

**TO:** Sarah Jones  
Chief Administrative Officer

**Date:** April 17, 2026

**File:** 3900

**FROM:** Laura Beckett  
Municipal Planner

To Council  
April 20, 2026

**RE: ZONING BYLAW AMENDMENT BYLAW NO. 484 – LIMITS TO SIZES FOR PRINCIPAL DWELLING UNITS**

## PURPOSE

The purpose of this report is to provide a Zoning Bylaw Amendment for Council's consideration.

## BACKGROUND

In preparation for the creation of a Business Licensing Program, staff offers a recommended Zoning Bylaw amendment. Sixteen of Highlands' zones have no limit to the size of the principal dwelling unit. It is generally good practice to limit building/structure sizes and most communities do.

Imposing a limit on something that has never had limits can be challenging. There is a need to assure that existing approved buildings can be accommodated to avoid creating non-conforming size situations. As one example, in cases where properties have reached their maximum total size for all accessory buildings, some property owners join additional buildings to the principal dwelling unit. Many of these structures have approved Building Permits. Staff recommends a limit of 700m<sup>2</sup> for principal dwelling units in all zones that do not currently have a limit.

There are three zones – R3A, R3B and R3C – that have unique additional uses: kennel, woodworking, and animal rehabilitation centre respectively. These three zones require additional investigation and changes to their principal dwelling units and individual other principal uses are not included in Bylaw No. 484.

Please see:

- Appendix 1, which lists all Highlands' zones that have residential as a principal use and selected details for comparison,
- Appendix 2, which is Bylaw No. 484 that would amend the Zoning Bylaw to:
  - Include principal dwelling unit size limits in the zones that do not have any: RR1, RR2, RR3, RR15, RR16, R1, R3, R4, R5, R6, R7, GB1, and GB2, and

- Add the word “principal” to “dwelling unit” in specific sections in most zones to improve clarity.
- Appendix 3 that shows the proposed changes to the consolidated Zoning Bylaw **in red font and highlighted in yellow.**

## **OPTIONS**

The following options are available for Council consideration:

1. THAT Highlands Zoning Bylaw No. 100, 1998, Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026 be given first and second readings,

AND FURTHER THAT a public hearing be scheduled for Tuesday May 19, 2026 immediately preceding the regularly scheduled Council Meeting.

2. THAT alternate direction be provided.

## **DISCUSSION**

### **Intergovernmental**

- Referral to outside communities and agencies is not required.

### **Legal/Bylaw/Regulatory**

- The proposed bylaw is consistent with the Official Community Plan and the Regional Growth Strategy.
- Proposing any limit is an improvement to no limit.
- Unlike many local communities, total floor area of principal dwelling units in Highlands includes garages. This means that a house of a regulated size in other communities would be larger.
- An accessory dwelling unit within a principal dwelling – a secondary suite – would also be accommodated within the 700m<sup>2</sup>.
- In the zones without principal dwelling unit size limits, many properties have joined multiple buildings to their principal dwelling unit to be able to construct additional floor area that would otherwise not be allowed because they have reached the maximum total combined floor area for all accessory buildings. The recommended limit of 700m<sup>2</sup> is in part to take these situations into consideration.
- The limits proposed seek to avoid non-conforming structures that could limit alterations or reconstruction.
- One aspect where the lack of a house size limit may create issues is regarding home-based businesses within a home because there is also no limit to the amount of house space that can be dedicated to the home-based business use. While staff will determine a range of appropriate limits for home-based business use within a home as part of the Business Licensing Program, a limit to house size is a logical and important first step.

- This Zoning Bylaw amendment requires a public hearing. Should Council wish to give Bylaw 484 first and second reading on April 20, 2026, notice can be accomplished to hold a public hearing for the bylaw on Tuesday, May 19, 2026.

**Environmental**

- Limiting total floor area limits environmental disturbances.

**Social Wellbeing**

- Highlanders with affected properties have been accustomed to their zoning, and change can be difficult. The 700m<sup>2</sup> limit seeks to take this into account to minimize negative reaction to the proposed change.

**Consultation**

- Consultation opportunity is available through the public hearing process.

**FINANCIAL**

- House sizes influence taxes. The larger the house, the more taxes charged.

**CONCLUSION**

Limiting principal dwelling unit sizes supports many aspects of a healthy community. It is expected that the 700m<sup>2</sup> limit recommended by staff for zones currently without a limit will avoid creating non-conforming structures, avoid negative public reaction, and form a foundation for the upcoming Business Licensing Program.

**RECOMMENDATION**

THAT Highlands Zoning Bylaw No. 100, 1998, Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026 be given first and second readings,

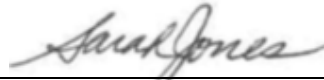
AND FURTHER THAT a public hearing be scheduled for Tuesday, May 19, 2026 immediately preceding the regularly scheduled Council Meeting.

