3.2	Minimum strata lot size:	200 m ² (2152 ft ²)
14.3.3	Minimum parent parcel frontage	14 m (46 ft)
14.3.4	Maximum height	9 m (30 ft.) or 2.5 storeys for principal building 4.5 m (15 ft) for accessory building
14.3.5	Maximum strata lot coverage	100%

14.3.6	Maximum parent parcel lot coverage	50%
14.3.7	Minimum setback of principal building from strata: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	 5 m (16.41 ft.) 1.5 m (5 ft.) 3.0 m (10 ft.) 3.0 m (10 ft.)
14.3.8	Minimum principal building width	5.6 m (18 ft.)
14.3.9	Maximum floor area of accessory buildings	70 m ² (754 ft ²)

14.4 Other Regulations

- 14.4.1 At least one floor of a **dwelling unit** shall be greater than or equal to 70 m² (750 ft²).
- 14.4.2 A **building** with multiple units is permitted to cross a strata property line allowing a 0 m interior side property line setback for any property line which the building sits upon subject to having a formal party wall agreement. All other **principal building** setbacks must follow Section 15.3.7.
- 14.4.3 A maximum of one dwelling unit is permitted per strata lot. When the **principal building** is a **single detached dwelling**, a secondary suite is also permitted.
- 14.4.4 All land within the SR-1 **Zone** shall be serviced by a **community water** and **community sanitary sewer system**.
- 14.4.5 **Strata lots** on a cul-de-sac shall have a frontage not less than 8.5 m (28 ft.) and an average width not less than 15 m (49 ft.).

Explanatory note:

All land within the SR-1 **Zone** shall comply with the associated strata bylaws, which is enforced by said associated strata.

15. RM-1 – Multi-Unit Residential (Low Density)

The purpose is to provide a **zone** for low density multi-unit housing on serviced urban **lots**.

15.1 Principal Uses

The following **principal uses** and no others are permitted in the RM-1 **Zone**:

- (a) **apartment dwelling.**
- (b) **assisted residential living.**
- (c) **congregate housing dwelling.**
- (d) **group home dwelling.**
- (e) **fourplex dwelling.**
- (f) **threeplex dwelling.**
- (g) **townhouse dwelling.**

15.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RM-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **community garden.**
- (c) **group day care.**
- (d) **minor home based business.**
- (e) **personal care.**
- (f) **urban agriculture.**

15.3 Regulations

Regulations table for RM-1 **Zone**:

15.3.1 Maximum density	40 dwelling units per ha (16 dwelling units per ac)
15.3.2 Minimum lot frontage	20 m (66 ft)

15.3.3	Maximum lot coverage	45% provided that the maximum coverage of buildings , driveways and parking areas is 70%
15.3.4	Maximum height	11m (36 ft) for principal building 7 m (23 ft) for accessory building
15.3.5	Maximum gross floor area ratio	0.5
15.3.6	Minimum setback of principal building from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	3.0 m (10 ft)
	(c) exterior side lot line	3.0 m (10 ft)
	(d) rear lot line	3.0 m (10 ft)
15.3.7	Minimum principal building width	5.6 m (18 ft)

15.4 Other Regulations

- 15.4.1 There shall be no limit to the number of **buildings** provided that each group of units shall conform to every stipulation of this **zone**.
- 15.4.2 In addition to the uses permitted above, **single detached dwellings** are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a secondary suite, where one does not exist.

16. RM-2 – Multi-Unit Residential (Medium Density)

The purpose is to provide a **zone** for medium-density multi-unit housing (e.g. apartments) on urban services.

16.1 Principal Uses

The following **principal uses** and no others are permitted in the RM-2 **Zone**:

- (a) **apartment dwelling.**
- (b) **assisted residential living.**
- (c) **congregate housing dwelling.**
- (d) **fourplex dwelling.**
- (e) **threeplex dwelling.**
- (f) **townhouse dwelling.**

16.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RM-2 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **community garden.**
- (c) **group day care.**
- (d) **minor home based business.**
- (e) **personal care.**
- (f) **urban agriculture.**

16.3 Regulations

Regulations table for RM-2 **Zone** for **developments** with a density greater than 40 **dwelling units** per ha (16 **dwelling units** per ac).

16.3.1 Maximum density	90 dwelling units per ha (36 dwelling units per ac)
16.3.2 Minimum lot frontage	20 m (66 ft)

16.3.3 Maximum lot coverage (a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less. (b) Residential development greater than 40 units per ha (16 units per ac)	45%, provided that the maximum coverage of buildings, driveways and parking areas is 70% 50%, provided that the maximum coverage of buildings, driveways and parking areas is 70%
16.3.4 Maximum height	12 m (39 ft) or 3 storeys for principal building 7 m (23 ft) for accessory building
16.3.5 Maximum gross floor area ratio	
(a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less.	0.5
(b) Residential development greater than 40 units per ha (16 units per ac)	1.1
16.3.6 Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	7.5 m (25 ft) 3.0 m (10 ft) 3.0 m (10 ft) 3.0 m (10 ft)
16.3.7 Minimum principal building width	5.6 m (18 ft)

16.4 Other Regulations

- 16.4.1 There shall be no limit to the number of **buildings** provided that each group of units shall conform to every stipulation of this **zone**.
- 16.4.2 On Lot 2 DL 703 Plan PGP39945 only, the permitted maximum density is 135 **dwelling units** per hectare and the permitted maximum **lot coverage** for **buildings**, driveways and parking areas is 100% provided the maximum coverage for buildings is 50%.

- 16.4.3 In addition to the uses permitted above, **single detached dwellings** are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a **secondary suite**, where one does not exist.

17. RM-3 – Multi-Unit Residential (High Density)

The purpose is to provide a **zone** for high-density multi-unit housing on serviced urban lots.

17.1 Principal Uses

The following **principal uses** and no others are permitted in the RM-3 **Zone**:

- (a) **apartment dwelling.**
- (b) **assisted residential living.**
- (c) **congregate housing dwelling.**
- (d) **fourplex dwelling.**
- (e) **threeplex dwelling.**
- (f) **townhouse dwelling.**
- (g) **personal care.**

17.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RM-3 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **assembly.**
- (c) **community care facility.**
- (d) **community garden.**
- (e) **convenience retail store.**
- (f) **eating establishment.**
- (g) **group day care.**
- (h) **minor home based business**, except when the **principal use** is **congregate housing** or **personal care**.
- (i) **personal service establishment.**

17.3 Regulations

Regulations table for RM-3 Zone for **developments** with a density greater than 90 **dwelling units** per ha (36 dwelling units per ac).

17.3.1 Maximum density (a) General (b) Congregate housing	120 dwelling units per ha (48 dwelling units per ac) 160 dwelling units per ha (65 dwelling units per ac)
17.3.2 Minimum lot frontage (a) Residential development less than 90 units per ha (36 units per ac) (b) Residential development greater than 90 units per ha (36 units per ac)	20 m (66 ft) 30 m (98 ft)
17.3.3 Maximum lot coverage	
(a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less. (b) Residential development greater than 40 units per ha (16 units per ac) (c) Residential development greater than 90 units per ha (36 units per ac)	45%, provided that the maximum coverage of buildings, driveways and parking areas is 70% 50%, provided that the maximum coverage of buildings, driveways and parking areas is 70% 70% coverage for buildings, driveways and parking areas
17.3.4 Maximum height	12 m (39 ft) or 3 storeys for principal building 4.5 m (15 ft) for accessory building
17.3.5 Maximum floor area ratio	
(a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less.	0.5
(b) Residential development greater than 40 units per ha (16 units per ac)	1.1
(c) Residential development greater than 90 units per ha (36 units per ac)	1.5

17.3.6	Minimum setback of principal building from:	
(a)	front lot line	7.5 m (25 ft)
(b)	interior side lot line	3.0 m (10 ft)
(c)	exterior side lot line	3.0 m (10 ft)
(d)	rear lot line	3.0 m (10 ft)
17.3.7	Minimum principal building width	5.6 m (18 ft)

17.4 Other Regulations

- 17.4.1 An amount may be added to the **floor area ratio** if required parking spaces are provided beneath the habitable space of a **principal building** or beneath useable common amenity areas, equal to 0.2 multiplied by the ratio of such parking spaces provided to the total required parking spaces, to a maximum of an additional 0.2 FAR.
- 17.4.2 There shall be no limit to the number of **buildings** provided that each group of units shall conform to every stipulation of this **zone**.
- 17.4.3 In addition to the uses permitted above, **single detached dwellings** are permitted for the parcels listed in SCHEDULE C attached hereto and forming part of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains **single detached dwelling** units, with or without a **secondary suite**.
- 17.4.4 Yoga Class Instruction' is permitted as an accessory Type I **home based business** use with class instruction to be limited to 20 hours per week, class sizes up to 10 participants, and allowing participant vehicles to park on available parking on site at Lot 5, Block 17, Town of Quesnel, Plan 17000 (654 Reid Street).
- 17.4.5 In addition to the uses permitted above, **single detached dwellings** are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 **zone** Section 11.3 shall apply to these **lots** as long as the use remains single detached dwelling units, and may include the addition of a **secondary suite**, where one does not exist.

