

District of Tumbler Ridge



ZONING BYLAW

No. 585, 2012

Adopted July 26, 2012

Consolidated for Convenience

Includes the Following Amending Bylaws:

Date Adopted:

Zoning Amendment Bylaw No. 641, 2016	September 5, 2016
Zoning Amendment Bylaw No. 648, 2017	September 5, 2017
Zoning Amendment Bylaw No. 665, 2018	August 7, 2018
Zoning Amendment Bylaw No. 679, 2019	September 16, 2019

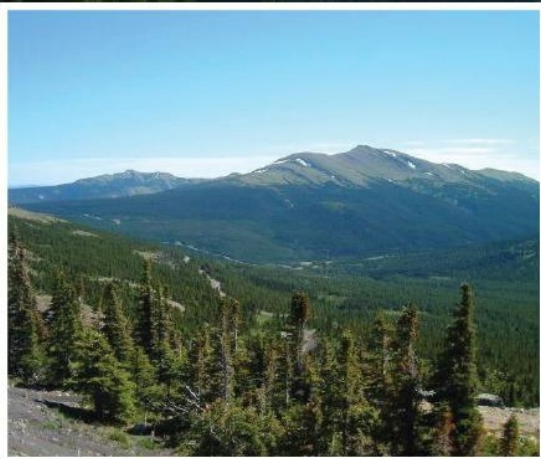
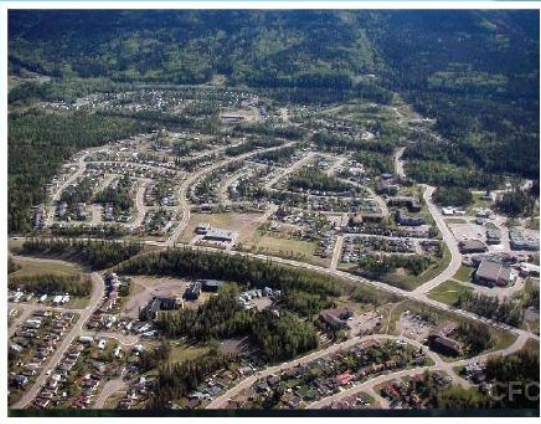
District of Tumbler Ridge



Zoning Bylaw

Bylaw No.585

July 2012





**District of Tumbler Ridge
Zoning Bylaw No. 585, 2012**

WHEREAS Council wishes to repeal District of Tumbler Ridge Zoning Bylaw No. 517, 2006, and amendments thereto, and wishes to adopt a new Zoning bylaw, pursuant to Section 903 of the *Local Government Act*,

AND WHEREAS Council has held a Public Hearing pursuant to Section 890 of the *Local Government Act*.

NOW THEREFORE Council of the District of Tumbler Ridge, in open meeting assembled hereby enacts as follows:

1. District of Tumbler Ridge Zoning Bylaw No. 517, 2006, and the amendments thereto are hereby repealed.
2. This bylaw shall be cited as the "District of Tumbler Ridge Zoning Bylaw No. 585, 2012".
3. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Zoning Bylaw for the District of Tumbler Ridge:
 - .1 Schedule A (Zoning Bylaw text)
 - .2 Schedules B, C, D and E (Zoning Bylaw maps)

READ A FIRST TIME THIS 20th DAY OF FEBRUARY, 2012

PUBLIC HEARING HELD ON 27th DAY OF MARCH, 2012

READ A SECOND TIME THIS 9th DAY OF JULY, 2012

2nd PUBLIC HEARING HELD ON 23rd DAY OF JULY, 2012

READ A THIRD TIME THIS 24th DAY OF JULY, 2012

APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS

RECEIVED

25th DAY OF JULY, 2012

26th DAY OF JULY, 2012

ADOPTED THIS



Darwin Wren, Mayor



Barry Elliott, Corporate Officer



SCHEDULE A

ZONING BYLAW TEXT



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1.1 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:

Accessory means the use of which is subordinate to the principal use on the parcel.

Accessory Building means any building or structure that is used in conjunction with the principal building, but is separate from the principal building, and is located on the same parcel and includes garages, carports, sheds, soft-sided structures, and greenhouses.

Administrative Office an office, including a labour union office, used for management, procurement, sales or recruitment that is ancillary to a commercial, industrial or resource extraction operation located at another site.

Agricultural Use means a use providing for the growing, rearing, producing and harvesting of agricultural products, including the storing and processing on an individual farm of the primary agricultural products harvested, reared, or produced on that farm and the storage of farm machinery and implements used on the farm; and specifically includes a kennel and the keeping of horses, cattle, sheep, poultry, pigeons, ducks, geese, and other livestock.

Zoning Amendment Bylaw No. 641 – September 2016

Backyard Hen Keeping means the keeping of hens, as they are defined in the Animal Responsibility Bylaw, and as permitted in this bylaw.

Bed and Breakfast means single family dwelling containing individual sleeping units used for temporary overnight accommodation and where breakfast is provided by the resident of the single family dwelling.

Boarder or Lodger means a person who, in return for consideration resides in a separate or shared sleeping room in a dwelling unit, and who is not a member of the family residing in the residence.

Building means a structure located on the ground and supported by columns or walls which is designed, erected or intended for the support, enclosure or protection of persons, animals, or property.

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

C Zone means any commercial zone and includes the C1, C2 and C3 zones.



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

Zoning Amendment Bylaw No. 665 – August 2018

CANNABIS STORE means any business where the primary use includes displaying, selling or offering for sale cannabis or any cannabis-related merchandise.

Zoning Amendment Bylaw No. 665 – August 2018

CANNABIS FACILITY means any business where the primary use includes growing, processing, producing, testing, destroying, storing or distributing cannabis.

Caretaker Suite means a dwelling unit used solely to accommodate a person or persons for the purposes of providing on-site surveillance, maintenance or security for the primary use of the parcel.

Cargo Container means a container designed for the storage or transport of goods, including a container designed for the intermodal transportation of freight or goods, but excludes dumpsters and recycling receptacles.

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

Zoning Amendment Bylaw No. 679, 2019 – September 2019

Consolidated Lot means any lot created as a results of joining two or more lots together in order to create a larger parcel.

Chief Administrative Officer means the person duly appointed by the Council, and includes the Chief Administrative Officer designate.

Club or Lodge means a building or establishment used by an association or organization for fraternal, social, or recreational purposes with cooking facilities and which will be operated for the use of club members and their guests only.

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

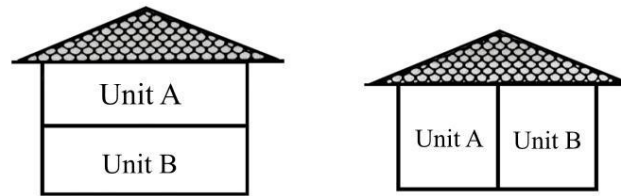
Council means the Council of the District of Tumbler Ridge.

Density means the maximum number of dwelling units permitted per each hectare of usable site area.

District means the District of Tumbler Ridge.

Dwelling, Duplex means a building that is divided horizontally or vertically into two (2) separate dwelling units in the manner illustrated in Figure 1.1, where each of the dwelling units has an independent entrance either directly from the outside or through a common vestibule.

FIGURE 1.1 ILLUSTRATION OF DUPLEX



Dwelling, Multiple Family Apartment means a building which contains three or more dwelling units, two or more of which have a common entrance from the ground level.

Dwelling, Multiple Family Townhouse means three or more of a series of dwellings, often of similar or identical design, situated side by side and joined by common walls.

Dwelling, Multiple Family means a building consisting of three or more dwelling units and includes but is not limited to apartments, townhouses, triplexes, quadplexes, and condominiums.

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

Dwelling, Single Family means a building, other than a mobile home, that contains one dwelling unit, and which may also contain a secondary suite where permitted by this Bylaw.

Dwelling Unit means two or more rooms used or intended to be used as the permanent home or residence of a family that contains only one cooking facility, with sleeping and bathing facilities.

Family means:

- a) An individual, or two or more persons related by blood, marriage, adoption, or foster parenthood sharing one dwelling unit; or,
- b) Not more than three unrelated persons sharing one dwelling unit.

Fence means a railing, trellis, or other screening forming a boundary to or enclosing a parcel or part thereof.

Floor Area means the total area of all the floors of a building measured to the extreme outer limits of the building, including enclosed porches, verandas, and balconies, but excluding areas used for parking.

Frontage means that length of a parcel boundary which immediately adjoins a road or a street.



Garden Suite means a single family dwelling located in the rear yard or above a garage, the use of which is accessory to a single family dwelling on the same parcel.

Health Services means the use of a building or buildings for the provision of a physical or mental health service on an out-patient basis and includes but is not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics and counseling services.

Highway has the same meaning as in the *Community Charter*.

Home Occupation means an accessory use within a dwelling unit for a small professional or home-based business, including but not limited to book-keeping, legal services, and small-scale home sales. Home-based occupations are conducted entirely indoors.

Zoning Amendment Bylaw No. 648 – September 2017

Home Occupation – Contractor means a business whose office is based in a dwelling unit or accessory building located in R1, R2, R3, R4, RM2 or MHP zone and conducts work outside of the dwelling unit or accessory building.

Home Industry means the use of a parcel containing a dwelling unit for an industrial or manufacturing business, including but not limited to a carpentry shop, a welding shop, and a metal working shop.

Lane means a highway intended to provide secondary access to parcels of land, but a lane is not a partial highway.

Industry, Heavy means the use of land to store, process or manufacture materials or products made predominantly from extracted, bulk, or raw materials, or to use land for the storage or manufacture of flammable, explosive hazardous, or noxious materials or products.

Industry, Light means the use of land to make, assemble, and service finished products, including packaging and wholesale distribution.