Respectfully submitted,

Concurrence,



Laura Beckett, MCIP, RPP  
Municipal Planner



Sarah Jones  
Chief Administrative Officer

**Attachments:**

Appendix 1: Zones and Selected Details

Appendix 2: Bylaw No. 484

Appendix 3: Proposed changes consolidated into Zoning Bylaw No. 100

## APPENDIX 1: Zones and Selected Details

Yellow Highlight Shows Zones with Unlimited Principal Dwelling Unit Size

Zone * = 3 or less properties in zone	Approximate Location	Minimum Lot Size	CURRENT Principal Dwelling Unit Max Size (m <sup>2</sup> )	PROPOSED Principal Dwelling Unit Max Size (m <sup>2</sup> )	Max Size Total ALL Accessory Buildings	Max Size SINGLE Accessory Building
RR1	Middle Highlands	0.4ha (1 acre) with 0.8ha (2 acres) average	Unlimited	700	325	100
RR2	East Highlands	0.8ha (2 acres) with 2ha (5 acres) average	Unlimited	700	325	200
RR2A	Northern East Highlands	0.8ha (2 acres) with 2ha (5 acres) average	420		275	100
RR3	Part of Munn Road and around Fork Lake	0.8ha (2 acres) with 2ha (5 acres) average	Unlimited	700	325	200
RR4	Highlands Estates	1.25ha (3 acres)	420		275	100
RR5	Stewart Mountain Road	1.2ha (3 acres)	322		275	100
RR7*	Duplex on River Road	0.3ha (0.75 acre)	150		30	
RR8	River Road	0.2ha (0.5 acre)	330 for all buildings on a lot		50	
RR13	Hanington Creek Estates	152m <sup>2</sup> or 190m <sup>2</sup> for a corner lot (1,614 sq.ft. or 2,044 sq ft. for a corner lot)	379 (350 + 29 for carport or garage)			
RR14	Lorimer Place	1ha (2.47 acres)	600 total floor area of all buildings on a lot		325	200
RR15*	3320 and 3290 Munn Road	0.8ha (2 acres) with 1.5ha (3.8 acres) average	Unlimited	700	325	200
RR16*	5247 and 5173	0.8ha (2 acres) with 1.16ha (2.87 acres) average	Unlimited	700	325	200
R1	Martlet Road, parts of Millstream Road, Millstream Lake Road and Ross Durrance Road	12ha (30 acres)	Unlimited	700	525	300
R2	Old Mossy Road, Hazlitt Creek Road, and end of Millstream Road	2ha (5 acres)	322		275	100
R3	Lost Lake Road, Finlayson Arm Road, and parts of Millstream Road	0.8ha (2 acres) with 4ha (10 acres) average	Unlimited	700	525	300
R3A*	1830 Millstream Road	0.8ha (2 acres) with 4ha (10 acres) average	<ul style="list-style-type: none"> <li>Res: Unlimited</li> <li>Kennel: Unlimited</li> </ul>	Requires further investigation.	525	300
R3B*	820 Finlayson Arm Road	0.4ha (1 acre)	<ul style="list-style-type: none"> <li>Res: Unlimited</li> <li>Agriculture: 100</li> <li>Woodworking: 575</li> </ul>	Requires further investigation.	50	
R3C*	3360 Compton Road	12ha (30 acres)	Unlimited	Requires further investigation.	325	200

Zone * = 3 or less properties in zone	Approximate Location	Minimum Lot Size	CURRENT (Principal) Dwelling Unit Max Size (m <sup>2</sup> )	Proposed Principal Dwelling Unit Max Size (m <sup>2</sup> )	Max Size Total ALL Accessory Buildings	Max Size SINGLE Accessory Building
R3D*	1931 Millstream Road	0.68ha (1.68 acres)	362 total floor area of all buildings			
R4	East Munn Road	12ha (30 acres)	Unlimited	700	525	300
R5*	3875 and 3813 Munn Road	4.8ha (11.8 acres)	Unlimited	700	525	300
R6*	Off Finlayson Arm Road	2.8ha (7 acres)	Unlimited	700	525	300
R7*	1294 and 1289 Millstream Road	4.25ha (10.5 acres)	Unlimited	700	525	300
R8*	1927 Millstream Road		477 total floor area of all buildings Varied to 617			
GB1*	Middle Highlands	12ha (30 acres)	Unlimited	700	525	300
GB1A*	Middle Highlands	2.01ha (4.97 acres)	<ul style="list-style-type: none"> <li>• Lots 3ha and smaller: 300</li> <li>• Lots larger than 3ha: 375</li> </ul>		<ul style="list-style-type: none"> <li>• Lots 3ha and smaller: 275</li> <li>• Lots larger than 3ha and smaller than 20ha: 375</li> <li>• Lots larger than 20ha: 750</li> </ul>	<ul style="list-style-type: none"> <li>• Lots 3ha and smaller: 100</li> <li>• Lots larger than 3ha and smaller than 20ha: 100</li> <li>• Lots larger than 20ha: 300</li> </ul>
GB2	Throughout Highlands	12ha (30 acres)	Unlimited	700	525	300
BMCD1, residential	Bear Mountain	400m <sup>2</sup> (0.04ha or 0.09 acre)	Max floor space ratio of 1 and Max site coverage of 35%		100	60
CD2	Off Bear Mountain Parkway	• 2,024m <sup>2</sup> (0.2ha or 0.5 acre)	• Existing House: 354.9		• Existing House: 50	• Existing House: N/A
		• 740m <sup>2</sup> (0.7ha or 0.18 acre)	• Treehouse: 324		• Treehouse: N/A	• Treehouse: N/A
		• 1,243m <sup>2</sup> (0.12 ha or 0.3 acre)	• Cottages: 160 total floor area for all structures			
		• 1,094m <sup>2</sup> (0.11ha or 0.27 acre)	• Area 4: 290		• Area 4: Floor space ratio of 0.1	• Area 4: N/A
P3*	1589 Millstream Road	No minimum lot size	500 total floor area of all buildings on a lot			
Am1	West Highlands near Highlands Estates	1.2ha (2.9 acres)	420		525	300
			...AND 1,000 for total combined floor area of all buildings and structures on a lot			
Am2	York Ridge Place and Finlayson Arm Road	1ha (2.47 acres)	375		275	100



**DISTRICT OF HIGHLANDS  
BYLAW NO 484**

**A BYLAW TO AMEND “HIGHLANDS ZONING BYLAW NO. 100, 1998”**

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

**1. CITATION**

This Bylaw may be cited as “Highlands Zoning Bylaw No. 100, 1998, Amendment No. 47, (Limits to Principal Dwelling Unit Size) Bylaw No. 484, 2026”.