18. RM-4 – Multi-Unit Residential (High Density – Four Storeys)

The purpose is to provide a **zone** for high-density multi-unit housing.

18.1 Principal Uses

The following **principal uses** and no others are permitted in the RM-4 **Zone**:

- (a) **apartment dwelling.**
- (b) **assisted residential living.**
- (c) **congregate housing dwelling.**
- (d) **fourplex dwelling.**
- (e) **threeplex dwelling.**
- (f) **townhouse dwelling.**
- (g) **personal care.**

18.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the RM-4 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **assembly.**
- (c) **community care facility.**
- (d) **community garden.**
- (e) **convenience retail store.**
- (f) **eating establishment.**
- (g) **group day care.**
- (h) **minor home based business**, except when the principal use is **congregate housing** or **personal care**.
- (i) **personal service establishment.**

18.3 Regulations

18.3.1 Maximum density (a) General (b) Congregate housing	120 dwelling units per ha (48 dwelling units per ac) 160 dwelling units per ha (65 dwelling units per ac)
18.3.2 Minimum lot frontage (a) Residential development less than 90 units per ha (36 units per ac) (b) Residential development greater than 90 units per ha (36 units per ac)	20 m (66 ft) 30 m (98 ft)
18.3.3 Maximum lot coverage (a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less. (b) Residential development greater than 40 units per ha (16 units per ac) (c) Residential development greater than 90 units per ha (36 units per ac)	45%, provided that the maximum coverage of buildings, driveways and parking areas is 70% 50%, provided that the maximum coverage of buildings, driveways and parking areas is 70% 70% coverage for buildings, driveways and parking areas
18.3.4 Maximum height	16 m (53 ft) or 4 storeys for principal building 4.5 m (15 ft) for accessory building
18.3.5 Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	5 m (16.4 ft) 3.0 m (10 ft) 3.0 m (10 ft) 3.0 m (10 ft)

18.3.6	Minimum principal building width	5.6 m (18 ft)
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18.4 Other Regulations

- 18.4.1 An amount may be added to the **floor area ratio** if required parking spaces are provided beneath the habitable space of a **principal building** or beneath useable common amenity areas, equal to 0.2 multiplied by the ratio of such parking spaces provided to the total required parking spaces, to a maximum of an additional 0.2 FAR.
- 18.4.2 There shall be no limit to the number of **buildings** provided that each group of units shall conform to every stipulation of this **zone**.
- 18.4.3 Notwithstanding 19.3.1 and 19.3.3 above, on only Lot 1 Block 17 Town of Quesnel Plan EPP3653, the permitted maximum **density** is 134 **dwelling units** per ha and the permitted maximum **lot coverage** is 80%.
- 18.4.4 In addition to the uses permitted above, **single detached dwellings** are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a **secondary suite**, where one does not exist.

19. C-1 – Local Commercial

The purpose is to provide a **zone** within a neighbourhood for the range of local smaller scale commercial conveniences with a mixture of **single detached dwelling** or multi-unit residential on the second floor.

19.1 Principal Uses

The following **principal uses** and no others are permitted in the C-1 Zone:

- (a) **animal clinic.**
- (b) **art gallery or art studio.**
- (c) **apartment dwelling.**
- (d) **assembly.**
- (e) **convenience retail store.**
- (f) **community care facility.**
- (g) **eating establishment.**
- (h) **group day care.**
- (i) **group home dwelling.**
- (j) **health services.**
- (k) **office.**
- (l) **personal service establishment.**
- (m) **recycled materials drop-off centre.**
- (n) **retail store.**

19.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-1 Zone:

- (a) **accessory buildings or structures.**
- (b) **dwelling unit.**

19.3 Regulations

Regulations table for the C-1 zone:

19.3.1 Maximum density	One principal building per lot
19.3.2 Minimum lot size with:	
(a) community sanitary sewer and community water system	748 m ² (8,052 sq. ft.)
(b) community sanitary sewer and no community water system	1600 m ² (17,223 sq. ft.)
(c) no community sanitary sewer system	4000 m ² (43,055 sq. ft.)
19.3.3 Minimum lot frontage	20 m (66 ft)
19.3.4 Maximum height	9 m (30 ft) or 2 storeys for principal building 4.5 m (15 ft) for accessory building
19.3.5 Maximum gross floor area ratio :	
(a) Commercial	0.5
(b) Residential	1.0
19.3.6 Maximum lot coverage	50% for buildings
19.3.7 Minimum setback from:	
(a) front lot line	4.5m (15 ft)
(b) interior side lot line	1.5 m (5 ft)
(c) exterior side lot line	3.0 m (10 ft)
(d) rear lot line	1.5 m (5 ft)

19.4 Other Regulations

Screening Landscaping and Amenities

- 19.4.1 A minimum landscaped area of 3 m (10 ft) in width shall be provided along any property line adjacent to an R or P zone.
- 19.4.2 Not less than a 1m (3 ft) high landscape screen of plant material shall be provided in a 1m (3 ft) wide planter strip between any off-street parking use and a property line.

Conditions of Use

19.4.3 An accessory residential dwelling(s) shall:

- (a) be located above the first **storey** of the **building**;
- (b) have a **completely separate entrance** to the **street**;
- (c) be self-contained;
- (d) be designed and constructed as an integral part of the **building**; and
- (e) have a minimum floor area of 60 m² (646 ft²).

19.4.4 Every business or undertaking shall be conducted within a completely enclosed **building** except for parking and loading facilities.

19.4.5 The use of mini-storage facility is permitted within the **principal building** on the lands legally described as Parcel C (Plan B6237) District Lot 48, Cariboo District.

20.4.6 A mixed use development comprised of a 1347 square foot dwelling unit on the ground floor and a 850 square foot dwelling unit on the second floor and a 800 square foot personal service commercial use is permitted within the **principal building** of Lot 12 Block 32 Town of Quesnel Plan 17000.

20. C-2 – West Quesnel Business District Commercial

The purpose is to provide a **zone** for the **development** of community commercial centres in the Downtown and West Quesnel area.

20.1 Principal Uses

The following **principal uses** and no others are permitted in the C-2 **Zone**:

- (a) **animal clinic.**
- (b) **apartment dwelling**, subject to Section 21.4.
- (c) **art gallery or art studio.**
- (d) **assembly.**
- (e) **automotive sales/rentals.**
- (f) **cannabis retail sales**
- (g) **community care facility.**
- (h) **civic use.**
- (i) **eating and drinking establishments.**
- (j) **financial institutions.**
- (k) **fleet services.**
- (l) **funeral parlour.**
- (m) **gas bars.**
- (n) **group day care.**
- (o) **group home dwelling.**
- (p) **health services.**
- (q) **hotels.**
- (r) **liquor retail store.**
- (s) **mini-storage facility.**

- (t) motels.
- (u) office.
- (v) **personal care.**
- (w) **personal service establishments.**
- (x) **recycled materials drop-off centres.**
- (y) **recreation and entertainment facility.**
- (z) **retail stores.**
- (aa) **townhouse dwelling**
- (bb) **microbrewery or microdistillery.**
- (cc) **craft production.**

20.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-2 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **minor home based business**
- (c) **product assembly.**

20.3 Regulations

Regulations table for C-2 **zone**:

20.3.1 Maximum density	1.0 Aan additional floor area ratio of 0.3 is permitted for residential use for a total FAR of 1.3
20.3.2 Minimum lot size	232 m ² (2,497 sq. ft.)
20.3.3 Minimum lot frontage	7.5 m (25 ft)
20.3.4 Maximum height	12 m (39 ft) or 3 storeys for a principal building 4.5 m (15 ft) for accessory building

20.3.5	Maximum lot coverage	100% including buildings , driveways and parking areas
20.3.6	Minimum setback of principal from:	
(a)	front lot line	0.0 m
(b)	interior side lot line	0.0 m
(c)	exterior side lot line	0.0 m
(d)	rear lot line with a lane	0.0 m
(e)	rear lot line without a lane	3.0 m (10 ft)

20.4 Other Regulations

20.4.1 An **apartment dwelling** shall be permitted only if:

- (a) the **dwelling units** are located above the ground floor of the **building** in which the commercial activity is taking place; and
- (b) the **dwelling units** are provided with a ground level entrance separate from other entrances to other permitted uses.

