

DISTRICT OF HIGHLANDS

BYLAW NO. 242

**A BYLAW TO AMEND THE "HIGHLANDS ZONING
BY-LAW NO. 100, 1998"**

The Council of the District of Highlands in open meeting assembled enacts as follows:

1. The "Highlands Zoning Bylaw, Bylaw No. 100, 1998" is amended by the addition of the following:

A. **Section 1** **Definitions**

Add the following in its respective alphabetical order:

"Animal Rehabilitation Centre" means a use that is solely for the rehabilitation of dogs that have been abused or abandoned and is operated by a non profit society.

B. **Section 5** **Establishment and Designations of Zones**

Add in subsection (1) the following in their respective columns:

Short Form

Zone

R3C

Rural 3C

SECTION 7.3C **RURAL 3C (R3C) ZONE**

7.3C.1 **Permitted Uses**

(1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural 3C (R3C) Zone:

- (a) *Residential*
- (b) *Animal Rehabilitation Centre*
- (c) *Home-based business*
- (d) *Agriculture*
- (e) *Accessory uses, buildings and structures*

7.3C2 **Residential Density**

(1) There shall be no more than one (1) *dwelling unit* on each *lot*.

7.3C.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 7.5 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 325 square metres and no single *accessory building* shall exceed 200 square metres in *floor area*.

7.3C.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 0.8 hectares (2 acres) may be created by subdivision. No subdivision plan may be approved unless *lots* created by the subdivision have an average area of at least 2.0 hectares (5 acres).

3. This Bylaw may be cited as "Highlands Zoning Amendment Bylaw No. 242, 2004"

READ A FIRST TIME THIS	4th	DAY OF	October,	2004
READ A SECOND TIME THIS	4th	DAY OF	October,	2004
PUBLIC HEARING HELD THIS	1 st	DAY OF	November,	2004
READ A THIRD TIME THIS	1 st	DAY OF	November,	2004
ADOPTED THIS	1 st	DAY OF	November,	2004

MAYOR

MUNICIPAL CLERK