**2. AMENDMENT**

THAT “Highlands Zoning Bylaw No. 100, 1998” be amended as follows:

- a) In sections 6.1.3(1), 6.2.3(1), 6.2A.3(1), 6.2A.3(7), 6.3.3(1), 6.4.3(1), 6.4.3(7), 6.5.3(1), 6.5.3(7), 6.7.3(1), 6.7.3(7), 6.8.3(1), 6.13.3(8), 6.13.3(8)(a), 6.13.3(8)(b), 6.14.3(1), 6.15.3(1), 6.16.3(1), 7.1.3(1), 7.2.3(1), 7.2.3(7), 7.3.3(1), 7.3A.3(1), 7.3B.3(1), 7.3C.3(1), 7.3D.3(1) 7.4.3(1), 7.5.3(1), 7.6.3(1), 7.7.3(1), 7.8.3(1), 8.1.3(1), 8.1A.3(1), 8.2.3(1), 9.3.3(1), 12.14.3(1), 12.16.3(1), 12.16.3(7), 15.2.3.A1.3(1), 15.2.3.A1.3(7), 15.2.3.A3.3(1), and 15.2.3.A4.3(1), and 15.2.3.A4.3(8) the word “*principal*” be added between “a” and “*dwelling*”;
- b) Following sections be added 6.1.3(8), 6.2.3(8), 6.3.3(8), 6.15.3(8), 6.16.3(8), 7.1.3(8), 7.3.3(8), 7.4.3(8), 7.5.3(8), 7.6.3(8), 7.7.3(8), 8.1.3(8), and 8.2.3(8) as follows: “The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.”
- c) In section 6.13.3(9), the word “*principal*” be added between “the” and “*dwelling*”.

**READ A FIRST TIME** on the            day of            2026

**READ A SECOND TIME** on the       day of            2026

**READ A THIRD TIME** on the       day of            2026

**ADOPTED** on the                    day of            2026

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**MAYOR**

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**CORPORATE OFFICER**

## SECTION 6 - RURAL RESIDENTIAL ZONES

### SECTION 6.1 - RURAL RESIDENTIAL 1 (RR1) ZONE

#### 6.1.1 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 1 (RR1) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory Uses, buildings and structures*

#### 6.1.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### 6.1.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The *height* of a *principal 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*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

#### 6.1.4 Subdivision Density and Lot Area Requirements

- (1) Subject to Section 6.1.4(2), no *lot* having an area less than 0.4 hectares (1 acre) may be created by subdivision. No subdivision plan may be approved unless *lots* created by the subdivision have an average area of at least 0.8 hectares (2 acres).
- (2) No lot may be created as prescribed in Section 6.1.4(1) if:
- a) that *lot* contains part of an electrical transmission right of way described as Plan 3270 RW or as Plan 3242 RW, and if,
  - b) that *lot* contains less than 0.6 hectares (1.5 acres) of land that does not contain part of such a right of way.

## SECTION 6.2 - RURAL RESIDENTIAL 2 (RR2) ZONE

### 6.2.1 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 2 (RR2) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.2.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.2.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of the *principal dwelling unit* shall not exceed 10.5 metres
- (2) The *height* of the *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*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 6.2.4 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)

## SECTION 6.2A - RURAL RESIDENTIAL 2A (RR2A) ZONE

(\*\*added by Bylaw 275, adopted January 9, 2006)

### 6.2A.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 2A (RR2A) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.2A.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.2A.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *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 a **principal** *dwelling unit* shall not exceed 420 square metres.
- (8) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 6.2A.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 6.2A.4(1), if the amenities described in Section 12.12.1 of this Bylaw are provided, Lot A and B, Section 39, Highland District, Plan 34216 if within the RR2A Zone may be subdivided into a maximum of 14 lots provided that:
  - (a) no *lot* shall have an area less than 0.8 hectares (2 acres);
  - (b) the average area of all lots so created is not less than 2.0 hectares (5 acres).

## SECTION 6.3 - RURAL RESIDENTIAL 3 (RR3) ZONE

### 6.3.1 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 3 (RR3) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.3.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.3.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal 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*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 6.3.4 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).

## SECTION 6.4 - RURAL RESIDENTIAL 4 (RR4) ZONE

### 6.4.1 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 4 (RR4) Zone:
- a) *Residential*
  - b) *Home-based business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.4.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.4.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 9 metres
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line*
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*
- (5) No *building or structure* shall be sited within 10 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*  
*(\*\*6.4.3(7) replaced by Bylaw No. 201, adopted June 2, 2003)*
- (7) The total *floor area* of a **principal** *dwelling unit* shall not exceed 420 square metres.
- (8) The total combined *floor area* of all *accessory buildings* on a lot shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 6.4.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.4.4(1), if the amenities described in Section 12.1 of this Bylaw are provided, a subdivision plan may approved to create a maximum of 59 *residential lots* with no *lot* less than 1.25 hectares (3 acres) in the area.

## SECTION 6.5 - RURAL RESIDENTIAL 5 (RR5) ZONE

### 6.5.1 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 Rural Residential 5 (RR5) Zone:
- a) *Residential*
  - b) *Home-based Business*
  - c) *Agriculture*
  - d) *Accessory uses, buildings and structures*

### 6.5.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.5.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 9 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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 a *principal dwelling unit* shall not exceed 322 square metres.
- (8) The total combined *floor area* of all *accessory buildings* on a lot shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 6.5.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.5.4(1), if the amenities described in Section 12.2 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of 26 *residential lots* with no lot less than 1.2 hectares (3 acres) in area.

## SECTION 6.6 - RURAL RESIDENTIAL 6 (RR6) ZONE

(\*\*deleted by Bylaw No. 185, adopted August 6, 2002)

(\*\*added by Bylaw No. 116, adopted July 19, 1999)

## SECTION 6.7 - RURAL RESIDENTIAL 7 (RR7) ZONE

(\*\*added by Bylaw No. 116, adopted July 19, 1999)

### 6.7.1 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 Rural Residential 7 (RR7) Zone:

- a) *Residential*
- b) *Home-based Business*
- c) *Accessory uses, buildings and structures*

### 6.7.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

(1) There shall be no more than two (2) *principal dwelling units* on each lot.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

(2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.7.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal 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 a *principal dwelling unit* shall not exceed 150 square metres.
- (8) The total combined *floor area* of all *accessory buildings* on a lot shall not exceed 30 square metres.

### 6.7.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.7.4(1), if the amenities described in Section 12.4.1 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of 1 *residential lots* with no lot less than 0.3 hectares (0.75 acres) in area.