20.4.2 Notwithstanding Sections 21.4.1 above, only on the property legally described as Lot A District Lot 704 Cariboo District Plan PGP39604 (605 Doherty Drive), may **dwelling units** be located on the ground floor of the **building** in which the commercial activity is taking place.

20.4.3 The use of apartment is permitted as a principal use on LOT F DISTRICT LOT 704 CARIBOO DISTRICT PLAN 5008 with a maximum unit number of 17 dwelling units.

21. C-2A – North Fraser Drive Local Commercial

The purpose is to provide a zone within West Quesnel for a range of local neighbourhood commercial conveniences.

21.1 Principal Uses

The following **principal uses** and no others are permitted in the C-2A **Zone**:

- (a) **animal clinic.**
- (b) **art gallery or art studio.**
- (c) **apartment dwelling.**
- (d) **assembly.**
- (e) **assisted residential living.**
- (f) **convenience retail store.**
- (g) **community care facility.**
- (h) **eating establishment.**
- (i) **fleet services.**
- (j) **fourplex dwelling.**
- (k) **group day care.**
- (l) **group home dwelling.**
- (m) **health services.**
- (n) **liquor retail store.**
- (o) **mini-storage facility.**
- (p) **office.**
- (q) **personal care.**
- (r) **personal service establishments.**
- (s) **recreation and entertainment facility.**

- (t) **recycling materials drop-off centre.**
- (u) **retail store.**
- (v) **single detached dwelling.**
- (w) **townhouse dwelling.**
- (x) **microbrewery or microdistillery.**
- (y) **craft production.**

21.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-2A Zone:

- (a) **accessory buildings or structures.**
- (b) **accessory dwelling unit.**
- (c) **community garden.**
- (d) **major home based business.**
- (e) **minor home based business.**

21.3 Regulations

Regulations table for the C-2A Zone:

21.3.1 Maximum FAR	1.0 An additional floor area ratio of 0.5 is permitted for residential use for a total FAR of 1.5
21.3.2 Minimum lot size	232 m ² (2,497 sq. ft.)
21.3.3 Minimum lot frontage	7.5 m (25 ft)
21.3.4 Maximum height	16 m (53 ft) or 4 storeys for principal building 4.5 m (15 ft) for accessory building
21.3.5 Maximum lot coverage	100% including buildings , driveways

	and parking areas
21.3.6 Minimum setback (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	0.0 0.0 0.0 6.0 m (20 ft.)
21.3.7 Minimum setback of a single-detached dwelling as principal use: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	3.0 m (10 ft) 1.5 m (5 ft) 1.5 m (5 ft) 3.0 m (10 ft)

* Except for principal residential use

21.4 Other Regulations

Screening Landscaping and Amenities

- 21.4.1 A minimum landscaped area of 3m (10 ft) in width shall be provided along any property line adjacent to an R or P zone.
- 21.4.2 Not less than a 1m (3 ft) high landscape screen of plant material shall be provided in a 1m (3 ft) wide planter strip between any off-street parking use and a property line.

Conditions of Use

- 21.4.3 An accessory dwelling(s) shall:
- (a) be located above the first storey of the **building** in which a commercial activity is located.
 - (b) have a **completely separate entrance** to the **street**.
 - (c) be self-contained.
 - (d) be designed and constructed as an integral part of the **building**.

(e) have a minimum floor area of 60 m² (646 ft²).

21.4.4 Every business or undertaking shall be conducted within a completely enclosed **building** except for parking and loading facilities.

22. C-3 – Downtown Commercial

The purpose is to provide a **zone** for the **development** of a community commercial centre in the Downtown area.

22.1 Principal Uses

The following **principal uses** and no others are permitted in the C-3 **Zone**:

- (a) **automotive sales/rentals.**
- (b) **apartment dwelling**, subject to Section 23.4 below.
- (c) **art gallery or art studio.**
- (d) **assembly.**
- (e) **assisted residential living.**
- (f) **broadcasting studio.**
- (g) **cannabis retail sales.**
- (h) **commercial arcade.**
- (i) **community care facility.**
- (j) **civic use.**
- (k) **eating and drinking establishments.**
- (l) **financial institution.**
- (m) **funeral parlour.**
- (n) **gas bars.**
- (o) **group day care.**
- (p) **group home dwelling.**
- (q) **health services.**
- (r) **hotel.**
- (s) **liquor retail store.**
- (t) **microbrewery or microdistillery.**
- (u) **motel.**
- (v) **office.**
- (w) **personal care.**

- (x) **personal service establishment.**
- (y) public market.
- (z) **recreation and entertainment facility.**
- (aa)**recycled materials drop-off centre.**
- (bb)**retail store.**
- (cc)**craft production.**

22.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-3 Zone:

- (a) **accessory buildings or structures.**
- (b) **accessory dwelling unit.**
- (c) **product assembly.**

22.3 Regulations

Regulations table for C-3 Zone:

22.3.1	Maximum FAR	5.0
22.3.2	Minimum lot size	232 m ² (2,497 sq. ft.)
22.3.3	Minimum lot frontage	7.5 m (25 ft)
22.3.4	Maximum height	23 m (75 ft) or 6 storeys for a principal building 4.5 m (15 ft) for accessory building
22.3.5	Maximum lot coverage	100% including buildings , driveways and parking areas
22.3.6	Minimum setback from:	
	(a) front lot line	0.0 m
	(b) interior side lot line	0.0 m
	(c) exterior side lot line	0.0 m

(d) rear lot line with a lane	0.0 m
(e) rear lot line without a lane	3.0 m (10 ft)

22.4 Other Regulations

22.4.1 An **apartment dwelling** shall be permitted only if:

- (a) the **dwelling units** are located above the ground floor of the **building** in which the commercial activity is taking place; and
- (b) the **dwelling units** are provided with a ground level entrance separate from other entrances to other permitted uses.

22.4.2 An accessory dwelling unit(s) shall:

- (a) be located above the first storey of the **building**;
- (b) have a **completely separate entrance** to the **street**;
- (c) be self-contained;
- (d) be designed and constructed as an integral part of the **building**; and
- (e) have a minimum **floor area** of 35 m² (377 ft²).

22.4.3 The use of **Emergency Shelter** is permitted on lands legally described as PCL B of Lot 8, Town of Quesnel, Plan 1516 (PID: 013-889-460); PCL C of Lot 8, Town of Quesnel, Plan 1516 (PID: 013-889-478); Lot 2, Town of Quesnel, Plan 5701 (PID: 013-584-022); Lot 2, Townsite of Quesnel, Plan 10376 (PID: 012-682-322); and Lot A, Town of Quesnel, Plan 7016, Except PCL A, O30449 (PID: 013-498-266).

22.4.4 In addition to the uses permitted above, **single detached dwelling** use and **duplex** use continue to be permitted for the parcels that contained these uses on the adoption of this bylaw. The regulations set out in the RS-2 zone Section 12.3 shall apply to these lots as long as the use remains single family or **duplex** residential, with or without a **secondary suite**.

22.4.5 The use of **Vapour Retail Store** is permitted on the land legally described as Lot 1 and 2 Block 3 Town of Quesnel Plan 17000 Except Plan 17665.

22.4.6 The use of **Supportive Housing** is permitted on the land legally described as Lot A Block 42 Town of Quesnel Plan EPP79910.

23. C-3R – Downtown Residential

The purpose is to provide a **zone** for the **development** of high density residential in the Downtown where ground floor commercial uses are not required.