M Zone means any industrial zone and includes the M1 zone.

Manufactured Home means a mobile home or a modular home used as a dwelling unit. .

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

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



Modular Home is a dwelling unit constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local bylaws and the BC Building Code.

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 as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation and the nature of the soil and as determined by a surveyor.

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

Panhandle Lot means any parcel which gains road frontage through the use of a narrow strip of land which is an integral part of the parcel but is not included when calculating the area of such parcel or the front yard setback requirement.

Parcel Coverage means the percentage of the parcel area covered by buildings and structures.

Parcel Depth means the shortest horizontal distance between the front and rear parcel lines.

Parcel Line means the legally defined boundary of any parcel.

Parcel Line, Equivalent Front means a line drawn between the intersect points of the side parcel line and the front parcel line on parcels with curved front parcel lines, as illustrated in Figure 1.2.

Parcel Line, Exterior Side means a side parcel line which abuts the highway (excluding a lane, pathway, walkway, or trail) on a corner parcel, as illustrated in Figure 1.3.

Parcel Line, Front means any parcel line common to a parcel and one highway other than a lane as illustrated in Figure 1.3. Where a parcel is contiguous to the intersection of two (2) highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane.

Parcel Line, Interior Side means a parcel boundary between two (2) or more parcels or a lane, other than a front or rear parcel line, as illustrated in Figure 1.3.

Parcel Line, Rear means the boundary of a parcel which lies the furthest from, and is not connected to, the front parcel line, as illustrated in Figure 1.3.

FIGURE 1.2 ILLUSTRATION OF EQUIVALENT FRONT PARCEL LINES

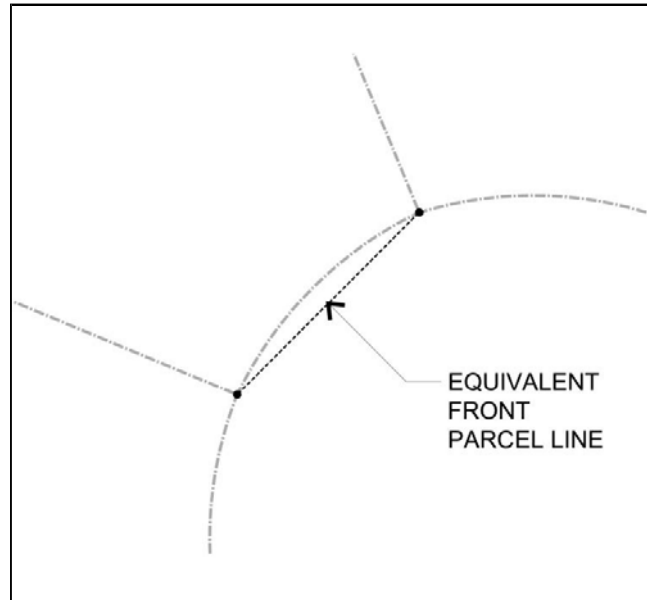
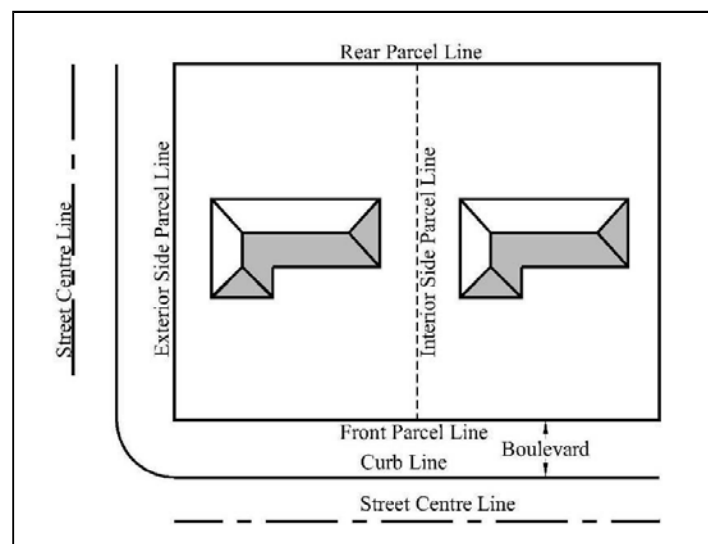


FIGURE 1.3 ILLUSTRATION OF PARCEL LINES



Parcel Width means the horizontal distance between side parcel lines measured at right angles to the parcel depth and seven (7) metres from the front parcel line.



Personal Service Establishment means a use that provides personal services to an individual related to the care and appearance of the body or the cleaning and repair of personal effects, including barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, and laundries; but does not include health services.

Place of Worship means the use of land for a building used by any religious organization for worship or other ecclesiastical functions and may also include accessory uses and buildings, including, but not limited to an assembly hall, auditorium, rectory and daycare.

Principal Building means the building which contains the principal use of the parcel and shall include attached garages or carports.

Professional Services Office means a legal, accounting, bookkeeping, or government office, or other office that provides professional services to the public, but does not include an Administrative Office.

Public Assembly and Entertainment means a use that provides space for public assembly and entertainment and includes an auditorium, amusement arcade, billiard and pool hall, bowling alley, dance hall, and theatre.

Public Open Space means vacant land used for recreation activities such as walking, cycling, running, hiking, snowmobiling, and all terrain vehicle use.

Public Use means the use of land for government-operated buildings and facilities for public parks and recreation, sports, education, health, welfare, administration, safety, communications or public works.

Public Utility means the use of land for buildings and facilities that distribute electricity, gas, water, sewer, telephonic or television signals.

R Zone means any residential zone, and includes the R1, R2, R3, R4, RM1, RM2 and MHP zones.

Resource Development means buildings and structures used for exploration and processing of natural resources.

Retail Store means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store.

Secondary Suite means the accessory use of a single-family dwelling for a separate dwelling unit that contains a separate entrance from the exterior of the building.



Service Club means the assembly of people for the non-commercial provision of services to the community.

Setback means the horizontal distance measured at right angles to the parcel line, between the parcel line and the exterior wall of the building or structure.

Soft-sided Structure means a structure composed of flexible, water-resistant or waterproof material, often cloth such as canvas or polyester coated with urethane, or made of plastics such as polyethylene.

Structure means a construction of any kind, whether fixed to, supported by, or sunk into land or water which requires permanent location on the ground or something attached to the ground, and includes buildings, walls, decks, fences, tanks, pools, piers, sheds, display signs, poles and towers.

Temporary means a period of two years or less.

Yard, Front means that portion of the parcel extending across the full width of the parcel from the front parcel line to the face of the nearest exterior wall of the principal building on the parcel except in the case of a corner parcel, the front yard shall parallel the shortest boundary thereof abutting on a street or right of way.

Yard, Rear means that portion of the parcel extending across the full width of the parcel from the rear parcel line to the face of the nearest exterior wall of the principal building on the parcel.

Yard, Side means that portion of the parcel extending from the front yard to the rear yard and lying between the side parcel line and the face of the nearest exterior wall of the principal building on the parcel.

Zone means a zone created by this Bylaw or as amended or as replaced.

Zoning Map means the maps attached as Schedules B, C, D, and E to this Bylaw.



2.0 ADMINISTRATION AND ENFORCEMENT

Title

- 2.1. This Bylaw shall be referred to as the "District of Tumbler Ridge Zoning Bylaw No. 585, 2012".

Subject Area

- 2.2. This Bylaw applies to the entire geographical area of the District of Tumbler Ridge and to all land, buildings and structures including the surface of water within that area.

Interpretation

- 2.3. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word "person" includes a corporation, firm, partnership, trust, and other similar entities, as well as an individual. Words have the same meaning whether they are capitalized or not.
- 2.4. The headings given to sections, subsections, sentences, clauses or phrases in this bylaw are for convenience of reference only. They do not form part of this bylaw and will not be used in the interpretation of this bylaw.

Inspection

- 2.5. The Council designate(s) is hereby authorized to enter, at all reasonable times, upon any properties subject to this Bylaw to ascertain whether this Bylaw is being obeyed.

Violations

- 2.6. Any person who violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required by any of the provisions of this Bylaw, shall be deemed to have violated the provisions of this Bylaw.

Penalty

- 2.7. Any person who violates any of the provisions of this Bylaw commits an offence and shall, upon summary conviction thereof, be liable to all penalties that may be imposed under the *Offence Act*.



Severability

- 2.8. 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.



3.0 GENERAL REGULATIONS

Applicability of General Regulation

- 3.1. Except as otherwise specified in this Bylaw, Section 3 applies to all zones established under this Bylaw.

Uses and Regulations

- 3.2. Except for existing non-conforming uses or development approved by a development variance permit or a Board of Variance order, or another agreement or permit as authorized by the *Local Government Act*, the use, buildings and structures in each zone or area shall be in accordance with the uses listed in the zone and all the appropriate regulations and requirements of this Bylaw.
- 3.3. No land, building, or structure within the District of Tumbler Ridge shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, or maintained except in conformation with the provisions of this Bylaw.

Permitted Uses

- 3.4. No person shall use land, the surface of water, buildings or structures in any zone for any use except as specifically permitted in this Bylaw.