## SECTION 6.8 - RURAL RESIDENTIAL 8 (RR8) ZONE

(\*\*added by Bylaw No. 116, adopted July 19, 1999)

### 6.8.1 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 Rural Residential 8 (RR8) Zone:
  - a) *Residential*
  - b) *Home-based Business* with the exception that no *home-based business* is permitted in common property in a Bare Land Strata Plan
  - c) *Accessory uses, buildings and structures* with the exception that no *buildings* are permitted in common property in a Bare Land Strata Plan
  - d) Sewage disposal from a *lot* in a Community Institutional 1 Zone

### 6.8.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling units* on each *lot*. For the purposes of this subsection, *lot* excludes common property in a Bare Land Strata Plan.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.8.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *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 4 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 an access route in a Bare Land Strata Plan.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.  
(\*\*6.8.3(7) replaced by Bylaw No. 146, adopted Oct 2, 2000)
- (7) The total *floor area* of all buildings on a lot shall not exceed 330 square metres.
- (8) The total *floor area* of all *accessory buildings* on a residential *lot* shall not exceed 50 square metres.
- (9) Despite Section 3.8(7)(b) of this Bylaw, a required parking space shall not be placed or maintained within four (4) metres of any *front lot line*, within ten (10) metres of any *rear lot line*, or within two (2) metres of any *side lot line*.

### 6.8.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 7 hectares (17.3 acres).
- (2) Despite Section 6.8.4(1), if the amenities described in Section 12.5.1 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of nine (9) *residential lots* (excluding common property in a Bare Land Strata Plan) with no *lot* less than 0.2 hectares (0.5 acres).

(\*\*amended by Bylaw No. 195 adopted June 2, 2003)

(\*\*replaced by Bylaw No. 185, adopted August 6, 2002)

## SECTION 6.13 - RURAL RESIDENTIAL 13 (RR13) ZONE

(\*\*added by Bylaw No. 310, adopted September 15, 2008)

### 6.13.1 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 Rural Residential 13 (RR13) Zone:
  - a) *Residential*
  - b) *Home-based Business*
  - c) *Accessory uses, buildings and structures*

### 6.13.2 Residential Density

(\*\*replaced by Bylaw No. 457, adopted June 17, 2024)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*. For the purposes of this zone, *lot* excludes common property in a Bare Land Strata.
- (\*\*added by Bylaw 457, adopted June 17, 2024)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.13.3 Siting and Dimensions of Buildings and Structures

- (1) All *buildings and structures* shall be measured from the property line to the foundation of the *building or structure*. Chimneys, cornice, leaders, gutters, pilaster, belt courses, sills, steps, eaves, sunlight control projections, canopies, balconies, or ornamental features may project into a required setback from a *front, side, or rear lot line* beyond the face of a *building*, the minimum distances to be reduced by not more than 1 metre but such reduction applies only to the projecting feature.
- (2) For the purposes of this zone only,
  - a) "Front yard" means the area bounded by the *front lot line*, the two *side lot lines* nearest the *front lot line*, and the *dwelling unit's* foundation contour nearest to the *front lot line*.
  - b) "Rear yard" means the area bounded by the *rear lot line*, the two *side lot lines* nearest the *rear lot line*, and the *dwelling unit's* foundation contour nearest to the *rear lot line*.
  - c) "Side yard" means the area between a *side lot line* and the *dwelling unit's* foundation contour, specifically excluding the "front yard" and "rear yard" and any area taken up by *accessory buildings or structures*.
- (3) The *height* of a *dwelling unit* shall not exceed 9 meters.
- (4) No *dwelling unit* shall be sited within 5 meters of a *front lot line*.
- (5) No *dwelling unit* shall be sited within 1.5 meters of a *side lot line*.
- (6) No *dwelling unit* shall be sited within 5 meters of a *side lot line* that abuts a street or *highway*.
- (7) No *dwelling unit* shall be sited within 5 meters of a *rear lot line*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 350 square meters.
  - a) Garages and carports shall be included in the 350 square meters total *floor area* of a *principal dwelling unit*.
  - b) Despite section 6.13.3 (8) (a), up to 29 square meters of a carport only may be excluded from the 350 square meters total *floor area* of a *principal dwelling unit*.
- (9) Despite section 3.8(7)(b) of this Bylaw, at least one of the required parking spaces shall be within the *principal dwelling unit*, such as within the carport or the garage.

## SECTION 6.14 - RURAL RESIDENTIAL 14 (RR14) ZONE

(\*\*added by Bylaw No. 199, adopted April 22, 2003)

### 6.14.1 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 Rural Residential 14 (RR14) Zone:
- a) *Residential*
  - b) *Home-based Business* with the exception that no *home-based business* is permitted in common property in a Bare Land Strata Plan
  - c) *Accessory uses, buildings and structures* with the exception that no *buildings* are permitted in common property in a Bare Land Strata Plan.

### 6.14.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*. For the purposes of this subsection, *lot* excludes common property in a Bare Land Strata Plan.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.14.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 9 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *side lot line* that abuts an access route in a Bare Land Strata Plan.
- (6) No *building or structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of all *buildings* on a *lot* shall not exceed 600 square metres.
- (8) The total combined *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*.

### 6.14.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 6.14.4(1), if the amenities described in Section 12.11.1 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of seven (7) *residential lots* (excluding common property in a Bare Land Strata Plan) with no *lot* less than 1 hectare (2.47 acres).

## SECTION 6.15 - RURAL RESIDENTIAL 15 (RR15) ZONE

(\*\*added by Bylaw No. 291, adopted Oct 16, 2006)

### 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

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.15.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal 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*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 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)

## SECTION 6.16 - RURAL RESIDENTIAL 16 (RR16) ZONE

(\*\*added by Bylaw No. 312, adopted Dec 15, 2008)

### 6.16.1 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 16 (RR16) Zone:

- (a) *Residential*
- (b) *Home-based business*
- (c) *Agricultural*
- (d) *Accessory uses, buildings and structures*

### 6.16.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

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

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

(2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 6.16.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal 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*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 6.16.4 Subdivision Density and Lot Area Requirements

(1) No lot having an area less than 0.8 hectare (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 1.16 hectares (2.87 acres).