23.1 Principal Uses

The following **principal uses** and no others are permitted in the C-3R **Zone**:

- (a) **apartment dwelling.**
- (b) **assisted residential living.**
- (c) **civic use.**
- (d) convenience **retail store.**
- (e) **eating and drinking establishments.**
- (f) **financial institution.**
- (g) **group day care.**
- (h) **group home dwelling.**
- (i) **health services.**
- (j) **liquor retail store.**
- (k) **community care facility.**
- (l) **office.**
- (m) **personal service establishment.**
- (n) **recreation and entertainment facility.**
- (o) **retail store.**

23.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-3R **Zone**:

- (a) **accessory buildings or structures.**

23.3 Regulations

Regulations table for C-3R **Zone**:

23.3.1	Maximum FAR	5.0
23.3.2	Minimum lot size	232 m2 (2,497 sq. ft.)

23.3.3	Minimum lot frontage	25 m (82 ft)
23.3.4	Maximum height	23 m (75 ft) or 6 storeys for a principal building 4.5 m (15 ft) for accessory building
23.3.5	Maximum lot coverage	85% including buildings , driveways and parking areas
23.3.6	Minimum setback from:	
	(a) front lot line	0.5 m (1.6 ft)
	(b) interior side lot line	1.5 m (4.9 ft)
	(c) exterior side lot line	1.5 m (4.9 ft)
	(d) rear lot line with a lane	3.0 m (9.8 ft)
	(e) rear lot line without a lane	3.0 m (9.8 ft)

23.4 Other Regulations

- 23.4.1 Ground floor commercial may be permitted within an **apartment dwelling** if entrance is **completely separate** from residential use.

24. C-4 – Highway Commercial

The purpose is to **zone** and preserve land for the accommodation of **large format retail** and a mix of vehicular oriented highway commercial uses, not provided for in the Downtown and West Quesnel Commercial areas.

24.1 Principal Uses

The following **principal uses** and no others are permitted in the C-4 **Zone**:

- (a) **animal clinic.**
- (b) **assembly.**
- (c) **automotive and equipment repair shops.**
- (d) **auctioning establishments.**
- (e) **automotive sales/rentals.**
- (f) **broadcasting studio.**
- (g) **cannabis retail sales**
- (h) **drive through.**
- (i) **eating and drinking establishment.**
- (j) **equipment rentals.**
- (k) **financial institution**, subject to Section 25.4.5 below.
- (l) **fleet services.**
- (m) **funeral parlour.**
- (n) **gas bars.**
- (o) **hotel.**
- (p) **large format retail store.**
- (q) **liquor retail store.**
- (r) **mini-storage facility.**
- (s) **motel.**
- (t) **neighbourhood public house.**
- (u) **office**, only for construction trades industry.
- (v) **personal service establishment.**
- (w) **recreation and entertainment facility.**

- (x) **recreational vehicle sales/rentals.**
- (y) **recycled materials drop-off centres.**
- (z) **tourist accommodation.**
- (aa) **vehicle and equipment sales/rental.**
- (bb) **warehouse.**
- (cc) **microbrewery or microdistillery.**
- (dd) **craft production.**

24.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-4 Zone:

- (a) **accessory buildings or structures.**
- (b) **caretaker dwelling unit.**

24.3 Regulations

Regulations table for C-4 zone:

24.3.1 Maximum FAR	0.65
24.3.2 Minimum lot size with:	
(a) community sanitary sewer and community water system	557 m ² (5,996sq.ft.)
(b) community sanitary sewer and no community water system	1600 m ² (17,223sq.ft.)
(c) no community sanitary sewer system	4000 m ² (43,055sq.ft.)
24.3.3 Minimum lot frontage	20 m (66 ft)
24.3.4 Maximum height	12 m (39 ft) or 3 storeys for principal building 4.5 m (15 ft) for accessory building
24.3.5 Maximum lot coverage	50%
24.3.6 Minimum setback of principal building from:	

(a) front lot line	7.5 m (25 ft)
(b) interior side lot line	0.0 m
(c) exterior side lot line abutting a flanking street	2.0 m
(d) rear lot line	0.0 m

24.4 Other Regulations

- 24.4.1 Where a C-4 zoned **lot** abuts a Residential **zone** the minimum setback is 7.5m (25 ft) for buildings in the C-4 **zone**.
- 24.4.2 Every business or undertaking shall be completely within an enclosed building, except for parking and loading facilities, patios, and seating areas, and any permitted outdoor storage yards.
- 24.4.3 A use which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the **site** on which the use is located shall not be permitted.
- 24.4.4 An accessory **dwelling unit** shall:
- (a) have a **completely separate entrance** to the **street**; and
 - (b) be self-contained.
- 24.4.5 The maximum **floor area** for all financial services use is 200 m² per tenancy and in addition for banks, credit unions, and trust companies a branch of the same financial service company must be located in the C-3 (Downtown Commercial) zone.
- 24.4.6 **Personal service establishments** are limited to a maximum floor area of 235.0 m² and are only permitted in the C-4 (Highway Commercial) zoned area of Quesnel along Hwy 97, south of Hydraulic Rd.
- 24.4.7 No **structure** will be permitted to be constructed with a floor area of less than 460 m² (5000 sq. ft.) for the purpose of **highway commercial retail stores**.
- 24.4.8 The use of **Retail Store** is permitted on the land legally described as Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.
- 24.4.9 The use of **Vapour Retail Store** is permitted on the land legally described as Lot B District Lot 3948 Cariboo District Plan 18315 Except Plan 30571; Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.

25. C-4A – Highway Mixed-Use

The purpose is to support a mix of commercial and residential development in the Southern Gateway area as part of a complete neighbourhood.

25.1 Principal Uses

The following **principal uses** and no others are permitted in the C-4A **Zone**:

- (a) **animal clinic.**
- (b) **apartment dwelling**, subject to Section 4 below
- (c) **assembly.**
- (d) **assisted residential living.**
- (e) **auctioning establishments.**
- (f) **automotive and equipment repair shops.**
- (g) **automotive sales/rentals.**
- (h) **broadcasting studio.**
- (i) **cannabis retail sales**
- (j) **civic use**
- (k) **community care facility**
- (l) **craft production**
- (m) **drive through.**
- (n) **eating and drinking establishment.**
- (o) **equipment rentals.**
- (p) **financial institution**, subject to Section 26.4.5 below.
- (q) **fleet services.**
- (r) **funeral parlour.**
- (s) **gas bars.**
- (t) **group day care,**
- (u) **group home dwelling.**
- (v) **health services.**
- (w) **hotel.**

- (x) **large format retail store.**
- (y) **liquor retail store.**
- (z) **microbrewery or microdistillery.**
- (aa)**mini-storage facility.**
- (bb)**motel.**
- (cc)**neighbourhood public house.**
- (dd)**office.**
- (ee)**personal care.**
- (ff) **personal service establishment.**
- (gg)**public market.**
- (hh)**recreation and entertainment facility.**
- (ii) **recreational vehicle sales/rentals.**
- (jj) **recycled materials drop-off centres.**
- (kk) **retail store.**
- (ll) **tourist accommodation.**
- (mm) **vehicle and equipment sales/rental.**
- (nn)**warehouse.**

25.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-4A Zone:

- (c) **accessory buildings or structures.**
- (d) **caretaker dwelling unit.**

25.3 Regulations

Regulations table for C-4 **zone**:

25.3.1 Maximum FAR	1.0 An additional floor area ratio of 0.5 is permitted for residential use for a total FAR of 1.5
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25.3.2	Maximum residential density	120 dwelling units per ha (48 dwelling units per ac)
25.3.3	Minimum lot size:	232 m ² (2,497 sq. ft.)
25.3.4	Minimum lot frontage	7.5 m (25 ft)
25.3.5	Maximum height	16 m (53 ft) or 4 storeys for principal building 4.5 m (15 ft) for accessory building
25.3.6	Maximum lot coverage	100% including buildings, driveways and parking areas
25.3.7	Minimum setback of principal building from:	
(a)	front lot line	3.0 m (10 ft)
(b)	interior side lot line	1.5 m (5 ft)
(c)	exterior side lot line abutting a flanking street	1.5 m (5 ft)
(d)	rear lot line	3.0 m (10 ft)

25.4 Other Regulations

- 25.4.1 Where a C-4A zoned lot abuts a Residential zone the minimum setback is 7.5 m (25 ft) for buildings in the C-4A zone.
- 25.4.2 An apartment dwelling shall be permitted only if the dwelling units are provided with a ground level entrance separate from other entrances to other permitted uses.
- 25.4.3 Every business or undertaking shall be completely within an enclosed building, except for parking and loading facilities, patios, and seating areas, and any permitted outdoor storage yards.
- 25.4.4 A use which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the site on which the use is located or on residential uses located on the site shall not be permitted.

- 25.4.5 The maximum floor area for a financial services use is 200 m² per tenancy and in addition, banks, credit unions, and trust companies must have a branch of the same financial service company located in the C-3 (Downtown Commercial) zone.

