

DISTRICT OF HIGHLANDS

BYLAW NO. 291

A BYLAW TO AMEND THE "HIGHLANDS ZONING BYLAW 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 hereby amended as follows:

(a) In **Section 5 Establishment and Designation of Zones:**

- (i) Under the column labeled, "Short Form," under RR14 **add**, "RR15;"
- (ii) Under the column labeled, "Zone," under Rural Residential 14 **add**, "Rural Residential 15;"

(b) After Section 6.14 **add** the following:

SECTION 6.15 **RURAL RESIDENTIAL 15 (RR15) ZONE**

6.15.1 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 Residential 15 (RR15) Zone:
 - (a) *Residential*
 - (b) *Home-based business*
 - (c) *Agricultural*
 - (d) *Accessory uses, buildings and structures*

6.15.2 Residential Density

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

6.15.3 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*.

6.15.4 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 1.5 hectares (3.8 acres)
- 2. "Highlands Zoning Bylaw No. 100, 1998" is further amended by altering Schedule A, Zoning Map, to designate the lands shown shaded in Schedule "A" to this Bylaw as the Rural Residential 15 (RR15) Zone.
- 3. This Bylaw may be cited as "Highlands Zoning Amendment Bylaw No. 291, 2006".

READ A FIRST TIME THIS	4 th	DAY OF	JULY, 2006
READ A SECOND TIME THIS	4 th	DAY OF	JULY, 2006
PUBLIC HEARING HELD THIS	12 th	DAY OF	SEPTEMBER, 2006
READ A THIRD TIME THIS	16 th	DAY OF	OCTOBER, 2006
ADOPTED THIS	16 th	DAY OF	OCTOBER, 2006

MAYOR

ADMINISTRATOR

Schedule "A" to Bylaw No. 291