## SECTION 7 - RURAL ZONES

### SECTION 7.1 - RURAL 1 (R1) ZONE

#### 7.1.1 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 Rural 1 (R1) Zone:
- a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

#### 7.1.2 Residential Density

- (\*\*amended by Bylaw No. 438, adopted December 4, 2023)
- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### 7.1.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) **The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>.**

#### 7.1.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 7.2 - RURAL 2 (R2) ZONE

### 7.2.1 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 Rural 2 (R2) Zone:
- a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

### 7.2.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.2.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal 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 20 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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 a *principal dwelling unit* shall not exceed 322 square metres.
- (8) The total *floor area* of all *accessory buildings* on a lot shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.

### 7.2.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite Section 7.2.4(1), if the amenities described in Section 12.3 of this Bylaw are provided, a subdivision plan may be approved to create a maximum of 22 *residential lots* with no *lot* less than 2 hectares (5 acres) in the area.

## SECTION 7.3 - RURAL 3 (R3) ZONE

### 7.3.1 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 Rural 3 (R3) Zone:
  - a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

### 7.3.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.3.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 7.3.4 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 4 hectares (10 acres).

## SECTION 7.3A - RURAL 3A (R3A) ZONE

### 7.3A.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 Rural 3A (R3A) Zone:
  - a) *Residential*
  - b) *Kennel*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

### 7.3A.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.3A.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal 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*, no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line* and no *building* used for a *kennel* shall be sited within 90 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line*, no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line* and no *building* used for a *kennel* shall be sited within 30 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway* and no *building* used for a *kennel* shall be sited within 30 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.

### 7.3A.4 Parking for a Kennel

- (1) Use of *land, building* or *structures* for a *kennel* shall not be commenced or maintained on a *lot* unless three (3) parking spaces are provided on the *lot* to serve that use of *land*, exclusive of other parking spaces required by this Bylaw for other uses on that *lot*.

### **7.3A.5 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 4 hectares (10 acres).

### **SECTION 7.3B - RURAL 3B (R3B) ZONE**

(\*\*added by Bylaw No. 155, adopted March 5, 2001)

#### **7.3B1 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 Rural 3B (R3B) Zone:
  - a) *Residential*
  - b) *Woodworking* contained within a single *building*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

#### **7.3B.2 Residential Density**

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### **7.3B.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory, agriculture or woodworking 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* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line* and no *building* used for *woodworking* shall be sited within 60 metres of a *front lot line*.
- (4) No *dwelling unit or accessory building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line* and no *building* used for *woodworking* shall be sited within 1 metres of the southern most *side lot line* nor within 40 metres of the northern most *side lot line*.
- (5) No *building or structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line* and no *building* used for *woodworking* shall be sited within 20 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 50 square metres, the total *floor area* of all *agriculture buildings* shall not exceed 100 square metres, and the total *floor area* of a *woodworking building* shall not exceed 575 square metres.

#### **7.3B.4 Parking for Woodworking Use**

- (1) Use of *land, buildings or structures* for *woodworking* shall not be commenced or maintained on a *lot* unless six (6) parking spaces are provided on the *lot* to serve that *use of land*, exclusive of other parking spaces required by this Bylaw for other uses on that *lot*.

#### **7.3B.5 Subdivision Density and Lot Area Requirements**

- (1) No *lot* having an area less than 0.4 hectares (1 acre) may be created by subdivision.

### **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 Rural 3C (R3C) Zone:
  - a) *Residential*
  - b) *Animal Rehabilitation Centre*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

#### **7.3C.2 Residential Density**

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot*.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### **7.3C.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a **principal** *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 subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 7.3D - RURAL 3D (R3D) ZONE

(\*\*amended by Bylaw No. 347, adopted July 16, 2012)

(\*\*added by Bylaw No. 308, adopted August 18, 2008)

### 7.3D.1 Permitted Uses

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 3D (R3D) Zone:

- (a) *Residential*
- (b) *Day Care as regulated by the Community Care and Assisted Living Act, as amended from time to time*
- (c) *Agricultural*
- (d) *Accessory uses, buildings and structures*

### 7.3D.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

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

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.3D.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* and/or any *building* or *structure* used for day care shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 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* and no *building* use for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *buildings* on a *lot* shall not exceed 362 square metres.

### 7.3D.4 Landscaping and Screening

- (1) Native vegetative screening of a height of not less than 2.0 metres (6.56 feet), a depth of not less than 1.5 metres (4.9 feet), and a mature height of not less than 6.0 metres (19.69 feet), shall be provided and maintained continuously along Millstream Road. If the native vegetative screening is hedging and is within 5m of a BC Hydro utility pole, the mature height of the hedge shall be not less than 4.0 metres (13.12 feet).

### 7.3D.5 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 0.68 hectare (1.68 acres) may be created by subdivision.

## SECTION 7.4 - RURAL 4 (R4) ZONE

### 7.4.1 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 Rural 4 (R4) Zone:
  - (a) *Residential*
  - (b) *Agriculture*
  - (c) *Home-based Business*
  - (d) *Accessory uses, buildings and structures*

### 7.4.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.4.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 7.4.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 7.5 - RURAL 5 (R5) ZONE

*\*\*added by Bylaw No. 319, adopted July 13, 2009)*

### 7.5.1 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 5 (R5) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Agriculture*
  - (d) *Accessory uses, building and structures*

### 7.5.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

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

*(\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.5.3 Siting and Dimensions of Buildings and Structures

- (1) The height of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The height of an *accessory building* or *structure* shall not exceed 6 metres and the height of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>**

### 7.5.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 7.5.4(1), if the amenities described in Section 12.13.1 of this Bylaw are provided, Lot 1, Section 40, Highland District, Plan 31697 except part in Plan VIP63269 if within the R5 Zone may be subdivided into a maximum of 2 *lots* provided that no *lot* shall have an area less than 4.8 hectares (11.8 acres).