26. C-5 – Automobile Speedway Commercial

The purpose is to provide a **zone** for the accommodation of automotive speedway and sporting events.

26.1 Principal Uses

The following **principal uses** and no others are permitted in the C-5 **Zone**:

- (a) **auto race track facility.**
- (b) **go kart track.**

26.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-5 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **caretaker dwelling unit.**
- (c) **eating establishment**, ancillary to the principal use.
- (d) outdoor entertainment.

26.3 Regulations

Regulations table for C-5 **Zone**:

26.3.1	Maximum density	1 caretaker dwelling unit per lot
26.3.2	Minimum lot size	1 ha (2.47 ac)
26.3.3	Minimum lot frontage	30 m (98 ft)
26.3.4	Maximum height	9 m (30 ft) for principal building 4.5 m (15 ft) for accessory building
26.3.5	Maximum lot coverage	30 %
26.3.6	Minimum setback from:	
	(a) front lot line	15 m (49 ft)

(b) interior side lot line	15 m (49 ft)
(c) exterior side lot line	15 m (49 ft)
(d) rear lot line	15 m (49 ft)

26.4 Other Regulations

- 26.4.1 Outdoor entertainment including such things as music festivals or concerts shall be permitted subject to the approval of any authority having jurisdiction with respect to noise, health and safety, traffic control, and policing.

27. C-6: Tourist Service Commercial

The purpose of this zone is to provide land to accommodate temporary parking for recreation vehicles and related service facilities.

27.1 Principal Uses

The following **principal uses** and no others are permitted in the C-6 **Zone**:

- (a) **eating and drinking establishment.**
- (b) **parks.**
- (c) **recreation vehicle (RV) park.**
- (d) **tourist accommodation.**

27.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-6 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **caretaker dwelling unit.**
- (c) **community garden.**
- (d) greenhouse and plant nursery.
- (e) office.
- (f) **urban agriculture.**

27.3 Regulations

Regulations table for C-6 **Zone**

27.3.1 Maximum density	Maximum permitted number of recreation vehicle parking pads is 1.0 per 0.1 hectare (4.0 per acre) Maximum permitted number of recreation vehicles per parking pad is 1.0. Maximum gross floor area for retail is 1.25 square metres per recreation vehicle parking pad.
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27.3.2	Minimum lot size:	0.8 ha (2 ac)
27.3.3	Minimum lot frontage	30 m (98 ft)
27.3.4	Maximum height	9 m (30 ft) for principal building 7 m (23 ft) for accessory building
27.3.5	Maximum lot coverage	10 %
27.3.6	Minimum setback of principal or accessory building from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	7.5 m (25 ft)
	(c) exterior side lot line	7.5 m (25 ft)
	(d) rear lot line	7.5 m (25 ft)

27.4 Other Regulations

27.4.1 The maximum floor area for an accessory building is:

(a) 150 m² (1615 sq.ft) for **lots** less than 2 ha (4.94 ac.).

(b) 278 m² (2992 sq.ft) for **lots** greater than or equal to 2 ha (4.94 ac.).

27.4.2 No **buildings** or **structures** are permitted on a recreation vehicle parking pad.

27.4.3 All recreation vehicle parking pads are to be gravel or asphalt construction.

28. C-7 – Auto Mall Commercial

The purpose of this zone is to accommodate automobile and recreational vehicle dealerships and other associated uses in addition to a variety of highway commercial uses.

28.1 Principal Uses

The following **principal uses** and no others are permitted in the C-7 **Zone**:

- (a) **automotive sales/rentals.**
- (b) **assembly.**
- (c) **convenience retail store.**
- (d) **drive-through.**
- (e) **eating and drinking establishment.**
- (f) **fleet services.**
- (g) **gas bar.**
- (h) **hotel.**
- (i) **large format retail store.**
- (j) **liquor retail store.**
- (k) **motel.**
- (l) **personal service establishment.**
- (m) **recreational vehicle sales/rentals.**
- (n) **recycled materials drop-off centre.**
- (o) **vehicle and equipment sales/rental.**

28.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the C-7 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **automotive and equipment repair shops**, when accessory to **automotive sales/rentals, recreational vehicle sales/rentals uses, or vehicle and equipment sales/rental.**
- (c) **caretaker dwelling unit.**
- (d) **financial institution**, subject to Section 28.4.5.

(e) office, subject to Section 28.4.7

28.3 Regulations

Regulations table for C-7 **Zone**:

28.3.1	Minimum lot size	1 ha (2.47 ac)
28.3.2	Minimum lot width	50 m
28.3.3	Minimum lot depth	25 m
28.3.4	Maximum gross floor area ratio	0.4
28.3.5	Maximum lot coverage	40%
28.3.6	Maximum height	Lesser of 15.0 m or 4 storeys
28.3.7	Minimum setback from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	1.5 m (5 ft)
	(c) exterior side lot line	7.5 m (25 ft)
	(d) rear lot line	1.5 m (5 ft)

28.4 Other Regulations

- 28.4.1 Despite 28.3, where abutting another permitted non-**residential use** as part of a multi-unit complex in the C-7 **Zone** or where adjacent to another commercial or industrial zone, an interior side **yard setback** of zero metres may be permitted.
- 28.4.2 Despite 28.3, where a C-7 zoned **lot** abuts against a RR, CR, RS or RM **zone** the minimum **rear yard** and interior **side yard setback** is 6.0m (19.69 ft) for buildings in the C-7 **Zone**.
- 28.4.3 No structure will be permitted to be constructed with a floor area of less than 460 m² (4,950 ft²) for the purpose of **large format retail store**.
- 28.4.4 No open storage of goods or materials shall be permitted except where in full compliance with the required yard **setbacks** and unless full enclosed behind a screened and fenced area with a minimum height of 2 m (6.56 feet).

- 28.4.5 The maximum **gross floor area** for all **financial institutions** use is 200 m² per tenancy and in addition for banks, credit unions, and trust companies a branch of the same financial institution must be located in the C-3 (Downtown Commercial) **zone**.
- 28.4.6 There shall be no limit to the number of buildings provided that each group of units shall conform to every stipulation of this **zone**.
- 28.4.7 Offices (other than construction) can only each take up a maximum of 25% of the **gross floor area** of the commercial complex.

29. C-8 – Regional Shopping Centre

The purpose is to designate land for the **development** of larger shopping centres with a diversity of uses.

29.1 Principal Uses

The following **principal uses** and no others are permitted in the C-8 **Zone**:

- (a) **business support services.**
- (b) **cannabis retail sales.**
- (a) **drive-in food services.**
- (b) **eating and drinking establishments.**
- (c) emergency.
- (d) financial services.
- (e) **gas bars.**
- (f) government services.
- (g) health services.
- (h) **hotels.**
- (i) licensee retail store.
- (j) **motels.**
- (k) offices.
- (l) participant recreation services, indoor.
- (m) personal service establishments.
- (n) **recycled materials drop-off centres.**
- (o) religious assemblies.
- (p) retail store.

29.2 Accessory Uses

The following secondary uses and no others are permitted as secondary uses in the C-8 **Zone**:

- (a) **accessory buildings and uses;**
- (b) **group day care.**

29.3 Regulations

Regulations table for C-8 **Zone**

29.3.1	Minimum lot size	1 ha (2.47 ac)
29.3.2	Minimum lot width	50 m
29.3.3	Minimum lot depth	25 m
29.3.4	Maximum floor area ratio	0.4
29.3.5	Maximum lot coverage	40%
29.3.6	Maximum height	Lesser of 15.0 m or 4 storeys
29.3.7	Minimum setback from:	
29.3.8	front lot line	7.5 m (25 ft)
29.3.9	interior side lot line	1.5 m (5 ft)
29.3.10	exterior side lot line	7.5 m (25 ft)
29.3.11	rear lot line	1.5 m (5 ft)

29.4 Other Regulations

- 29.4.1 Despite 29.3, where abutting another permitted non-**residential use** as part of a multi-tenant complex in the C-8 **Zone** or where adjacent to another commercial or industrial zone, an interior side **yard setback** of zero metres may be permitted.
- 29.4.2 Despite 29.3, where a C-8 zoned **lot** abuts against a RR, CR, RS or RM **zone** the minimum **rear yard** and interior **side yard setback** is 6.0m (19.69 ft) for buildings in the C-8 **Zone**.
- 29.4.3 No structure will be permitted to be constructed with a floor area of less than 460 m² (4,950 ft²) for the purpose of Retail Commercial.
- 29.4.4 No open storage of goods or materials shall be permitted except where in full compliance with the required **yard setbacks** and unless full enclosed behind a screened and fenced area with a minimum height of 2 m (6.56 feet).
- 29.4.5 The maximum floor area for all financial services use is 200 m² per tenancy and in addition for banks, credit unions, and trust companies a branch of the same financial service company must be located in the C-3 (Central Business District) zone.

