

5. Specific Use Regulations

5.1 Application

- 5.1.1 The specific use regulations shall apply to all development unless otherwise exempted in this section.
- 5.1.2 Where these regulations may be in conflict with any zone development regulations or general regulations, these specific use regulations shall take precedence.

5.2 Home Business

- 5.2.1 All home businesses shall comply with the following general regulations:
 - a) **Location:** a home business is not to be located in conjunction with a community care facility.
 - b) **Nuisance:** nuisance detectable beyond the property boundary shall not be produced by the home business. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained.
 - c) **Traffic:** except for emergency situations, all home business vehicle trips shall be restricted to:
 - i) Monday to Saturday between the hours of 6:00 AM and 10:00 PM; and
 - ii) Sundays and Statutory Holidays between the hours of 10:00 AM to 6:00 PM.
 - d) **Parking and Loading:** A home business shall provide parking in accordance with Section 7 in addition to the required residential parking spaces. There shall also be adequate on-site parking or storage space provided for all home business vehicles. Any permitted heavy vehicles shall be parked indoors or outdoors in a location that is not generally visible from a highway or adjacent property. Except for on a permitted driveway, no parking shall be permitted in a front yard.
 - e) **Outdoor Activities:** There shall be no outdoor manufacture of materials, equipment or vehicles.
 - f) **Number:** No more than two home businesses may be located in one principal building.

5.3 Home Business 1

- 5.3.1 In addition to Section 5.2 above, a home business 1 shall comply with the following regulations:
 - a) **Gross Floor Area:** the home business 1 does not occupy more than 25% of the gross floor area of the principal dwelling.
 - b) **Storage:** any storage, display, or sale of materials or goods related to the home business 1 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted.
 - c) **Traffic:** there shall be no more than three home business clients or customers on site during any period of 24 hours for a home business 1.
 - d) **Owner/Number of Employees:** the home business 1 shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and shall employ no non-resident, on-site employees.
 - e) **Vehicles:** the home business 1 shall have no more than one home business

vehicle parked and maintained on the premises. There shall be no heavy vehicles used in conjunction with a home business 1.

5.4 Home Business 2

5.4.1 In addition to Section 5.2 above, a home business 2 shall comply with the following regulations:

- a) **Gross Floor Area:** the home business shall not occupy more than 25% of the gross floor area of the principal dwelling.
- b) **Storage:** any storage, display, or sale of materials or goods related to the home business 2 must be located entirely within the principal dwelling and no outdoor storage, display or sale is permitted.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than one non-resident on-site employee.
- d) **Traffic:** there shall be no more than one home business client or customer on site during any 60 consecutive minutes, except for one instruction class once a week for up to five students. The requirements of this Section shall not be construed to prohibit occasional exceptions for such events as meetings, conferences, demonstrations, or other similar gatherings.
- e) **Vehicles:** the home business 2 shall have no more than two home business vehicles parked and maintained on premises. There shall be no heavy vehicles used in conjunction with a home business 2.

5.5 Home Business 3

5.5.1 In addition to Section 5.2 above, a home business 3 shall comply with the following regulations:

- a) **Gross Floor Area:** On lots 2.0 ha or smaller, a home business 3 shall not occupy more than 25% of the gross floor area of the principal dwelling plus the area of accessory structures, but in no case shall the total area of the home business exceed the gross floor area of the principal dwelling. On lots larger than 2.0 ha, the total gross floor area of a home business 3 shall not exceed 2% of the site area to a maximum of 1,000 m².
- b) **Storage:** any storage of materials or goods related to the home business must be located within the principal dwelling and/or accessory structures. However, on a site larger than 1.0 ha, outdoor storage may be allowed provided that the storage area shall be completely screened from adjacent lands, meet the minimum setback requirements for principal buildings in the zone, and does not exceed 2,000 m², inclusive of the vehicles stored under Section 5.5.1 e). There shall be no outdoor display or sale of goods on the site except those produced or processed on the same site.
- c) **Owner/Number of Employees:** the home business shall be operated by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and may employ no more than two non-resident on-site employees.
- d) **Traffic:** there shall be no more than two home business clients or customers on site during any 60 consecutive minutes. The requirements of this Section shall not be construed to prohibit occasional exceptions for such events as meetings, conferences, demonstrations, or other similar gatherings.
- e) **Vehicles:** the home business 3 shall have no more than three home business

vehicles parked and maintained on sites which are 1.0 ha or less. One of these three home business vehicles may be a heavy vehicle. On sites greater than 1.0 ha, home business vehicles may occupy no more than 2,000 m², inclusive of the materials and goods stored under Section 5.5.1 b). All of home business vehicles on sites larger than 1.0 ha may be heavy vehicles.

5.6 Secondary Suites

- 5.6.1 Secondary suites, when permitted, are to be located only in single detached housing.
- 5.6.2 No more than one secondary suite shall be permitted per principal dwelling.
- 5.6.3 The maximum floor area of a secondary suite shall not exceed the lesser of 75 m² or 40% of the total floor area of the principal building.
- 5.6.4 Parking shall be in conformance with the regulations of this *Bylaw*.
- 5.6.5 A secondary suite is not permitted in conjunction with an agri-tourist accommodation, bed & breakfast, community care facility, or a boarding or lodging house on the same site.
- 5.6.6 The owner of the single detached housing shall be a resident of either the secondary suite or the principal dwelling.