## SECTION 7.6 - RURAL 6 (R6) ZONE

*\*\* (added by Bylaw No. 313, adopted May 7, 2012)*

### 7.6.1 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 6 (R6) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Agriculture*
  - (d) *Accessory uses, building and structures*

### 7.6.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

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

*(\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.6.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>.**

### 7.6.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (29.7 acres) may be created by subdivision.
- (2) Despite Section 7.6.4(1), if the amenities described in Section 12.15.1 of this Bylaw are provided, Lot 8, Section 74 and 75, Plan 20576, Highland District if within the R6 Zone may be subdivided into a maximum of three (3) *lots* provided that no *lot* shall have an area less than 2.8 hectares (7 acres).

## SECTION 7.7 - RURAL 7 (R7) ZONE

*\*\*added by Bylaw No. 349, adopted June 25, 2012)*

### 7.7.1 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 7 (R7) Zone:
- (a) Residential
  - (b) Home-based business
  - (c) Agriculture
  - (d) Accessory uses, building and structures

### 7.7.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.7.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 7.7.4 Subdivision Density and Lot Area Requirements

- (1) No lot having an area less than 10.7 hectares (26.5 acres) may be created by subdivision.
- (2) Despite Section 7.7.4(1), if the amenities described in Section 12.17.1 of this Bylaw are provided, Lot B, Section 27, Highland District, Plan VIP60905 if within the R7 Zone may be subdivided into a maximum of two (2) *residential lots* provided that no lot shall have an area less than 4.25 hectares (10.5 acres).

## SECTION 7.8 - RURAL 8 (R8) ZONE

*\*\*added by Bylaw No. 402, adopted April 3, 2018)*

### 7.8.1 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 8 (R8) Zone:
- (a) Residential
  - (b) Day Care as regulated by the Community Care and Assisted Living Act
  - (c) Agricultural
  - (d) Accessory uses, buildings and structures

### 7.8.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 7.8.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* and/or any *building* or *structure* used for day care shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3.5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 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* and no *building* use for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total floor area of all buildings on a lot shall not exceed 477 square metres.

### 7.8.4 Landscaping and Screening

- (1) Native vegetative screening of a height of not less than 2.0 metres (6.56 feet), a depth of not less than 1.5 metres (4.9 feet), and a mature height of not less than 6.0 metres (19.69 feet), shall be provided and maintained continuously along Millstream Road. If the native vegetative screening is hedging and is within 5m of a BC Hydro utility pole, the mature height of the hedge shall be not less than 4.0 metres (13.12 feet).

### 7.8.5 Subdivision Density and Lot Area Requirements

- (2) No lot having an area less than 0.57 hectare (1.41 acres) may be created by subdivision.

## SECTION 8 – GREENBELT ZONES

### SECTION 8.1 - GREENBELT 1 (GB1) ZONE

#### 8.1.1 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 Greenbelt 1 (GB1) Zone:
- a) Forest management activities related to timber production and harvesting
  - b) *Residential*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

#### 8.1.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

#### 8.1.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal dwelling unit** shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total floor area of a principal dwelling unit shall not exceed 700m<sup>2</sup>.**

#### 8.1.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 8.1A - GREENBELT 1A (GB1A) ZONE

(\*\*replaced by Bylaw No. 442, adopted December 9, 2024

(\*\*added by Bylaw No. 182, adopted July 15, 2002)

### 8.1A.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 Greenbelt 1A (GB1A) Zone:
  - a) Forest management activities related to timber production and harvesting
  - b) *Residential*
  - c) *Agriculture*
  - d) *Home-based Business*
  - e) *Accessory uses, buildings and structures*

### 8.1A.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

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

(\*\*added By Bylaw No. 438, adopted December 4, 2023)
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act* there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting any *accessory dwelling unit* on the *lot* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 8.1A.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) For lots 3 hectares in size and smaller, the total *floor area* of a *principal dwelling unit* shall not exceed 300 square metres.
- (8) For lots larger than 3 hectares, the total *floor area* of a *principal dwelling unit* shall not exceed 375 square metres.
- (9) For lots 3 hectares in size and smaller, the total *floor area* of all *accessory buildings* on a *lot* shall not exceed 275 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.
- (10) For lots larger than 3 hectares and smaller than 20 hectares, the total *floor area* of all *accessory buildings* on a *lot* shall not exceed 375 square metres and no single *accessory building* shall exceed 100 square metres in *floor area*.
- (11) For lots 20 hectares and larger, the total *floor area* of all *accessory buildings* on a *lot* shall not exceed 750 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.

## SECTION 8.2 - GREENBELT 2 (GB2) ZONE

### 8.2.1 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 Greenbelt 2 (GB2) Zone:
- a) *Residential*
  - b) *Agriculture*
  - c) *Home-based Business*
  - d) *Accessory uses, buildings and structures*

### 8.2.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.
- (\*\*added By Bylaw No. 438, adopted December 4, 2023)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 8.2.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *principal dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building or structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building or structure* shall be sited within 20 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building or structure* shall be sited within 10 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building or structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a lot shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *principal dwelling unit* shall not exceed 700m<sup>2</sup>.

### 8.2.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of at least 12 hectares (30 acres).

## SECTION 9.3 - PUBLIC 3 (P3) ZONE

### 9.3.1 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 Public 3 (P3) Zone:
- a) *Assembly*
  - b) *Residential*
  - c) *Non-motorized outdoor recreation*
  - d) *Home-based business*
  - e) *Agriculture*
  - f) *Accessory uses, buildings and structures*

### 9.3.2 Residential Density

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot.   
*(\*\*replaced by Bylaw 457, adopted June 17, 2024)*
- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each lot if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.   
*(\*\*added by Bylaw 457, adopted June 17, 2024)*

### 9.3.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The *height* of a **principal** *dwelling unit* or a *building* shall not exceed 10.5 metres.
- (2) No *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 10 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 6 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 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 *buildings* on a *lot* shall not exceed 500 square metres (5,382 sq. ft.)