- 29.4.6 There shall be no limit to the number of buildings provided that each group of units shall conform to every stipulation of this zone.
- 29.4.7 Business support services, offices (other than construction), health services, and government services can only each take up a maximum of 25% of the gross floor area of the commercial complex.

30. M-1 – Light Industrial

The purpose is to provide a **zone** for **light industrial** uses.

30.1 Principal Uses

The following **principal uses** and no others are permitted in the M-1 **Zone**:

- (a) **abattoir.**
- (b) **art gallery or art studio.**
- (c) **auction establishment.**
- (d) **automotive sales/rental.**
- (e) **cold storage facilities.**
- (f) **equipment and machinery sales/rentals.**
- (g) **fleet services.**
- (h) **greenhouse and plant nursery.**
- (i) **industrial support service.**
- (j) **light industrial use.**
- (k) **microbrewery.**
- (l) **product assembly.**
- (m) **public utility use.**
- (n) **recreational vehicle sales/rental.**
- (o) **recycling materials drop-off centre.**
- (p) **wood product manufacturing.**
- (q) **warehouse.**

30.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the M-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **retail store.**
- (c) **caretaker dwelling unit.**

30.3 Regulations

Regulations table for M-1 **Zone**:

30.3.1 Minimum lot size with:	
(a) community sanitary sewer and community water system	669m ² (7,200 ft ²)
(b) community sanitary sewer and no community water system	1600 m ² (17,222 ft ²)
(c) no community sanitary sewer system	1 ha (2.47 ac)
30.3.2 Minimum lot frontage	20 m (66 ft)
30.3.3 Maximum height	23 m (75 ft)
30.3.4 Maximum lot coverage	75 %
30.3.5 Minimum setback from:	
(a) front lot line	7.5 m (25 ft)
(b) interior side lot line	0.0 m except 7.5 m when abutting another zone
(c) exterior side lot line	4.5 m (15 ft)
(d) rear lot line	0.0 m except 7.5 m when abutting another zone

30.4 Other Regulations

- 30.4.1 Every business or undertaking shall be completely within an enclosed **building**, except for permitted outdoor storage areas and parking and loading facilities.
- 30.4.2 A use that is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the **site** on which the use is located shall not be permitted.
- 30.4.3 In addition to the permitted uses herein, the use of **equipment and machinery repair** is added as a principal permitted use on those M-1 designated parcels which have a frontage on and access onto Campbell Crescent.
- 30.4.4 There shall be no limit to the number of **accessory buildings or structures**.
- 30.4.5 There shall be no limit to the number of principal buildings in the M-1 **Zone** provided that each **building** conforms to the regulations stipulated in this **Zone**

31. M-2 – Heavy Industrial

The purpose is to provide a **zone** for the orderly **development** of industrial uses which due to appearance, noise, odour, emission of toxic wastes, or fire or explosive hazards may have detrimental effects on other **zones**.

31.1 Principal Uses

The following **principal uses** and no others are permitted in the M-2 **Zone**:

- (a) **abattoir**.
- (b) **cannabis commercial production**, as authorized under the *Controlled Drugs and Substances Act* (Canada) or any regulations made pursuant to that Act.
- (c) **cold storage facilities**.
- (d) **greenhouse and plant nursery**.
- (e) **heavy industrial** use.
- (f) industrial support service.
- (g) **light industrial** use.
- (h) **microbrewery**.
- (i) **product assembly**.
- (j) **resource use**.
- (k) warehouse.
- (l) **wood product manufacturing**.

31.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the M-2 **Zone**:

- (a) **accessory buildings or structures**.

31.3 Regulations

Regulations table for M-2 **Zone**:

31.3.1	Minimum lot size:	8000 m ² (2 ac.)
31.3.2	Minimum lot frontage	30 m (98 ft)

31.3.3 Maximum height	23 m (75 ft)
31.3.4 Maximum lot coverage	75 %
31.3.5 Minimum setback from:	
(a) front lot line	7.5 m (25 ft)
(b) interior side lot line	0.0 m except that it is 7.5 m abutting another zone
(c) exterior side lot line	4.5 m (15 ft)
(d) rear lot line	0.0 m except that it is 7.5 m abutting another zone

31.4 Other Regulations

- 31.4.1 A use which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the **site** on which the use is located shall not be permitted.
- 31.4.2 The minimum lot area is 1.0 ha unless a connection to the **community sanitary sewer system** has been installed in accordance with the **City's** Subdivision and Development Servicing Bylaw, as amended from time to time.
- 31.4.3 There shall be no limit to the number of **accessory buildings** in the M-2 **Zone**.
- 31.4.4 There shall be no limit to the number of principal buildings in the M-2 **Zone** provided that each **building** conforms to the regulations stipulated in this **Zone**.
- 31.4.5 The use of Worker Accommodation Facility is permitted on the lands legally described as Lot 1 District Lot 5014 Cariboo District Plan PGP35877; Lot A District Lots 221 and 5014 Cariboo District Plan EPP4123 Except Plan EPP63854; Lot A District Lots 221 and 5014 Cariboo District Plan 33700 Except Plans PGP35877, PGP38105, PGP44471, PGP47786 and EPP4123.

32. M-3 – Airport

The purpose is to provide a **zone** for airport use and related commercial and **light industrial** uses.

32.1 Principal Uses

The following **principal uses** and no others are permitted in the M-3 **Zone**:

- (a) aircraft runways.
- (b) **aircraft sales, maintenance and repairs.**
- (c) aircraft terminal buildings and aircraft storage hangars.
- (d) **aircraft support services.**
- (e) **airport operations.**
- (f) commercial off-street pay parking.
- (g) **convenience retail store.**
- (h) crop and crop removal.
- (i) **light industrial use.**

32.2 Accessory Uses

The following uses and no others are permitted as **accessory** uses in the M-3 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **eating and drinking establishments** accessory to aircraft terminal buildings.
- (c) **retail stores**, accessory to aircraft terminal buildings.

32.3 Regulations

Regulations table for M-3 **Zone**:

32.3.1 Minimum lot size with:	
(a) community sanitary sewer and community water system	557 m ² (5,996 ft ²)
(b) community sanitary sewer and no community water system	1600 m ² (17,222 ft ²)

(c) no community sanitary sewer system	1 ha (2.47 ac)
32.3.2 Minimum lot frontage	20 m (66 ft)
32.3.3 Maximum lot coverage	75 %
32.3.4 Minimum setback from:	
(a) front lot line	7.5 m (25 ft)
(b) interior side lot line	5.0 m (16 ft)
(c) exterior side lot line	7.5 m (25 ft)
(d) rear lot line	7.5 m (25 ft)

32.4 Other Regulations

32.4.1 The maximum **height** shall be determined by Transport Canada regulations.

32.4.2 Despite Section 30.3, **setback** requirements will be subject to approval of Transport Canada.

32.4.3 There shall be no limit to the number of **accessory buildings** in the M-3 **Zone**.

32.4.4 There shall be no limit to the number of principal buildings in the M-3 **Zone** provided that each **building** conforms to the regulations stipulated in this **Zone**.

33. GIR – General Industrial Reserve

The purpose is to designate and preserve land for the orderly **development** of industrial uses.

33.1 Principal Uses

The following **principal uses** and no others are permitted in the GIR **Zone**:

- (a) **agricultural use.**
- (b) **park.**

33.2 Accessory Uses

The following uses and no others are permitted as **accessory** uses in the GIR **Zone**:

- (a) **accessory buildings or structures.**
- (b) **caretaker dwelling unit.**

33.3 Regulations

Regulations table for GIR **Zone**:

33.3.1 Minimum lot size:	0.8 ha (2 ac)
33.3.2 Minimum lot frontage	40 m (131 ft)
33.3.3 Maximum height	9 m (30 ft) for principal building 7 m (23 ft) for accessory building
33.3.4 Maximum lot coverage	10 %
33.3.5 Minimum setback from:	
(a) front lot line	7.5 m (25 ft)
(b) interior side lot line	7.5 m (25 ft)
(c) exterior side lot line	7.5 m (25 ft)
(d) rear lot line	7.5 m (25 ft)

34. P-1 – Civic Assembly and Institutional

The purpose is to provide a **zone** for to accommodate the use and **development** of land for community services and facilities typically operated by a government agency or non-profit organization.