5.7 Bed & Breakfasts

- 5.7.1 Bed & breakfasts shall be operated as a secondary use only within the principal dwelling, with a maximum of two sleeping units with not more than one household per sleeping unit.
- 5.7.2 A bed & breakfast is not permitted in conjunction with an agri-tourist accommodation, community care facility, boarding or lodging house, or secondary suite.
- 5.7.3 Bed & breakfasts shall be operated only by the permanent resident(s) of the principal dwelling, who shall hold a business license from the City, and not more than 1 non-resident employee on site.

5.8 Garage Sales

- 5.8.1 A maximum of three garage sales are permitted to be conducted on a site in a calendar year and each separate sale shall be limited to a maximum duration of two consecutive days between the hours of 8:00 AM and 6:00 PM the same day.
- 5.8.2 Only the occupant of the dwelling shall operate the garage sale.
- 5.8.3 There shall not be outdoor storage or display of garage sale items between non-consecutive sale days.

5.9 Soil Processing

- 5.9.1 Any soil washing, soil screening or soil crushing use shall be permitted in any zone provided the soil washing, soil screening or soil crushing occurs in accordance with a current permit under the *Soil Removal and Deposit Bylaw No. 7022, 1999*.

5.10 Utilities

- 5.10.1 Any minor utility used to accommodate local distribution, collection or appurtenant facilities only, with no related vehicle or equipment storage, maintenance or repair, or material storage shall be permitted in any zone.

5.11 Campgrounds

- 5.11.1 Campgrounds should be designed using the principles outlined in *Park Design Guidelines and Data* published by the BC Ministry of Environment, Lands and Parks.

5.12 Temporary Sawmills

- 5.12.1 A temporary sawmill may be operated on a site for a period not exceeding one year from the date a building permit has been issued while the owner constructs or supervises construction of a building or structure for which the milled timber is required.
- 5.12.2 At least 50% of the volume of timber processed by the temporary sawmill must be harvested from the lot on which the temporary sawmill is located.
- 5.12.3 Security may be required to ensure that the temporary sawmill is removed in accordance with Section 4.7 of this *Bylaw*.

5.13 Residential Sales Centre

- 5.13.1 Residential sales centres are permitted in any RS, RT, RM or C zones.
- 5.13.2 A residential sales centre may operate on a site for a period not exceeding one year from the date a building permit has been issued for the development, while the owner constructs or supervises construction of buildings within the development.
- 5.13.3 Residential sales centres may only be used to market the existing or proposed development that is part of, or adjacent to the building occupied by the residential sales centre.

5.14 Temporary Buildings and Structures

- 5.14.1 No temporary building or structure may be occupied as a dwelling, except for a tent or camper vehicle, which may be occupied for a maximum period of:
- a) 125 days in any calendar year in a campground or agri-tourist accommodation;
 - b) 30 days in any calendar year on a site zoned AG, AF, or AR;
 - c) 4 days in any 30 day period on a site zoned RS, RT, or RM;
 - d) the duration of the demolition, construction or alteration of a principal building or structure on the same site, provided that:
 - i) the site is zoned C, M, P, U, or Z;
 - ii) no more than one person occupies the camper vehicle at any one time;

- iii) no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²; and
- iv) security may be required to ensure that the camper vehicle is removed in accordance with Section 4.7 of this *Bylaw*.

Bylaw 8180

- e) the duration of a valid soil removal Permit on a designated property, provided that:
 - i) no more than one person occupies the camper vehicle at any one time;
 - ii) no more than one camper vehicle is permitted on a site with a maximum gross floor area of 50 m²;
 - iii) the camper vehicle shall have a minimum front, rear and side yard requirement of 6.0 m from all property lines;
 - iv) there shall be a minimum landscape screen 1.5 meters wide, along all highway frontages in the area of the camper vehicle, of a continuous planter or strip of grass, ground cover, or other decorative surface treatments within which at least one tree capable of attaining a height of at least 3.0 m shall be planted on average in every 3.0 m, interrupted only for driveways or walkways.
 - v) Fencing and/or screening shall be maintained to provide effective screening of the camper vehicle, to a minimum height of 1.5 m above the landscape grade;
 - vi) the camper vehicle will be subject to the annual review of the active soil removal permit to assess screening, setbacks and landscaping requirements as indicated above. The Authorized Person may request the removal of the structure prior to completion of a valid permit based on violation of the aforementioned requirements; and
 - vii) security may be required to ensure that the camper vehicle is removed in accordance with section 4.7 of this bylaw.

5.15 Residential or Residential Related Outdoor Storage

- 5.15.1 Unless included in the HBO, no construction or industrial equipment, or building materials shall be stored on a site zoned RS, RT, RM, or Z9 except for materials and equipment necessary for the demolition, construction, maintenance or alteration of a building or structure on the same site, provided the equipment and materials are removed upon the expiration of the related demolition or building permit.
- 5.15.2 No shipping containers, cargo containers, or rail cars are permitted on a site zoned RS, RT, RM, C1, C2, C3, C4, C5, C6, C7, C8, C9, P1, P2, P3, P6 or Z9 unless completely enclosed within a building or structure.