## SECTION 12.14 – AMENITY 1 (Am1) ZONE

### 12.14.1 Permitted Uses

(1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the Amenity 1 (Am1) Zone:

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

### 12.14.2 Residential Density

*(\*\*amended by Bylaw No. 438, adopted December 4, 2023)*

(1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

*(\*\*added By Bylaw No. 438, adopted December 4, 2023)*

(2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 12.14.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 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* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *dwelling unit* shall not exceed 420 square metres.
- (9) The total combined *floor area* of all *buildings* or *structures* on a *lot* shall not exceed 1,000 square metres.

### 12.14.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 12.14.4(1), if the amenity described in Section 12.14.5 of this Bylaw are provided:
  - (a) Lot 4, Sections 13 and 14, Highland District, Plan 22965 and
  - (b) South ½ of Section 14, Highland District, Except Parcel B (DD 32752I) and Except Parts in Plans 8758, 22965, 40257 and 2812 RW (collectively referred to as the “Lands”) if within the Am1 Zone, may be subdivided into a maximum of 11 *lots* provided that no *lot* shall have an area less than 1.2 hectares (2.9 acres).

## SECTION 12.16 - AMENITY 2 (Am2) ZONE

(\*\*added by Bylaw No. 346, June 18, 2012)

### 12.16.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the Amenity 2(Am2) Zone:
  - (a) Residential
  - (b) Home-based business
  - (c) Agriculture
  - (d) Accessory uses, buildings and structures

### 12.16.2 Residential Density

(\*\*amended by Bylaw No. 438, adopted December 4, 2023)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

(\*\*added By Bylaw No. 438, adopted December 4, 2023)

- (2) In accordance with a density benefit scheme under Section 482 of the *Local Government Act*, there may be no more than one (1) *accessory dwelling unit* on each *lot* if the property owner grants a covenant pursuant to Section 219 of the *Local Government Act*, in favour of the District of Highlands, prohibiting the *accessory dwelling unit* from being subdivided under the *Land Title Act* or the *Strata Property Act*, or their successor legislation, from the *principal dwelling unit*.

### 12.16.3 Siting and Dimensions of Buildings and Structures

- (1) The height of a *principal* dwelling unit or a building used for agriculture shall not exceed 9 metres.
- (2) The height of an accessory building or structure shall not exceed 6 metres.
- (3) No building or structure shall be sited within 20 metres of a front lot line.
- (4) No building or structure shall be sited within 10 metres of a side lot line.
- (5) No building or structure shall be sited within 10 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 a *principal* dwelling unit shall not exceed 375 square metres.
- (8) The total floor area of all accessory buildings including buildings used for agriculture on a lot shall not exceed 275 square metres and no single accessory building or building used for agriculture shall exceed 100 square metres in floor area.

### 12.16.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 12.16.4(1), if the amenities described in Section 12.16.4(3) of this Bylaw are provided, Lot C, Sections 30 and 74, VIP76070 if within the Am2 Zone, may be subdivided into a maximum of 13 *residential lots* provided that no *lot* shall have an area less than 1 hectares (2.47 acres).
- (3) The Lands shown on Schedule "A" to Bylaw 346 may be subdivided into a maximum number of *residential lots* and the prescribed *lot* area specified in section 12.16.4(2) of this Bylaw if the following amenities are first provided:
  - i. Subdivision and transfer to the Capital Regional District of approximately 16.4 hectares of land to be used for regional park and trail purposes, generally shown outlined in bold on Schedule "B" to Bylaw 346, such approximate land area to be confirmed in detail by way of a legal survey prior to final subdivision approval by and as agreed upon by the District of Highlands, the Capital Regional District, and the property owner; and

## SECTION 15.2 - COMPREHENSIVE DEVELOPMENT 2 (CD2) ZONE

### 15.2.1 Zone Intent

This zone is intended to provide for the orderly development of land.

### 15.2.2 Density of Development in the CD2 Zone

- (1) There may not be more than four (4) residential dwelling units in the CD2 Zone.
  - (2) Despite Section 15.2.2(1), if the following amenities are provided:
    - a. The payment to the District, within 30 days of adoption of Bylaw No. 344, of \$486,538, to be placed in a General Capital Reserve Fund established by Council;
    - b. Either:
      - i. the delivery to the District of the existing water pump located at 1150 Bear Mountain Parkway and transfer to the District of clear title to the water pump; or
      - ii. the payment to the District of the proceeds from the sale of the water pump to be placed in a General Capital Reserve Fund established by Council, in lieu of transferring the water pump;
    - c. The amending of covenant EP1786, statutory right of way EP1787, and document EW143625, and registration of a new covenant, statutory right of way and reference plan of the covenanted area, to the mutual satisfaction of all covenant holders to comply with the recommendations made in the following memos by Aqua-Tex Scientific Consulting Ltd., copies of which are available at the District Office:
      - i. "Forest Health – a Reassessment of Covenanted Landscape – Pursuant to Rezoning Application RZ-02-11 – 1150 Bear Mountain Parkway," dated November 25, 2011, and
      - ii. "Riparian Management Zones – Lot Alignment, RAR and SWM Pursuant to Rezoning Application RZ-02-11 – 1150 Bear Mountain Parkway," dated July 27, 2011,
- lands within the CD2 Zone may be developed in accordance with section 15.2.3 and Schedule F to Zoning Bylaw 100.

### 15.2.3 Areas

The CD2 Zone is divided into five (5) "Areas" the lands of which are also mapped and described in Schedule F to this Bylaw (Highlands Zoning Bylaw 100).

#### **"Area 1 – Existing House"**

##### 15.2.3.A1.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in "Area 1 – Existing House," of the Comprehensive Development 2 (CD2) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Accessory uses, buildings and structures*

##### 15.2.3.A1.2 Residential Density

*(\*\*amended by Bylaw No. 457, adopted June 17, 2024)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

(\*\*added by Bylaw No. 457, adopted June 17, 2024)

- (2) There shall be no more than three (3) *accessory dwelling units* on each *lot*.