34.1 Principal Uses

The following **principal uses** and no others are permitted in the P-1 **Zone**:

- (a) **assembly.**
- (b) **assisted residential living.**
- (c) **civic use.**
- (d) **convenience retail store.**
- (e) **eating establishment.**
- (f) **group day care.**
- (g) **group home dwelling.**
- (h) **health services.**
- (i) **hospital.**
- (j) **personal care.**
- (k) **office.**
- (l) **recreation and entertainment facility.**

34.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the P-1 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **caretaker dwelling unit.**
- (c) **community garden.**

34.3 Regulations

Regulations table for P-1 **Zone**:

34.3.1 Minimum lot size with:	
(a) community sanitary sewer and community	557 m ² (5,996 ft ²)

water system (b) community sanitary sewer and no community water system (c) no community sanitary sewer system	1600 m² (17,222 ft²) 1 ha (2.47 ac)
34.3.2 Minimum lot frontage	20 m (66 ft)
34.3.3 Maximum height	18.3 m (60 ft) for principal building 7 m (23 ft) for accessory building
34.3.4 Maximum lot coverage	50 %
34.3.5 Minimum setback from:	
(a) front lot line	7.5 m (25 ft)
(b) interior side lot line abutting an RS zone	3.0 m (10 ft)
(c) interior side lot line not abutting an RS zone	1.5 m (5 ft)
(d) exterior side lot line	3.0 m (10 ft)
(e) rear lot line	3.0 m (10 ft)

34.4 Other Regulations

- 34.4.1 The minimum **gross floor area** of an accessory **dwelling unit** shall be 46 m² (495 ft²).
- 34.4.2 In addition to the permitted principal uses herein, the use of **supportive housing** of 32 units is permitted on the lands legally described as Lot 8 Block 10 District Lot 386 Cariboo District Plan 772; Lot 9 Block 10 District Lot 386 Cariboo District Plan 772; Lot 11 Block 10 District Lot 386 Cariboo District Plan 772; Lot 12 Block 10 District Lot 386 Cariboo District Plan 772; and Lot 13 Block 10 District Lot 386 Cariboo District Plan 772.

35. P-2 –Parks and Open Space

The purpose is to provide a **zone** for the preservation and enhancement of parks and open space areas and limited public facilities.

35.1 Principal Uses

The following **principal uses** and no others are permitted in the P-2 **Zone**:

- (a) **assembly.**
- (b) **cemetery.**
- (c) **civic use.**
- (d) heritage site.
- (e) **park.**
- (f) **recreation and entertainment facility.**
- (g) rodeos, equestrian and related events such as livestock storage.
- (h) water parks and public beaches.

35.2 Accessory Uses

The following uses and no others are permitted as **accessory** uses in the P-2 **Zone**:

- (a) **accessory buildings or structures.**
- (b) **eating and drinking establishment.**
- (c) **caretaker dwelling unit.**
- (d) **community garden.**

35.3 Regulations

Regulations table for P-2 **Zone**:

35.3.1 Maximum density	1 accessory caretaker dwelling unit per lot
35.3.2 Minimum lot size	557 m ² (5,996 ft ²)
35.3.3 Minimum lot frontage	20 m (66 ft)
35.3.4 Maximum height	9 m (30 ft) for principal building

	7 m (23 ft) for accessory building
35.3.5 Maximum lot coverage	10 %
35.3.6 Minimum setback from:	
(a) front lot line	4.6 m (15 ft)
(b) interior side lot line	4.6 m (15 ft)
(c) exterior side lot line	4.6 m (15 ft)
(d) rear lot line	4.6 m (15 ft)

35.4 Other Regulations

- 35.4.1 Areas specifically identified for conservation in the Official Community Plan and owned by the **City**, shall be encumbered by a restrictive covenant registered on title, for conservation purposes, that would prevent the construction of any permanent **structures** and maintain the area in a natural state for educational purposes and the enjoyment of the public.
- 35.4.2 There shall be no limit to the number of **accessory buildings** in the P-2 Zone.
- 35.4.3 There shall be no limit to the number of principal buildings in the P-2 Zone provided that each **building** conforms to the regulations stipulated in this Zone.

36. CD – Comprehensive Development Opportunity

These **zone** is intended to accommodate and regulate the **development** of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and density stated in the Official Community Plan. An amending Bylaw may specify permit uses and regulations other than those set out below.

36.1 Permitted Uses

- 36.1.1 Land uses are to be specified in the **principal** and **accessory** use sections of each corresponding Comprehensive Development Zone.

36.2 Lot Area – Subdivision

- 36.2.1 **Lots** created through subdivision in this **Zone** shall conform to the **lot area** prescribed in the respective **zones** in each applicable Part of this Bylaw.

36.3 Density

- 36.3.1 The density shall comply with the Density prescribed in the respective **zones** in each applicable Part of this Bylaw.

36.4 Lot Coverage

- 36.4.1 **Lot coverage** shall comply with **lot coverage** presented in the respective **zones** in each applicable Part of this Bylaw.

36.5 Yards and Setbacks

- 36.5.1 Buildings and **structures** shall be sited in accordance with Section 4 of this Bylaw and **yards** and **setbacks** prescribed in the respective **zones** in each applicable part of this Bylaw.

36.6 Height of Buildings

- 36.6.1 The **building height** shall comply with **the heights** prescribed in the respective **zones** in each applicable part of this Bylaw.

36.7 Landscaping

- 36.7.1 The **landscaping** shall comply with Section 4.13 of this Bylaw and any landscaping or screening prescribed in the respective zones in each applicable part of this Bylaw.

36.8 Special Regulations

- 36.8.1 A Comprehensive Development **Zone** may include the following schedules forming part of the said **Zone**;
 - (a) A **site** plan, including legal description of the land, showing the location of all existing and proposed buildings, highways, paved areas, street lighting, utilities, and utility easements, **streams** and other topographical features of the **lot**;
 - (b) Architectural plans for any proposed **buildings**;

- (c) Existing and proposed grades and their relation to the elevations on adjoining **lots**;
- (d) The location, size, **height** and orientation of signs;
- (e) The location and treatment of open spaces, **screening** and **landscaping**;
- (f) A determination of uses and staging of **development**;
- (g) provided, however, that the foregoing may be waived in whole or in part if the **lot** and the proposed **development** are subject to a development permit.

37. CD-1 – Quesnel Tillicum Society Comprehensive Development Zone

The purpose is to provide a **zone** for the development of the Quesnel Tillicum Society apartment building on North Fraser Drive in conjunction with the Friendship Centre and other uses including a group day care and commercial services.

37.1 Principal Uses

The following **principal uses** and no others are permitted in the CD-1 **Zone**:

- (i) **apartment dwelling.**
- (j) **art gallery or art studio.**
- (k) **assembly.**
- (l) **civic use.**
- (m) **community care facility.**
- (n) **group day care.**
- (o) **health services.**
- (p) **office.**
- (q) **personal service establishment.**
- (r) **retail store.**
- (s) **supportive housing.**

37.2 Accessory Uses

The following uses and no others are permitted as **accessory** uses in the CD-1 **Zone**:

- (e) **accessory buildings or structures.**
- (f) **community garden.**
- (g) **minor home based business.**

37.3 Regulations

Regulations table for CD-1 **Zone**:

37.3.1	Maximum density	120 dwelling units per ha (48 dwelling units per ac)
37.3.2	Minimum lot size	3500 m ² (37,660 ft ²)

37.3.3 frontage	Minimum lot	30 m (98 ft)
37.3.4	Maximum height	16 m (53 ft) or 5.0 storeys for principal building 4.5 m (15 ft) for accessory building
37.3.5 coverage	Maximum lot	70 %
37.3.6 from:	Minimum setback	
(e) front lot line		5 m (16.41 ft)
(f) interior side lot line		1.5 m (5 ft)
(g) exterior side lot line		3.0 m (10 ft)
(h) rear lot line		1.5 m (5 ft)

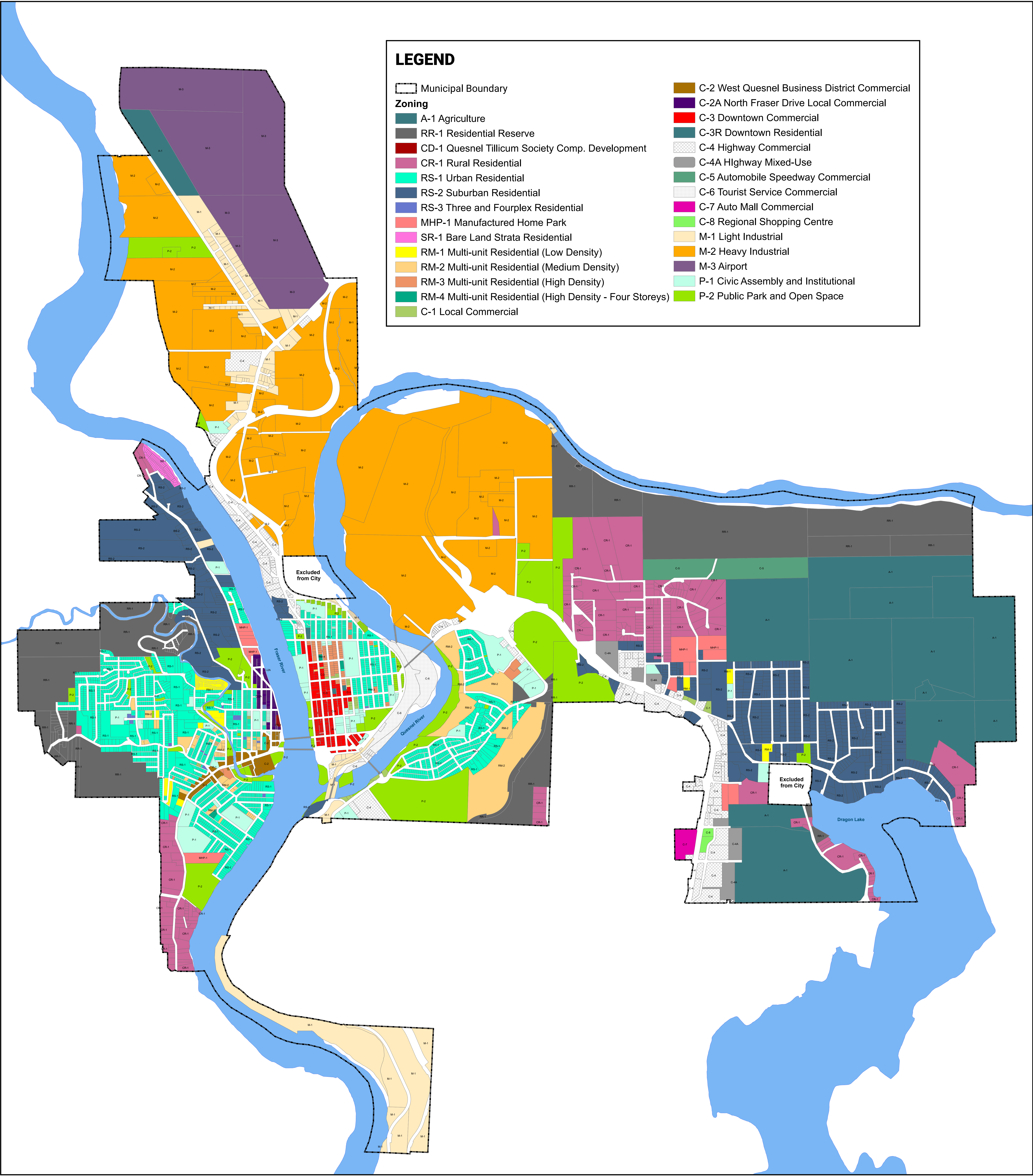
37.4 Other Regulations

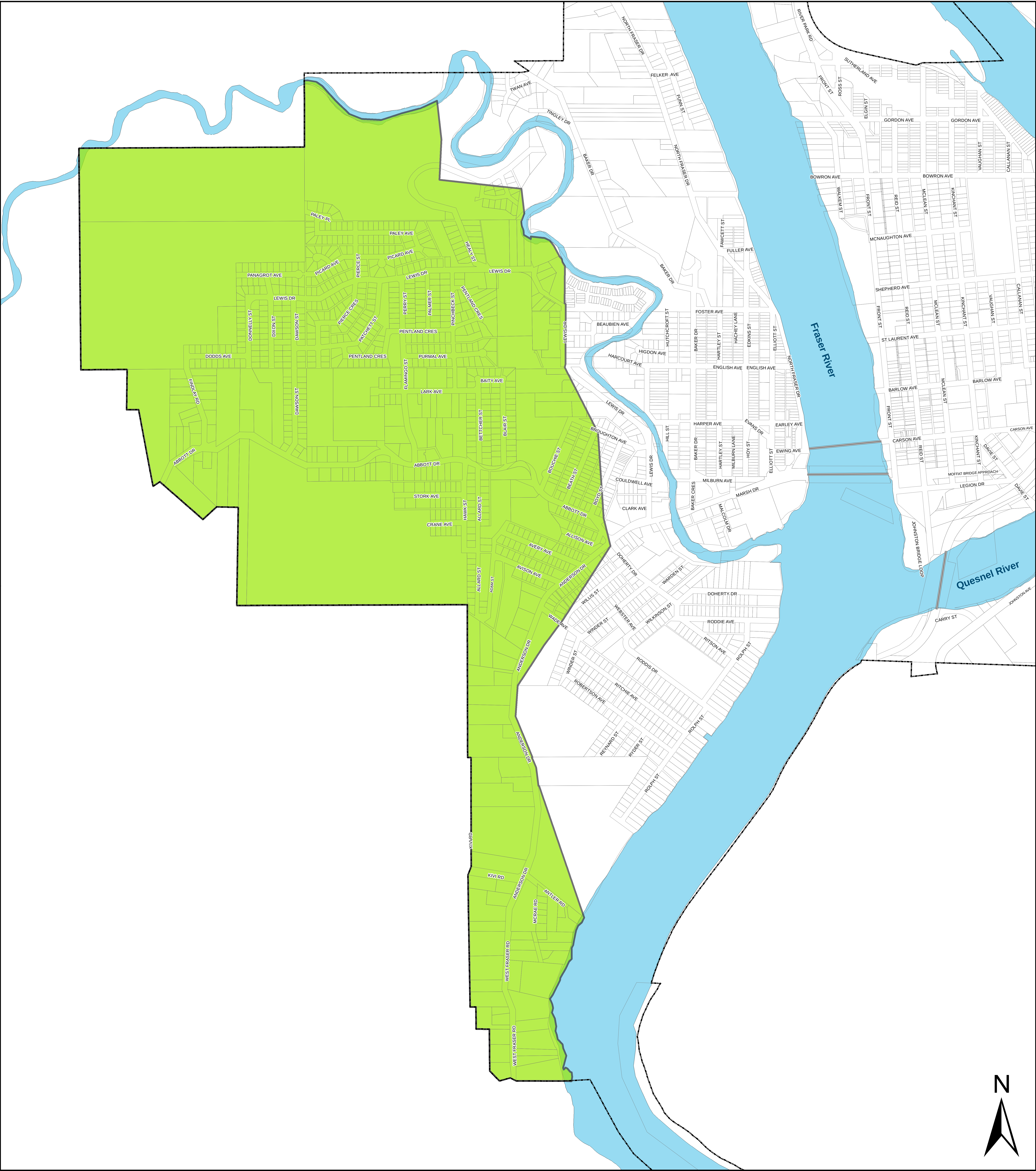
37.4.1 Principal buildings and site layout shall generally conform to the site plan attached.

37.4.2 There shall be no limit to the number of principal uses permitted in the CD-1 **Zone** and the uses of buildings designated catering and day care may change to any permitted uses identified as principle use that does not change parking or traffic circulation.

37.4.3 Parking shall generally conform to the attached site plan with a minimum of 49 off-street parking stalls are to be provided.







Legend

- Municipal Boundary
- Parcels
- West Quesnel Land Stability Area

The City of Quesnel Zoning Bylaw No. 1980 of 2025

Schedule C
West Quesnel Land Stability Area

0.15 0.075 0 0.15 0.3
Kilometers

1:4,547 UTM NAD 83 Zone 10N



This is Schedule C as referred to in the City of Quesnel Zoning Bylaw No. 1980 of 2025.

Certified a True Copy of Schedule C of Bylaw No. 1980 of 2025.

Corporate Administrator