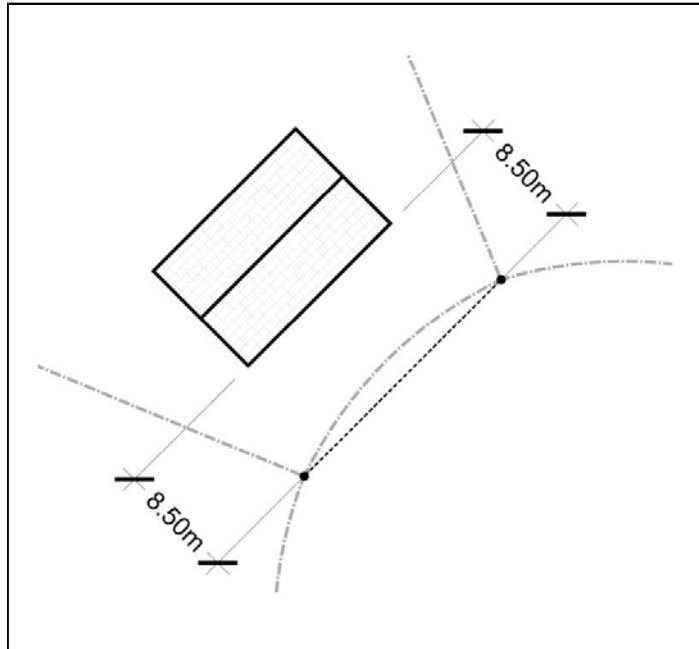
Prohibited Uses

- 3.5. Worker camps are prohibited in all zones.
- 3.6. Home industry is prohibited in all zones.

Siting, Size and Dimensions of Buildings and Structures

- 3.7. No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier or any other person so that it contravenes the requirements for the zone in which it is located.
- 3.8. All principal buildings in the R1 and R2 zones shall have each corner of the front pane of the building equidistant from the front parcel line. As illustrated in Figure 3.1, on parcels with curved front parcel lines, the front pane of the building shall be equidistant from the equivalent front parcel line. On parcels that have a curved front parcel line and a straight exterior side parcel line, the exterior wall facing the exterior side parcel line shall be parallel to the exterior side parcel line.

FIGURE 3.1 ILLUSTRATION OF PRINCIPAL BUILDING SITING



Subdivision of Land

- 3.9. No owner, occupier or other person shall subdivide any land, except in compliance with the provisions set out in this Bylaw.

Fencing

- 3.10. No building or structure except a fence, sign, dock or boat launch facility shall be constructed closer than 20.0 m from the high water line of any foreshore or the natural boundary of any river or lake.
- 3.11. No fence in an R zone or C1 zone shall:
- .1 Exceed 1.8 m in height;
 - .2 Be constructed in a front yard.

Zoning Amendment Bylaw No. 689 – September 2019

- .3 Be constructed on a consolidated lot unless the fence is:
 - .1 Positioned so that the rear fence wall is in line with existing structures on any lot adjacent to the rear of the property; or
 - .2 Positioned in conformance with maximum principal building setback requirements established for any vacant lot adjacent to the rear of the property.
- 3.12. In the M1 and P2 zones, full perimeter chain link fencing is permitted up to 2.5 m in height.



- 3.13. In the C2, C3, and P1 zone, no fence, hedge, wall or projecting retaining wall:
- .1 Constructed between the front parcel line and the front building line shall exceed 1.8 m in height, except where this bylaw requires otherwise; and
 - .2 Constructed on the parcel other than between the front parcel line and the front building line shall exceed 2.5 m in height except where this bylaw requires otherwise.

Accessory Buildings and Structures

- 3.14. An accessory building or structure may be constructed for the purpose of storage for the concurrent construction of the principal building provided that the accessory building or structure is situated to enable the proper construction of the principal building.
- 3.15. A mobile home is not permitted as an accessory building in any zone.
- 3.16. Accessory buildings or structures are not permitted in the front yard in any zone.
- 3.17. Not more than two-thirds (2/3) of the width of the rear yard of any parcel in an R zone shall be occupied by accessory buildings.
- 3.18. Accessory buildings shall be located at least 2.0 m away from any principal building and 2.0 m away from any parcel line, except as provided in 3.19.
- 3.19. On corner parcels, accessory buildings and structures setbacks from the exterior side parcel line shall be equal to the front parcel line setback.
- 3.20. Greenhouses may be located 0.9 m from side and rear parcel lines, except as provided in 3.19.
- 3.21. Where an accessory building or structure has a floor area of less than 6.7 m², including projections, it may be located adjacent to a side or rear parcel line, except in the M1 zone.

Accessory Storage Units – Cargo Containers

- 3.22. Cargo containers are only permitted as accessory buildings if used as storage units related to a principal use and in accordance with sections 3.22. to 3.31. of this Bylaw.
- 3.23. Cargo containers must not be used as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices, under any circumstances.
- 3.24. Cargo containers must not occupy any required off-street parking spaces.
- 3.25. Cargo containers must not occupy any areas that are required for open space or landscaping.
- 3.26. Cargo containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and/or pedestrian circulation.
- 3.27. Cargo containers must be screened from adjacent properties and rights-of-way with solid fencing, landscaping or by being placed behind, between or within buildings.
- 3.28. Cargo containers must not display any logos or otherwise be used as a sign.
- 3.29. Cargo containers must not exceed a height of 2.6 m and must not be stacked.



- 3.30. Multiple cargo containers may be located on a single parcel but they must not exceed a cumulative gross floor area of 30 m².
- 3.31. In all R zones individual cargo containers must not exceed a gross floor area of 15 m².

Exemption from Minimum Parcel Size

- 3.32. Minimum parcel size provisions of this bylaw do not apply where the parcel being created is subject to a covenant granted under section 219 of the *Local Government Act* limiting the use of the land to an unattended building or structure necessary for the operation of:
 - .1 A community sewer system;
 - .2 A community water system;
 - .3 A community gas distribution system;
 - .4 A radio or television receiving or broadcasting antenna;
 - .5 A telecommunication relay station;
 - .6 An air navigation aid; or
 - .7 An electrical substation or power generation station.

Projections into Setback Areas

- 3.33. No part of any building or structure shall project into a required front, side or rear yard setback required by this Bylaw, except for the following:
 - .1 Steps and landings complete with handrails, fireplaces, balconies, and awnings provided that such projections do not exceed 1.8 m and are not closer than 1.5 m to the parcel line;
 - .2 a covered porch addition projecting no more than 2.4 m in width and 1.2 m in depth;
 - .3 wheelchair ramps may project without any limit;
 - .4 eaves, gutters, cornices, sills, belt courses, bay windows, dormers, chimneys, or other similar features may project no more than:
 - .1 1.0 m into a side yard where the minimum side yard is 3.0 m;
 - .2 0.5 m into a side yard where the minimum side yard is 1.5 m; and
 - .3 1.0 m into a front yard or rear yard;
 - .5 an uncovered patio, sundeck, or terrace in a side or rear yard, subject to the fence height limitations as specified in this Bylaw, that is not closer than 1.5 m to the parcel line;
 - .6 arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features;
 - .7 a swimming pool, provided that such pool will not be constructed within the required front yard, or nearer than 3.0 m to any exterior or interior side or rear parcel line, nor nearer than 3.0 m from any principal building, and provided that any structure over a pool will be



constructed so that the roof or ridge or such structure will not be in excess of 4.0 m above average grade level and provided that any other provisions of this Bylaw are met;

- .8 gasoline service pumps or pump islands in a required front yard or side yards, subject to other regulations of this Bylaw; and
- .9 underground structures may be sited in any portion of a parcel provided that the top surface of such structure at no point extends above the average finished ground level and provided that the installation of the underground structure does require the use or impact of adjacent property.

Height Exceptions

3.34. The maximum height regulations of this Bylaw do not apply to the following:

- .1 Monument;
- .2 Chimney;
- .3 Spire, steeple or belfry;
- .4 Radio and television tower or antenna;
- .5 Pole, floodlight;
- .6 Silo;
- .7 Transmission tower;
- .8 Hose and fire alarm tower;
- .9 Mechanical equipment on rooftop;
- .10 Stadium;
- .11 Water tank;
- .12 Monitor;
- .13 Scenery loft; and,
- .14 Cooling tower.

Public Utility Installations

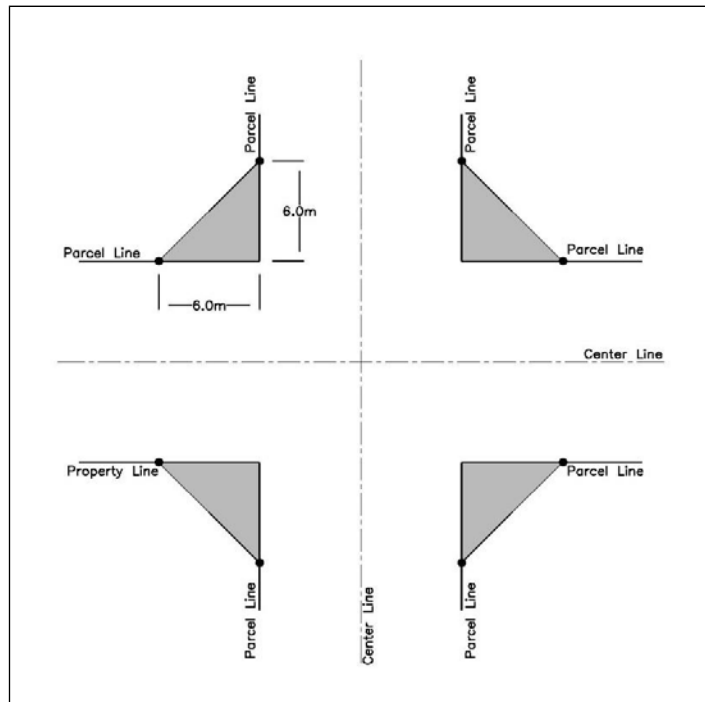
3.35. Public utility installations are permitted in all zones at discretion of the District of Tumbler Ridge Council.

Vision Clearance at Intersections

3.36. No fence, wall, structure, hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance at intersections within the District.

As illustrated in Figure 3.2, on a corner parcel within the shaded space formed by the curb lines 6.0 m from the point of intersection of the curb lines, joining perpendicular to the parcel lines and joining the parcel lines, no landscaping screening, building or structure will be planted or erected to a height greater than 1.0 m above the established grade of the street.

FIGURE 3.2 ILLUSTRATION OF SIGHT TRIANGLE



Home Occupations

3.37. Permitted home occupations include

Zoning Amendment Bylaw No. 679 – September 2019

1. Small scale home sales excluding food preparation services or similar (i.e. Avon, Tupperware, Partylite, etc.);
2. Artist's studio for the production of arts, crafts, film arts, but not including an audio recording studio;
3. Teacher or tutor, including a music teacher;
4. Business and professional offices other than a medical, dental, or veterinary practitioner;
5. Dressmaker, tailor or seamstress;
6. Barber, hairdresser, beautician, dietician, massage therapist, physiotherapist, or reflexologist;
7. Pet grooming; and



8. Private home daycare for a maximum of 7 children or as established by the health authority community care licensing program.

Zoning Amendment Bylaw No. 679 – September 2019

9. Small scale food preparation such as home canning, trade show vendors and event caterers excluding regular or semi-regular food and beverage businesses such as sandwich shops, pizza making operations or similar.

Regulations

- 3.38. A home occupation shall only be carried on by a resident of the dwelling unit in which the home-based business is located.
- 3.39. A home occupation shall not be a use that:
 - .1 Produces any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference within a residential zone;
 - .2 Results in any exterior alterations to the building or the land that are not consistent with the residential character of the buildings and property;
 - .3 Utilizes materials or processes that produce flammable explosive vapours or gases under ordinary temperatures;
 - .4 Requires the delivery or removal of materials or products in bulk by commercial vehicles or trailers; or
 - .5 Attracts an amount of customer traffic that exceeds an amount customarily associated with a residential area.
- 3.40. A home occupation shall be carried out wholly within a dwelling unit or within an accessory building, and shall involve no external storage of materials, containers or finished products.
- 3.41. Home industry businesses, as defined in this Bylaw, are not permitted in the District of Tumbler Ridge.
- 3.42. No home occupation shall be conducted between the hours of 10:00 pm and 8:00 am.
- 3.43. Business visitors or customers shall not exceed that normally occurring for a residence and should not exceed 10 visitors or customers per day.

Secondary Suites

- 3.44. Only one secondary suite is permitted per parcel in those residential zones where secondary suites are allowed.
- 3.45. A secondary suite shall not alter the character of the principal single family dwelling.



Bed and Breakfast

- 3.46. A bed and breakfast shall not accommodate any guest for more than 28 consecutive days.
- 3.47. A bed and breakfast shall not alter the residential character of the principal dwelling or show an external indication that the dwelling is being used for any purpose other than a residential use.
- 3.48. The bed and breakfast shall be carried out wholly within the dwelling unit.
- 3.49. The maximum number of guestrooms permitted in a bed and breakfast is 3 (three).
- 3.50. Breakfast shall be the only meal served to guests in a bed and breakfast.
- 3.51. A parking space is required for every guestroom in the bed and breakfast and shall be in addition to those otherwise required for a single family dwelling under this Bylaw, to a maximum of 15% of the total parcel area.
- 3.52. The bed and breakfast use must clearly be incidental or secondary to the use of the dwelling for residential purposes.
- 3.53. The bedrooms within a bed and breakfast shall not contain any cooking facilities.

Boarders and Lodgers

- 3.54. The minimum length of stay for any boarder or lodger shall not be less than 28 consecutive days.
- 3.55. The maximum number of rooms for boarders and lodgers permitted in a dwelling unit is three (3).
- 3.56. A parking space is required for every sleeping unit and shall be in addition to those otherwise required for the single family dwelling, to a maximum of 15% of the total parcel area.

Derelict Vehicles

- 3.57. No land in an R zone or C1 shall be used for the storage of derelict vehicles, or as a wrecking yard or junkyard.

Age of Manufactured Homes

- 3.58. All manufactured homes must be manufactured no later than 10 years from the date it is placed on a lot and must have a BC registration number.



4.0 ESTABLISHMENT OF ZONES

Zoning Map

- 4.1. The area within the boundaries of the District of Tumbler Ridge is hereby divided into the following zones in Column I and generally described in Column II:

COLUMN I

Residential Zones

R1
R2
R3
R4
RM1
RM2
MHP

Commercial Zones

C1
C2
C3

Industrial Zones

M1

Park and Institutional Zones

P1
P2

Other Zones

RR
FD

COLUMN II

Title Elaboration

Residential Single Family (Small Lot)
Residential Single Family
Rural Residential (Small Lot)
Rural Residential (Large Lot)
Residential – Multiple Family – Low Density
Residential – Multiple Family – High Density
Manufactured Home Park

Town Centre Commercial
General Commercial
Highway Commercial

Industrial

Parks, Recreation, and Cemeteries
Institutional, Schools and Public Use

Rural Resource
Future Development

- 4.2. The boundaries of the zones established by section 4.1 are shown on the Zoning Maps.



Zoning Boundaries

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



5.0 RURAL RESOURCE – RR

Permitted Uses

5.1. The following uses and no others are permitted in the RR zone:

- .1 Campground and RV park;
- .2 Agricultural use;
- .3 Animal hospital;
- .4 Forest practices, not including manufacturing processes or plants;
- .5 Mineral exploration;
- .6 Pipelines;
- .7 Resource development;
- .8 Sewage lagoons;
- .9 Shooting range and clubhouse;
- .10 Trapping and hunting;
- .11 Transportation, including rail sidings; and
- .12 Accessory building.

Regulations

5.2. On a parcel located in an area zoned as RR, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size	4.5 ha
.2 Minimum frontage	200 m
.3 Maximum number of principal buildings	3 buildings per parcel
.4 Maximum number of accessory buildings	10 per parcel
.5 Maximum parcel coverage	30%
.6 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	7.0 m



COLUMN I

- .2 Rear parcel line
- .3 Interior side parcel line
- .4 Exterior side parcel line

COLUMN II

7.0 m
7.0 m
7.0 m



6.0 RESIDENTIAL SINGLE FAMILY (Small Lot) – R1

Permitted Uses

6.1. The following uses and no others are permitted in the R1 zone:

- .1 Single family dwelling;
- .2 Home occupation; and
- .3 Accessory building.

Zoning Amendment Bylaw No. 641 – September 2016

- .4 Backyard Hen Keeping.

Regulations

6.2. On a parcel located in an area zoned as R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

- .1 Minimum parcel size
- .2 Minimum frontage
- .3 Maximum number of principal buildings
- .4 Maximum height of principal building
- .5 Minimum setback from parcel lines for principal building:
 - .1 Front parcel line
 - .2 Rear parcel line
 - .3 Interior side parcel line
 - .4 Exterior side parcel line
- .6 Maximum setback from front parcel line for principal building
- .7 Maximum parcel coverage
- .8 Minimum size of principal building
- .9 Minimum width of a single family dwelling
- .10 Maximum floor area of all accessory buildings combined

COLUMN II

- 372 m²
- 11.0 m
- 1 dwelling unit per parcel
- 10.0 m
- 4.5 m
- 2.0 m
- 1.5 m
- 3.0 m
- 8.0 m
- 40%
- 60 m²
- 3.0 m
- 70.0 m²

Zoning Amendment Bylaw No. 679 – September 2019

- .11 Maximum height of accessory building 5.0 m



7.0 RESIDENTIAL SINGLE FAMILY – R2

Permitted Uses

7.1. The following uses and no others are permitted in the R2 zone:

- .1 Single family dwelling;
- .2 Duplex dwelling;
- .3 Bed and breakfast;
- .4 Home occupation;
- .5 Garden suite;
- .6 Secondary suite; and
- .7 Accessory building.

Zoning Amendment Bylaw No. 641 – September 2016

- .8 Backyard Hen Keeping.

Regulations

7.2. On a parcel located in an area zoned as R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size for new subdivisions for single family	475 m ²
.2 Minimum parcel size for duplex dwellings situated on one parcel	700 m ²
.3 Minimum parcel size for a duplex dwelling if the unit is divided into two separate parcels with a common interior wall	350 m ²
.4 Minimum parcel width	
.1 Single detached dwellings	15.0 m
.2 Duplex dwellings which are situated on one parcel	18.0 m
.3 Duplex dwellings which are divided into two separate parcels with a common interior wall	9.0 m per parcel
.5 Maximum number of principal buildings	2 dwelling units per parcel
.6 Maximum height for principal building	10.0 m



COLUMN I

COLUMN II

.7	Minimum setback from parcel lines for principal building:	
.1	Front parcel line	7.5 m
.2	Rear parcel line	2.0 m
.3	Interior side parcel line	1.5 m
.4	Interior side parcel line that divides a duplex	0.0 m
.5	Exterior side parcel line	3.0 m
.8	Maximum setback from front parcel line for principal building	12.0 m
.9	Maximum parcel coverage	33%
.10	Minimum size of principal building	74 m ²
.11	Minimum principal building width	7.0 m
.12	Maximum floor area of all accessory buildings	70 m ²

Zoning Amendment Bylaw No. 679 – September 2019

.13	Maximum height of accessory buildings	5 m
-----	---------------------------------------	-----

Conditions of Use

- 7.3. All factory built homes must be on a permanent foundation and meet Canadian Standards Association (CSA) A277.



8.0 RURAL RESIDENTIAL (Small Lot) – R3

Permitted Uses

8.1 The following uses and no others are permitted in the R3 zone:

- .1 Single family dwelling;
- .2 Secondary suite;
- .3 Bed and breakfast;
- .4 Home occupation;
- .5 Agricultural use;
- .6 Garden suite; and
- .7 Accessory building.

Regulations

8.2 On a parcel located in an area zoned as R3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size	0.4 ha
.2 Minimum frontage	40 m
.3 Maximum number of principal buildings	1 dwelling unit per parcel
.4 Maximum height of principal building	12.0 m
.5 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	20.0 m
.2 Rear parcel line	10.0 m
.3 Interior side parcel line	10.0 m
.4 Exterior side parcel line	10.0 m
.6 Minimum setbacks from parcel lines for accessory buildings	
.1 Rear parcel line	1.5 m



COLUMN I

COLUMN II

.2 Interior side parcel line	1.5 m
.3 Exterior side parcel line	1.5 m
.7 Maximum parcel coverage	20%
.8 Minimum size of principal building	74 m ²
.9 Minimum width of a single family dwelling	10.0 m
.10 Maximum height for an accessory building	12.0 m
.11 Maximum floor area for accessory buildings	10% of the parcel area

Conditions of Use

- 8.3 All manufactured homes must meet Canadian Standards Association (CSA) A277.



9.0 RURAL RESIDENTIAL (Large Lot) – R4

Permitted Uses

9.1 The following uses and no others are permitted in the R3 zone:

- .1 Single family dwelling;
- .2 Secondary suite;
- .3 Bed and breakfast;
- .4 Home occupation;
- .5 Agricultural use;
- .6 Garden suite; and
- .7 Accessory building.

Regulations

9.2 On a parcel located in an area zoned as R4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size	2 ha
.2 Minimum frontage	75 m
.3 Maximum number of principal buildings	1 dwelling unit per parcel
.4 Maximum height of principal building	12.0 m
.5 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	20.0 m
.2 Rear parcel line	10.0 m
.3 Interior side parcel line	10.0 m
.4 Exterior side parcel line	10.0 m
.6 Minimum setbacks from parcel lines for accessory buildings	
.1 Rear parcel line	1.5 m



COLUMN I

- .2 Interior side parcel line
- .3 Exterior side parcel line
- .7 Maximum parcel coverage
- .8 Minimum size of principal building
- .9 Minimum width of a single family dwelling
- .10 Maximum height of an accessory building
- .11 Maximum floor area for accessory buildings

COLUMN II

- 1.0 m
- 1.5 m
- 10%
- 74 m²
- 10.0 m
- 12.0 m
- 5% of the parcel area

Conditions of Use

- 9.3 All manufactured homes must meet Canadian Standards Association (CSA) A277.



10.0 RESIDENTIAL MULTI-FAMILY – LOW DENSITY – RM1

Permitted Uses

10.1 The following uses and no others are permitted in the RM1 zone:

- .1 Multiple family dwellings;
- .2 Single family dwellings;
- .3 Duplex dwellings;
- .4 Home occupation; and
- .5 Accessory building.

Regulations

10.2 On a parcel located in an area zoned as RM1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

- .1 Maximum density
- .2 Minimum density
- .3 Minimum parcel size
- .4 Minimum frontage
- .5 Maximum number of accessory buildings
- .6 Minimum parcel size (for a townhouse situated on one parcel)
- .7 Minimum parcel width (for a townhouse situated on one parcel)
- .8 Minimum setback of principal building from:
 - .1 Front parcel line
 - .2 Interior side parcel line
 - .3 Interior side parcel line that divides dwelling units joined by a common wall
 - .4 Rear parcel line
 - .5 Exterior side parcel line

COLUMN II

- 40 dwelling units per ha
- 30 dwelling units per ha
- 700 m²
- 18.0 m
- 1 per parcel
- 223.0 m²
- 7.0 m
-
- 4.0 m
- 1.5 m
- 0.0 m
- 3.0 m
- 3.0 m



COLUMN I

COLUMN II

.9 Maximum building and structure height

.1 Principal building and structures

10.0 m

.2 Accessory building

3.0 m

.10 Maximum building area for:

.1 One (1) accessory building

55.0 m²

.11 Maximum parcel coverage

35%



11.0 RESIDENTIAL MULTI-FAMILY – HIGH DENSITY – RM2

Permitted Uses

11.1 The following uses and no others shall be permitted in the RM2 zone:

- .1 Multiple family dwelling;
- .2 Single family dwelling;
- .3 Duplex dwelling; and
- .4 Accessory building.

Zoning Amendment Bylaw No. 648 – September 2017

- .5 Home Occupation

Regulations

11.2 On a parcel located in an area zoned as RM2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

- .1 Maximum density
- .2 Minimum density
- .3 Maximum number of accessory buildings
- .4 Minimum parcel size
- .5 Minimum parcel width
- .6 Minimum set back of principal building from:
 - .1 Front parcel line
 - .2 Interior and exterior side parcel line
 - .3 Rear parcel line
- .7 Minimum principal building width
- .8 Maximum building and structure height
 - .1 Principal building and structures
 - .2 Accessory building
- .9 Maximum building area for:
 - .1 One (1) accessory building
- .10 Maximum parcel coverage

COLUMN II

- 60 dwelling units per ha
- 40 dwelling units per ha
- 2 per parcel
- 928.0 m²
- 30.0 m
-
- 8.0 m
- 4.0 m
- 9.0 m
- 6.0 m
-
- 15.0 m
- 5.0 m
-
- 55.0 m²
- 50%



12.0 MANUFACTURED HOME PARK – MHP

Permitted Uses

12.1 The following uses and no others are permitted in the MHP zone:

- .1 Manufactured home park;
- .2 Home occupation; and
- .3 Accessory building.

Zoning Amendment Bylaw No. 641 – September 2016

- .4 Backyard Hen Keeping.

Regulations

12.2 On a parcel located in an area zoned as MHP, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

- .1 Minimum parcel size
- .2 Minimum size for a bare land strata lot
- .3 Minimum frontage
- .4 Minimum frontage for a bare land strata lot
- .5 Maximum density
- .6 Minimum setback from parcel lines for principal building:
 - .1 Front parcel line
 - .2 Rear parcel line
 - .3 Interior side parcel line
 - .4 Exterior side parcel line
- .7 Maximum height of:
 - .1 Principal building
 - .2 Accessory building
- .9 Maximum building area for one (1) accessory building per dwelling unit:

COLUMN II

- 2 ha
- 372 m²
- 50.0 m
- 15.0 m
- 22 manufactured homes per hectare of useable site area

4.0 m

2.0 m

1.5 m

3.0 m

7.5 m

3.0 m

55.0 m²



13.0 FUTURE DEVELOPMENT - FD

Permitted Uses

13.1 The following uses and no others are permitted in the FD zone:

- .1 Public open space; and
- .2 Single family dwelling.

Regulations

13.2 On a parcel located in an area zoned as MHP, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

- .1 Minimum parcel size
- .2 Minimum parcel width
- .3 Maximum number of residential units
- .4 Maximum parcel coverage
- .5 Maximum height of principal building
- .6 Maximum height of accessory buildings
 - .5 Front parcel line
 - .6 Rear parcel line
 - .7 Interior side parcel line
 - .8 Exterior side parcel line
- .7 Maximum height of:
 - .3 Principal building
 - .4 Accessory building

COLUMN II

- 8 ha
- 20.0 m
- 1
- 0.2%
- 10.0 m
- 10.0 m
- 4.0 m
- 4.0 m
- 1.5 m
- 3.0 m
-
- 7.5 m
- 3.0 m



14.0 TOWN CENTRE COMMERCIAL – C1

Permitted Uses

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

- .1 Administrative Office;
- .2 Animal grooming;
- .3 Brewing on premises establishment;
- .4 Club or lodge;
- .5 Coffee shop, café;
- .6 Cold beer and wine store;
- .7 Daycare;
- .8 Health services;
- .9 Financial institution;
- .10 Fitness centre;
- .11 Laundromat;
- .12 Hotel;
- .13 Motel;
- .14 Non-motorized sports equipment rental, sales and repair;
- .15 Parking lot;
- .16 Personal service establishment;
- .17 Post office;
- .18 Podium dwelling;
- .19 Printing and media services;
- .20 Professional Services Office;
- .21 Public assembly and entertainment;
- .22 Public use;
- .23 Restaurant;
- .24 Retail store;
- .25 Shopping center; and



.26 Accessory building.

Zoning Amendment Bylaw No. 679 – September 2019

.27 Convenience store in conjunction with gasoline service station

Zoning Amendment Bylaw No. 679 – September 2019

.28 Gasoline service station

Zoning Amendment Bylaw No. 679 – September 2019

.29 Car washing establishment

Regulations

14.2 On a parcel located in an area zoned as C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section and section 14.3. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

COLUMN II

.1	Minimum parcel size for new subdivisions	275 m ²
.2	Minimum frontage for new subdivisions	13.0 m
.3	Maximum height for principal building	15.0 m
.4	Minimum setback from parcel lines for principal building:	
.1	Rear parcel line	1.0 m
.2	Exterior side parcel line	2.0 m
.5	Maximum parcel coverage	95%
.6	Maximum floor area of all accessory buildings	90.0 m ²
.7	Maximum density for podium dwelling	40 dwelling units per hectare of parcel area

Conditions of Use

14.3 An Administrative Office may not be located on the ground floor of a building in the C1 Zone. This clause only applies to new construction that occurs after the passage of this Bylaw.



15.0 GENERAL COMMERCIAL – C2

Permitted Uses

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

- .1 Auction sales and galleries;
- .2 Automobile rental, repair, paint, body and glass services;
- .3 Automobile and automobile parts sales and service;
- .4 Bakery;
- .5 Boat, motorcycle and ATV sales, service, rental and repair;
- .6 Brewing on premises establishment;
- .7 Bulk sales establishment;
- .8 Butcher shop;
- .9 Car washing establishment;
- .10 Cartage, delivery, express terminal or storage service;
- .11 Commercial card lock facility;
- .12 Commercial laundry establishment;
- .13 Convenience store in conjunction with gasoline service station;
- .14 Non-industrial equipment and equipment parts sales and service;
- .15 Feed sales;
- .16 Funeral parlors;
- .17 Garden and nursery supplies;
- .18 Gasoline service station;
- .19 Glass shop;
- .20 Industrial sales;
- .21 Laundromat and dry cleaning;
- .22 Laboratories;
- .23 Manufactured home sales, service and storage;
- .24 Mini storage;
- .25 Office equipment sales and service;



- .26 Printing services;
- .27 Public transportation depot, including bus terminal;
- .28 Retail sale of building supplies, hardware, household goods, and sporting goods;
- .29 Retail sale, rental and repair of machinery, farm implements, tools and small equipment such as chain saws, lawn and garden equipment, small appliances and similar equipment;
- .30 Second hand store;
- .31 Taxidermy;
- .32 Tire shop, including sales and repair;
- .33 Towing service;
- .34 Trade contractors;
- .35 Truck and trailer sales or rental lot;
- .36 Upholstering shop;
- .37 Veterinary clinic;
- .38 Warehouse;
- .39 Welding shop;
- .40 Wholesale or warehousing;
- .41 Accessory building; and
- .42 Caretaker suite.

Regulations

- 15.2 On a parcel located in an area zoned as C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section). Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

COLUMN II

- | | | |
|----|--|--------------------|
| .1 | Minimum parcel size for new subdivisions | 450 m ² |
| .2 | Minimum frontage for new subdivisions | 15.0 m |
| .3 | Maximum height for principal building | 12.0 m |



COLUMN I

COLUMN II

.4	Minimum setback from parcel lines for principal building:	
.1	Front parcel line	8.0 m
.2	Rear parcel line	5.0 m
.3	Interior side parcel line	5.0 m
.4	Exterior side parcel line	2.0 m
.5	Maximum parcel coverage	50%
.6	Maximum floor area of all accessory buildings	90.0 m ²



16.0 HIGHWAY COMMERCIAL – C3

Permitted Uses

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

- .1 Accessory building;
- .2 Automobile rental;
- .3 Automobile and automobile parts sales and service;
- .4 Car wash establishment and drive-in business;
- .5 Commercial cardlock facility;
- .6 Convenience store in conjunction with a gasoline service station;
- .7 Gasoline service station and accessory building;
- .8 Motel;
- .9 Hotel;
- .10 Laundromat;
- .11 Restaurant;
- .12 Outdoor garden center; and
- .13 Caretaker suite.

Regulations

16.2 On a parcel located in an area zoned as C3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I

- .1 Minimum parcel size for new subdivisions
- .2 Minimum frontage for new subdivisions
- .3 Maximum height for principal building
- .4 Minimum setback from parcel lines for principal building:
 - .1 Front parcel line
 - .2 Rear parcel line

COLUMN II

- 450 m²
- 15.0 m
- 18.0 m
- 10.0 m
- 5.0 m



COLUMN I

COLUMN II

.3	Interior side parcel line	5.0 m
.4	Exterior side parcel line	2.0 m
.5	Maximum parcel coverage	50%
.6	Maximum floor area of all accessory buildings	90.0 m ²

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.		
.7	Maximum Height of accessory buildings	5 m



17.0 INDUSTRIAL – M1

Permitted Uses

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

- .1 Automobile, boat, trailer and recreation vehicle repair, sales, and rental lot;
- .2 Automobile repair, paint, body and glass services
- .3 Automobile storage yard;
- .4 Building supply establishment;
- .5 Bulk petroleum products sales;
- .6 Cartage, delivery or express facility;
- .7 Commercial card lock facility;
- .8 Commercial laundry establishment;
- .9 Feed mill;
- .10 Heavy equipment maintenance and repair;
- .11 Home manufacturing, assembly, and storage;
- .12 Animal hospital;
- .13 Light manufacturing, processing, finishing and packaging;
- .14 Heavy manufacturing, processing, finishing and packaging;
- .15 Manufactured home sales lot;
- .16 Moving and storage;
- .17 Nursery or greenhouse;
- .18 Office related to a storage building, workshop and/or a yard used by a general contractor or trade contractor;
- .19 Paper products industry;
- .20 Printing, reproduction and data processing establishment;
- .21 Truck and truck-tractor sales, rental lot, and repair;
- .22 Storage building, warehousing and wholesale establishment, packing and crating, cold storage;
- .23 Accessory building; and
- .24 Caretaker suite.

Zoning Amendment Bylaw No. 665 – August 2018

- .25 Cannabis Facility



Regulations

- 17.2 On a parcel located in an area zoned as M1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the this section and section 17.3. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size	600 m ²
.2 Minimum frontage	20 m
.3 Maximum height for principal building	15.0 m
.4 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	10.0 m
.2 Rear parcel line	5.0 m
.3 Interior side parcel line	5.0 m
.4 Exterior side parcel line	5.0 m
.5 Minimum setback from any parcel lines for outdoor storage	3.0 m
.6 Minimum setback from any parcel lines for outdoor display yard	3.0 m
.7 Maximum parcel coverage	75%

Conditions of Use

- 17.3 All permitted uses shall be completely housed within an enclosed building, except for:
- .1 outdoor displays, storage yards, rental and sales, parking and loading facilities; and
 - .2 outdoor work yards that must be shielded from view from Highway 52.



18.0 PARKS, RECREATION AND CEMETERIES – P1

Permitted Uses

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

- .1 Botanical gardens;
- .2 Cemeteries and cemeteries with accessory crematoria;
- .3 Community halls and league buildings;
- .4 Cultural and recreational facilities;
- .5 Daycare;
- .6 Parks and recreation areas;
- .7 Playfields and playgrounds;
- .8 Public open space;
- .9 Tourist vehicle parking and facilities; and
- .10 Accessory building.

Regulations

18.2 On a parcel located in an area zoned as P1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size for new subdivisions	4,000 m ²
.2 Minimum frontage for new subdivisions	30.0 m
.3 Maximum height for principal building	15.0 m
.4 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	10.0 m
.2 Rear parcel line	10.0 m
.3 Interior side parcel line	5.0 m
.4 Exterior side parcel line	5.0 m
.5 Maximum parcel coverage	50%



19.0 INSTITUTIONAL, SCHOOLS AND PUBLIC USE – P2

Permitted Uses

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

- .1 Airport;
- .2 Community care facilities;
- .3 Multiple family dwelling accessory to a post-secondary school;
- .4 Public use;
- .5 School or college;
- .6 Place of worship;
- .7 Public open space;
- .8 Service club; and
- .9 Accessory building.

Regulations

19.2 On a parcel located in an area zoned as P2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size for new subdivisions	1,400 m ²
.2 Minimum frontage for new subdivisions	30.0 m
.3 Maximum height	15.0 m
.4 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	10.0 m
.2 Rear parcel line	10.0 m
.3 Interior side parcel line	5.0 m
.4 Exterior side parcel line	5.0 m
.5 Maximum parcel coverage	40%



20.0 OFF-STREET PARKING AND LOADING REQUIREMENTS

Required Number of Parking and Loading Spaces

- 20.1 Except as otherwise provided for in this Bylaw, the number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 20.1 of this Bylaw, in which Column I classifies the types of uses and Column II sets out the number of required off-street parking spaces that are to be provided for each use in Column I.
- 20.2 The number of off-street loading spaces for motor vehicles required for any use is calculated according to Table 20.2 of this Bylaw in which Column I classifies the types of uses and Column II sets out the number of required off-street loading spaces that are to be provided for each use in Column I.
- 20.3 In respect of a use permitted in this Bylaw which is not specifically referred to in Column I of Tables 20.1 and 20.2 of this Bylaw, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar use that is listed in Table 20.1 and Table 20.2 of this Bylaw.
- 20.4 Where the calculation of the required off-street parking and loading spaces results in a fraction, one parking or loading space shall be provided in respect of the fraction.
- 20.5 Where more than one use is located on a parcel, the total number of parking or loading spaces to be required shall be the sum total of the requirements for each use.
- 20.6 Off-street loading spaces shall not be counted as off-street parking spaces, and off-street parking spaces shall not be counted as off-street loading spaces.
- 20.7 Off-street loading spaces shall be sited at an elevation convenient to a floor level in the building.
- 20.8 Each off-street loading space shall have vehicular access to a highway.
- 20.9 In no case shall the length of a loading space be such that a vehicle in the process of loading or unloading shall project into any highway.
- 20.10 Where more than one standard may apply to a use, the most stringent standard shall be used.



Table 20.1 – REQUIRED OFF-STREET PARKING SPACES

COLUMN I Class of Building	COLUMN II Parking Requirements
<u>Residential (private and commercial)</u> .1 Single family & duplex dwelling .2 Multiple family dwelling .3 Secondary suite, garden suite .4 Bed and breakfast .5 Boarders and lodgers .6 Rest home, senior citizen housing .7 Motel or hotel	- 2 per dwelling unit - 1.5 per dwelling (visitor parking 10% of stalls) - 1 per suite - 1 per guestroom - 1 per sleeping unit - 1 per 3 dwelling units - 1 per sleeping unit
<u>Institutional, Public Assembly and Recreational</u> .8 Place of worship .9 Daycare, kindergarten .10 Elementary, junior secondary school .11 Senior secondary school .12 College .13 Library, museum, or art gallery .14 Hospitals, clinics, and medical laboratories .15 Municipal, provincial or federal government offices .16 Place of public assembly, including: arena, assembly hall, auditorium, club, lodge, community center, convention hall, funeral parlor and undertaking establishments, gymnasium and theaters .17 Recreational use including: curling rink, skating rink, swimming pool	- 1 per 10 m ² - 1.5 per classroom - 2 per classroom - 5 per classroom - 10 per classroom - 1 per 20 m ² of floor area - 1 per 10 m ² of floor area - 1 per 10 m ² of floor area - 1 per 5 seats or 1 per 10 m ² of floor area (whichever is greater) - 1 per 50 m ² of floor area plus 1 per 6 spectator seats



Table 20.1 – REQUIRED OFF-STREET PARKING SPACES (*cont'd...*)

COLUMN I Class of Building	COLUMN II Parking Requirements
<p><u>Commercial</u></p> <p>.18 Auto, boat, truck trailer, manufactured home sales and rentals, machinery, small equipment & tools sales and rentals</p> <p>.19 Bank, offices, contractors</p> <p>.20 Bowling alley</p> <p>.21 Campgrounds</p> <p>.22 Eating and drinking establishment</p> <p>.23 Furniture & appliance, building supply</p> <p>.24 Retail store</p> <p>.25 Personal service establishment</p> <p>.26 Public bus depot</p> <p>.27 Nursery</p> <p>.28 Repair garages, gasoline service station, tire repair</p> <p>.29 Veterinary clinic or large animal hospital</p>	<p>- 1 per 40 m² of floor area</p> <p>- 1 per 20 m² of floor area</p> <p>- 2 per bowling lane</p> <p>- 1 per site</p> <p>- 1 per 5 seats</p> <p>- 1 per 40 m² of floor area</p> <p>- 1 per 30 m² of floor area</p> <p>- 1 per 30 m² of floor area</p> <p>- 1 per 40 m² of floor area</p> <p>- 1 per 50 m² of floor area (include yard in calculation of floor area)</p> <p>- 4 per service bay</p> <p>- 4 per veterinarian</p>
<p><u>Industrial</u></p> <p>.30 Manufacturing, machinery repair, welding, blacksmiths, tool repair</p> <p>.31 Storage warehouse, wholesale establishment, rail or trucking freight terminal, truck or auto storage, bulk petroleum products, public works yard</p>	<p>- 1 per 20 m² of floor area</p> <p>- 1 per 70 m² of floor area</p>



Table 20.2 – REQUIRED OFFSTREET LOADING SPACES

COLUMN I Class of Building	COLUMN II Loading Requirements
.1 All retail stores, businesses, industries, warehouses and similar uses with a floor area:	
.1 Less than 450 m ²	- 1 space
.2 450 m ² to 2,300 m ²	- 2 spaces
.3 Greater than 2,300 m ²	- 3 spaces
.2 All office buildings, places of public assembly, hospitals, hotels, motels, public utilities, schools and similar uses with a floor area:	
.1 Less than 2,800 m ²	- 1 space
.2 Greater than 2,800 m ²	- 2 spaces

Location and Cash in Lieu

- 20.11 Off-street parking spaces shall be located on the same parcel as the use they service.
- 20.12 The owner or occupier of land for which off-street parking and loading spaces are required, rather than provide the required spaces, may pay to the District the sum of \$4000 per parking and loading space where the District owns and operates an off-street parking facility within 200 m from the parcel upon which the building or structure requiring parking or loading is located.

Alternate Hours of Use

- 20.13 Where a building or structure contains more than one use whose business hours of operation do not overlap, the required number of off-street parking spaces shall be the greatest number required for any of those individual uses.

Access

- 20.14 The access to all off-street parking and loading spaces from a highway shall be not less than 6.0 m in width and not more than 9.0 m in width.

Maneuvering Aisles

- 20.15 All individual parking spaces, maneuvering aisles, entrances and exits shall be clearly marked by curbs, fences, or lines and signs.
- 20.16 All maneuvering aisles shall have a maximum gradient and cross slope of 6 percent.



- 20.17 All maneuvering aisles shall have surface drainage directed either to approved planting areas or through a storm sewer system and rock pits, or if a public storm sewer is available, be connected to such storm sewer.

Surface

- 20.18 All required off-street parking, maneuvering aisles, accesses to highways and loading areas in all zones except the M1 zone shall:
- .1 Be surfaced with a permanent surface of asphalt, concrete or similar pavement, or other hard surface such as interlocking paving stones, so as to provide a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water;
 - .2 Have fences or curbs to prevent the crossing of sidewalks and boulevards except at authorized entrances and exits.

Landscaping, Fencing, Curbing and Lighting

- 20.19 Where a parking lot in excess of 3 spaces is located on a parcel which abuts a R or P zone, a landscape buffer of not less than 1.5 m in width shall be provided and maintained along the edge of the parking lot facing a R or P zone.
- 20.20 Where a parking lot abuts a highway, or a sidewalk adjacent to a highway, curbs shall be placed at the end of each parking stall at a distance of not less than 0.75 m from the sidewalk or highway so as to prevent vehicles from encroaching into pedestrian areas.
- 20.21 Any lighting used to illuminate an off-street parking or loading area shall be arranged so as to reflect the light away from any adjoining premises.

Parking for the Physically Challenged

- 20.22 Where more than 20 parking stalls are required, every off-street parking facility shall provide 5% of the required stalls for the use of physically challenged persons. Each stall for physically challenged persons shall:
- .1 Be at least 4.0 m in width and at least 7.5 m in length;
 - .2 Be located as close as possible to a main handicapped accessible building entrance;
 - .3 Be clearly identified for the exclusive use of physically challenged persons.

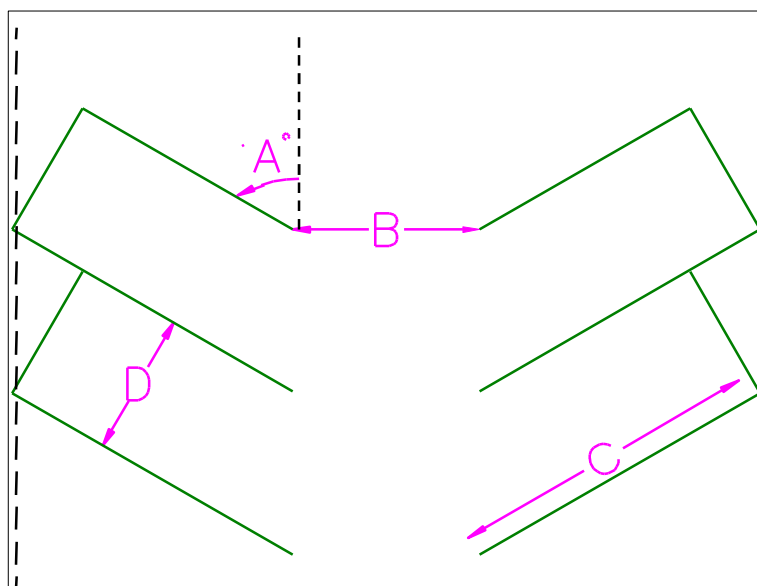
Standards

- 20.23 Each off-street parking space required by this Bylaw shall not be less than 3.0 m in width and 7.5 m in length.
- 20.24 Each off-street loading space required by this Bylaw shall not be less than 3.0 m in width, 9.0 m in length and 4.0 m in height.
- 20.25 Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles, having widths of not less than specified in Table 20.3 and illustrated in Figure 20.1.
- 20.26 Each off-street parking facility shall comply with the dimensions specified in Table 20.3 and illustrated in Figure 20.1.
- 20.27 For parallel parking, the required length of each parking space shall be 7.5 m, except for end spaces, which shall be a minimum length of 6.0 m.

Table 20.3 – MINIMUM DIMENSIONS FOR THE DESIGN OF PARKING FACILITIES

45°	3.9 m	7.5 m	3.0 m	2.4 m
60°	5.5 m	7.5 m	3.0 m	2.4 m
90°	7.5 m	7.5 m	3.0 m	2.4 m
* Location of these dimensions are shown on Figure 20.1.				

Figure 20.1 – MINIMUM DIMENSIONS FOR THE DESIGN OF PARKING FACILITIES





SCHEDULE B

ZONING BYLAW MAPS



DISTRICT OF TUMBLER RIDGE ZONING BYLAW MAPS SCHEDULE B

Zoning Bylaw No. 585
Town Centre Map





SCHEDULE C

ZONING BYLAW MAPS



BYLAW No.	AMENDMENTS	DATE

THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

SOURCES:
CADASTRAL BASE (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE
RIGHT OF WAYS (UTM NAD83): SUPPLIED BY THE DISTRICT OF TUMBLER RIDGE
WATER FEATURES (UTM NAD83): NTDB

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

LEGEND

RR - Rural Resource

R1 - Residential Single Family (Small Lot)

R2 - Residential Single Family

R3 - Rural Residential (Small Lot)

R4 - Rural Residential (Large Lot)

RM1 - Residential Multi-Family Low Density

RM2 - Residential Multi-Family High Density

MHP - Manufactured Home Park

FD - Future Development

C1 - Town Centre Commercial

C2 - General Commercial

C3 - Highway Commercial

M1 - Industrial

P1 - Parks, Recreation and Cemeteries

P2 - Institutional, Schools and Public Use

0200400800

Meters

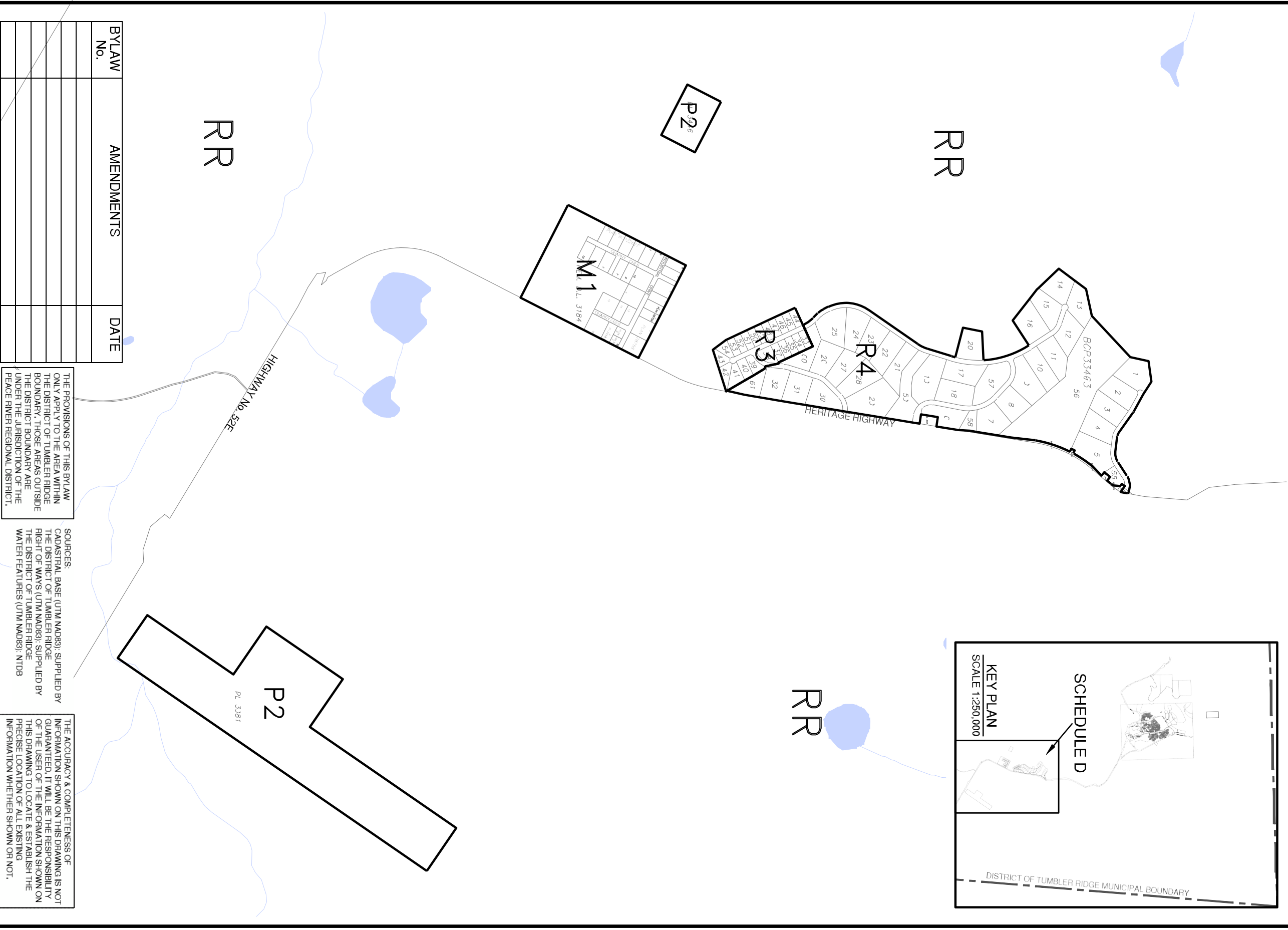
DISTRICT OF TUMBLER RIDGE
ZONING BYLAW MAPS
SCHEDULE C

Zoning Bylaw No. 585
Townsite Map



SCHEDULE D

ZONING BYLAW MAPS



BYLAW No.	AMENDMENTS	DATE

THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

SOURCES:
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WATER FEATURES (UTM NAD83): NTDB

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LEGEND

RR	Rural Resource	RM1	Residential Multi-Family Low Density	C2	General Commercial
R1	Residential Single-Family (Small Lot)	RM2	Residential Multi-Family High Density	C3	Highway Commercial
R2	Residential Single-Family	MHP	Manufactured Home Park	M1	Industrial
R3	Rural Residential (Small Lot)	FD	Future Development	P1	Parks, Recreation and Cemeteries
R4	Rural Residential (Large Lot)	C1	Town Centre Commercial	P2	Institutional Schools and Public Use

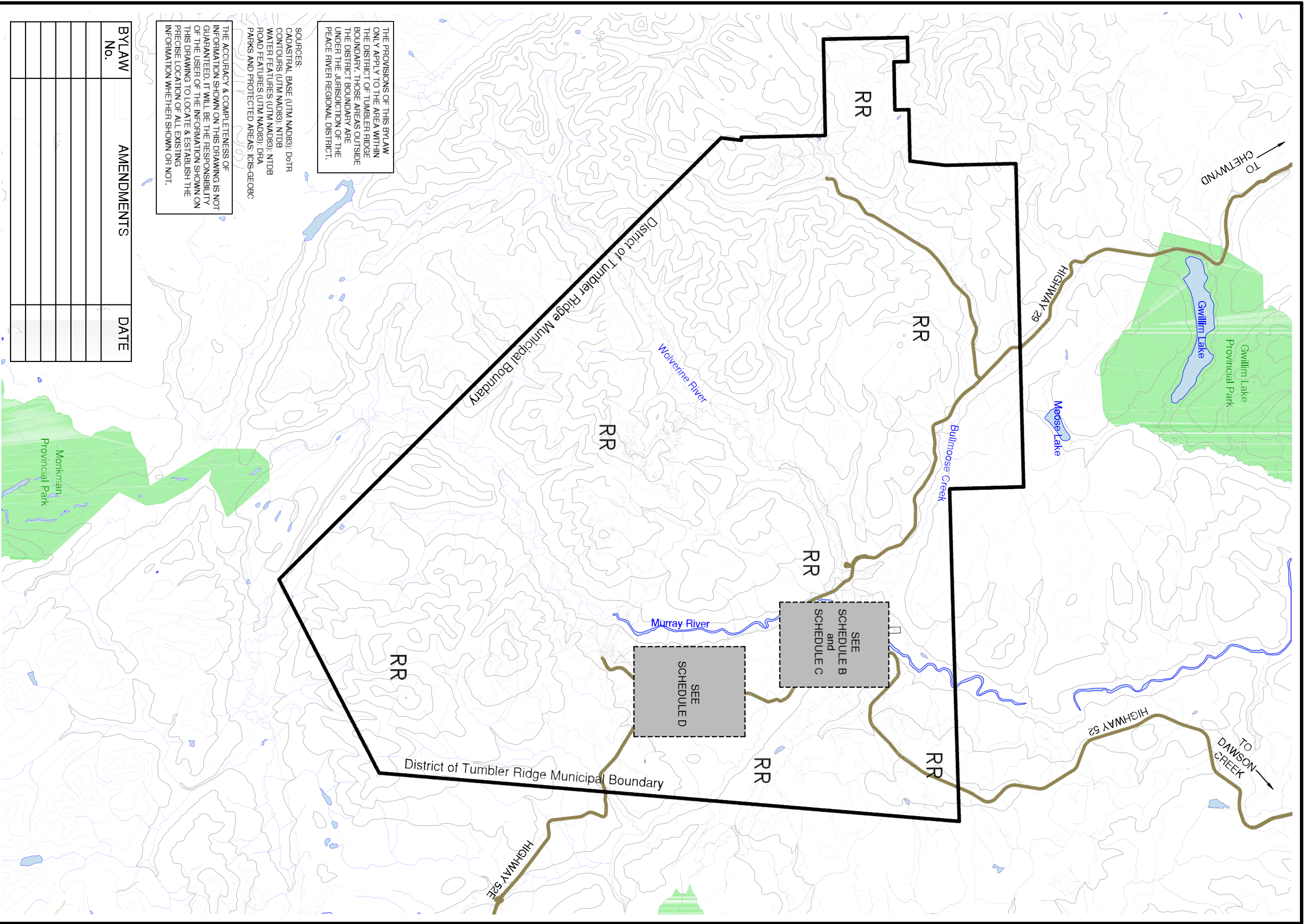


DISTRICT OF TUMBLER RIDGE
ZONING BYLAW MAPS
SCHEDULE D
Zoning Bylaw No. 585
Tumbler Ridge South



SCHEDULE E

ZONING BYLAW MAPS



THE PROVISIONS OF THIS BYLAW ONLY APPLY TO THE AREA WITHIN THE DISTRICT OF TUMBLER RIDGE BOUNDARY. THOSE AREAS OUTSIDE THE DISTRICT BOUNDARY ARE UNDER THE JURISDICTION OF THE PEACE RIVER REGIONAL DISTRICT.

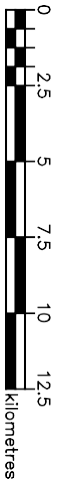
SOURCES:
CADASTRAL BASE (UTM NAD83): DQTR
CONTOURS (UTM NAD83): NTDB
WATER FEATURES (UTM NAD83): NTDB
ROAD FEATURES (UTM NAD83): DFA
PARKS AND PROTECTED AREAS: ICIS-GEOBC

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BYLAW No.	AMENDMENTS	DATE

LEGEND

RR	Rural Resource	RM1	Residential Multi-Family Low Density	C2	General Commercial Highway Commercial
R1	Residential Single Family (Small Lot)	RM2	Residential Multi-Family High Density	C3	Light Industrial
R2	Residential Single Family (Small Lot)	MHP	Manufactured Home Park	M1	Industrial
R3	Rural Residential (Small Lot)	FD	Future Development	P1	Parks, Recreation and Centours Institutional, Schools and Public Use
R4	Rural Residential (Large Lot)	C1	Town Centre Commercial	P2	



DISTRICT OF TUMBLER RIDGE
ZONING BYLAW MAPS
SCHEDULE E
Zoning Bylaw No. 585
District Wide Map