### **15.2.3.A1.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 8.0 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 3.75 metres.
- (3) No *building* or *structure* shall be sited within 6.0 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 3.0 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 3.0 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 6.0 metres of a *rear lot line*.
- (7) The total *floor area* of a **principal** *dwelling unit* shall not exceed 354.9 square metres.
- (8) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 50 square metres.

### **15.2.3.A1.4 Lot Area Requirements**

- (1) No *lot* having an area less than 2,024 square metres may be created by subdivision.

## **“Area 2 – Treehouse”**

### **15.2.3.A2.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in “Area 2 – Treehouse,” of the Comprehensive Development 2 (CD2) Zone:
- (a) *Residential*
  - (b) *Home-based business, except that, despite section 3.5 of Bylaw 100, total floor area dedicated to home-based business use may be up to 169 square meters.*
  - (c) *Day Care as regulated by the Community Care and Assisted Living Act, as amended from time to time*
  - (d) *Assembly*
  - (e) *Accessory uses*

### **15.2.3.A2.2 Residential Density**

(\*\*amended by Bylaw No. 457, adopted June 17, 2024)

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

(\*\*added by Bylaw No. 457, adopted June 17, 2024)

- (2) There shall be no more than three (3) *accessory dwelling units* on each *lot*.

### **15.2.3.A2.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of the *building* used for a single or combination of *principal use(s)* shall not exceed 10.5 metres.
- (2) No *principal building* or *structure* shall be sited within 2.16 metres of a *front lot line*.
- (3) No *principal building* or *structure* shall be sited within 2.95 metres of a *side lot line*.
- (4) No *principal building* or *structure* shall be sited within 6.0 metres of a *rear lot line*.
- (5) The total *floor area* of the *building* used for a single or combination of *principal use(s)* shall not exceed 324.0 square metres.

#### **15.2.3.A2.4 Lot Area Requirements**

- (1) No *lot* having an area less than 740 square metres may be created by subdivision.

### **“Area 3 – Cottages”**

#### **15.2.3.A3.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in “Area 3 – Cottages,” of the Comprehensive Development 2 (CD2) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Accessory uses, buildings, and structures*
  - (d) *Parking for Community Gardens and Green Space in “Area 5 – Community Gardens and Green Space”*

#### **15.2.3.A3.2 Residential and Subdivision Density**

- (1) There shall be no more than one (1) *principal dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

(\*\*amended by Bylaw No. 457, adopted June 17, 2024)
- (2) There shall be no more than three (3) *accessory dwelling units* on each *lot*.

(\*\*replaced by Bylaw No. 457, adopted June 17, 2024)

#### **15.2.3.A3.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a **principal** *dwelling unit* shall not exceed 7.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 3.75 metres.
- (3) No *building* or *structure* shall be sited within 2.0 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 2.0 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 2.0 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 2.0 metres of a *rear lot line*.
- (7) The total *floor area* of all *buildings* and *structures* shall not exceed 160.0 square metres (includes garage).

#### **15.2.3.A3.4 Landscaping and Screening**

- (1) Landscaped areas shall be provided and maintained continuously along every lot line abutting a BC Hydro right-of way that is within 2.0 metres (6.56 feet) of that lot line.
- (2) Despite subsection (1), the landscaped areas may be interrupted to provide for a rock wall required for a parking turnaround area.
- (3) The landscaped areas prescribed in subsection (1) shall have trees planted with a height of not less than 2.0 metres (6.56 feet) and a mature height of not less than 6.0 metres (19.68 feet), spaced not less than 6.0 metres (19.68 feet) apart, unless a greater spacing distance is recommended by a Landscape Architect.

#### **15.2.3.A3.5 Parking Spaces**

- (1) Despite section 3.8 (6) a) (i), one (1) parking space is required for each *dwelling unit* (cottage) in Area 3 of the CD2 Zone.

(\*\*added by Bylaw No. 457, adopted June 17, 2024)

### **15.2.3A3.6 Lot Area Requirements**

- (1) No lot having an area less than 1,243 square metres may be created by subdivision.

*(\*\*title amended by Bylaw No. 457, adopted June 17, 2024)*

#### **“Area 4”**

### **15.2.3.A4.1 Permitted Uses**

*(\*\*amended by Bylaw No. 457, adopted June 17, 2024)*

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in “Area 4” of the Comprehensive Development 2 (CD2) Zone:

- (a) *Residential*
- (b) *Home-based business*
- (c) *Accessory uses, buildings and structures*

### **15.2.3.A4.2 Residential and Subdivision Density**

*(\*\*amended by Bylaw No. 457, adopted June 17, 2024)*

- (1) There shall be no more than one (1) *principal dwelling unit* on each lot and no more than one *home-based business* in such dwelling unit.

*(\*\*replaced by Bylaw No. 457, adopted June 17, 2024)*

- (2) There shall be no more than three (3) *accessory dwelling units* on each lot.

### **15.2.3.A4.3 Siting and Dimensions of Buildings and Structures**

- (1) The height of a **principal** dwelling unit shall not exceed 9.0 metres.
- (2) The height of an accessory building or structure shall not exceed 3.75 metres.
- (3) No building or structure shall be sited within 6.0 metres of a front lot line.
- (4) No dwelling unit shall be sited within 2.0 metres of a side lot line.
- (5) No dwelling unit shall be sited within 6.0 metres of a rear lot line.
- (6) No accessory building or structure shall be sited within 1.5 metres of a side or rear lot line.
- (7) No building or structure shall be sited within 3.0 metres of a side lot line that abuts a highway.
- (8) The total floor area of a **principal** dwelling unit shall not exceed 290.0 square metres (includes garage).
- (9) The total floor space ratio of all accessory buildings and structures shall not exceed 0.10.

### **15.2.3.A4.4 Lot Area Requirements**

*(\*\*amended by Bylaw 457, adopted June 17, 2024)*

- (1) No lot having an area less than 1,094 square metres may be created by subdivision.

#### **“Area 5 – Community Gardens and Green Space”**

### **15.2.3.A7.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses shall be permitted in Area 5 – Community Gardens and Green Space within the Comprehensive Development 2 (CD2) Zone: