

**THE VILLAGE OF MCBRIDE
ZONING BYLAW 703**



ADOPTED JUNE 8, 2010

CONSOLIDATED FOR CONVENIENCE ONLY

**THE CORPORATION OF THE VILLAGE OF MCBRIDE
BYLAW NO. 703**

VILLAGE OF MCBRIDE ZONING BYLAW

The Village of McBride does not represent that this consolidation is accurate or complete and anyone using this material should confirm its content by reference to the original Bylaws.

THIS DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of "Village of McBride Zoning Bylaw No. 703, 2010" with the following amending bylaws:

LIST OF AMENDMENTS

BYLAW NO.	ADOPTION DATE	CONTENT
712	March 8 th , 2011	- Amend Schedule 'B' by changing Lot 10-11 & 14-15, Block 2, Plan 1373, District Lot 5316, Cariboo District from Light Industrial (M1) to Commercial (C1).
715	June 14 th , 2011	- Amend Schedule 'B' by Changing Lot 2, Plan PGP 40203, District Lot 5316, Cariboo District from Rural (RU1) to Rural Residential (RR1).
741	April 22 nd , 2014	<ul style="list-style-type: none">- Amend Schedule 'A' 2.0 Definitions to include Public Self-Storage Facility.- Amend Schedule 'A' by adding: Site Specific: Site Specific: Lot 10, Block 2, District Lot 5314, Cariboo District Plan 1373 and Lot 11, Block 2, District Lot 5314, Cariboo District Plan 1373
745	May 13 th , 2014	<ul style="list-style-type: none">- Amend Schedule 'A' 2.0 Definitions to include Licensed Medical Marihuana Production Facility.- Amend Schedule 'A' Section 4.0 Home Business to include: 4.11 Licensed Medical Marihuana Production Facilities are not permitted as Home Occupancy or Homecraft.- Amend Schedule 'A' Section 6.0 Rural Zone (Ru1) to include the following under Section 6.2: Licensed Medical Marihuana Production Facility.- Amend Schedule 'A' Section 6.7 to include Minimum Setbacks, Maximum Site Coverage and Maximum Height for Licensed Medical Marihuana Production Facility.- Amend Schedule 'A' Section 6.0 Rural Zone (Ru1) to include 6.10 With respect to LICENSED MEDICAL MARIHUANA PRODUCTION FACILITY, that no facility shall be located:<ul style="list-style-type: none">a) on a parcel of less than 65 ha in size; andb) on a parcel which is not a part of the Agricultural Land Reserve
726	Feb 26, 2013	Setback amendments with drawings for clarity
755	May 26, 2015	Metal Storage Containers

763	June 14, 2016	<ul style="list-style-type: none"> - Amend Schedule 'A' Section 22.2 with the addition of "(k) Museum" as a PRINCIPAL USE" - Amend Schedule 'A' with the following: "22.3 (c) Gift shop, farmers market, food and beverage services – accessory to Library and Museum use on Parcel A (Being consolidation of Lots 3, 4, and 5, See BB88410) Plan 24003, DL 5316, CD" - Amend Schedule 'B' by changing zoning on Parcel A (being consolidation of Lots 3, 4, and 5, See BB88410), Plan 24003, DL 5316 CD from Commercial Core (C1) and Service Commercial (C3) to Public Development (PD)
774	Dec 12, 2017	<ul style="list-style-type: none"> - Amend Schedule "B" by amending zoning on lot 6, Block 5, DL 5316, Cariboo District Plan 1373, from Public Development (PD) to Residential 2 (R2).
780	Oct 9, 2018	<ul style="list-style-type: none"> - Amend Schedule A Part 1 "General Provisions" to add the following: 1.13 No persons shall use any land, building, or structure or surface of water and no person shall erect, construct, locate, alter, reconstruct or maintain any building or structure or locate or carry on any industry business or trade for the cultivation or retail sales of non-medical cannabis contrary to the provisions of this Bylaw. - Amend Schedule A Part 2 "Definitions" to add the following: "Cannabis" means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed or clone of such plants and its preparations and derivatives, and as defined in the Cannabis Act (Canada), subject to any prescribed modifications; and; "Retail Cannabis Sales" means the use of a site for the sale or distribution of cannabis but excludes the sale of cannabis for exclusively medical purposes where the sale is made in accordance with federal medical cannabis or medical marihuana enactments and regulations
783	Mar 26, 2019	<ul style="list-style-type: none"> - Zoning Bylaw No. 703 is hereby amended at Schedule "B" Zoning Map, by amending zoning on Lot 7, Block 5, Plan PGP1373, District Lot 5316, Cariboo Land District from Public Development (PD) to Residential 2 (R2)

788

May 28, 2020

1. The Zoning map of the Village of McBride Zoning Bylaw No. 703, 2010 is hereby amended by changing the zoning of *Lot A, Plan BCP6712, District Lot 5316, Cariboo Land District and Lot 1, Except Part Plan BCP 6712, D/L 5316, Cariboo Land District, PGP 35669*, and forming part of this bylaw as indicated below and cross-hatched on the map attached as Schedule “A” which map is declared to be and forms an integral part of this Bylaw:

From: Residential Zone (R2) and Rural Industrial (M 1)
To: Residential 4 (Multi-family) Zone

2. The text of the Village of McBride Zoning Bylaw No. 703, 2010 is hereby amended as follows:

2.1. Adding the following subsection 11.11 as follows:

**11.11 Site Specific LOT 1 EXCEPT: PART PLAN BCP6712;
DISTRICT LOT 5316 CARIBOO
DISTRICT PLAN PGP35669
LOT A DISTRICT LOT 5316 CARIBOO
DISTRICT PLAN BCP6712**

a) RESIDENTIAL INSTITUTIONAL HOUSING ACCESSORY USES on this site shall include a community common building, neighbourhood convenience store, limited office space, indoor recreation facility, day-care facility, fruit and vegetable stand, health services, common community areas.

b) The minimum BUILDING AREA of a building containing a RESIDENTIAL INSTITUTIONAL HOUSING use shall on this site be 46.5 m² (500 sq. ft.).

c) The maximum total BUILDING AREA of all ACCESSORY building on this site shall be 371.6 m² (4000 sq. ft.) for RESIDENTIAL INSTITUTIONAL HOUSING use.

d) The minimum WIDTH of a building containing a RESIDENTIAL INSTITUTIONAL HOUSING use shall be 4.9 m (16 ft.) on this site.

e) Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT for RESIDENTIAL INSTITUTIONAL HOUSING on this site shall be as follows:

	Minimum Setbacks			Maximum Site Coverage	Maximum Building Height
	Rear	Front	Side		
RESIDENTIAL – INSTITUTIONAL HOUSING	3.5 m	3.5 m	3 m	50%	12 m

810	July 26,2022	<p>3. The text of the Village of McBride Zoning Bylaw No. 703, 2010 is hereby amended as follows:</p> <p>3.1. Adding the following Principal Use to Section 15.1 as follows:</p> <p style="padding-left: 40px;">i) HOTEL</p> <p>3.2. Adding the following subsection 21.7 to Section 21 (Heavy Industrial Zone) as follows:</p> <p style="padding-left: 40px;">21.7 Site Specific:</p> <p style="padding-left: 80px;">On The Fractional Northeast ¼ of District Lot 3537 Cariboo District, Except Plans 21225 and 28181 (275 McBride South Road), in addition to the permitted Principal Uses shown in Section 21.2, the use of LIGHT INDUSTRY is permitted as a Principal Use.</p> <p>3.3. Amending the definition of RETAIL as follows:</p> <p style="padding-left: 40px;">RETAIL: means a use which involves the direct sale or servicing of goods from a store to a customer, including the bulk sale of feed and seed accessory to a permitted principal use.</p> <p>3.4. Amending Section 11.10, reducing the maximum building height of a Residential-Multi-Family Building from 12m to 10.4m.</p>
817	July 25, 2023	<p>The text of the Village of McBride Zoning Bylaw No. 703, 2010 is hereby amended as follows:</p> <p>Add section 3.11 under Section 3.0 as follows:</p> <p>Retail Cannabis Sales are permitted in the Core Commercial (C-1) and Highway Commercial (C-2) zones subject to the following provisions:</p> <p>(a) No primary public entry to a cannabis retail store shall be located within 150 metres of a parcel boundary of a public elementary or secondary school, including:</p> <p style="padding-left: 40px;">i. McBride Centennial Elementary School; and</p> <p style="padding-left: 40px;">ii. McBride Secondary School</p> <p>Adding the following Principal Use to Section 14.2 as follows:</p> <p style="padding-left: 40px;">ii) (k) Retail Cannabis Sales</p> <p>Adding the following Principal Use to Section 15.1 as follows:</p> <p style="padding-left: 40px;">iii) (j) Retail Cannabis Sales</p>

**THE CORPORATION OF THE VILLAGE OF MCBRIDE
BYLAW NO. 703, 2010**

VILLAGE OF MCBRIDE ZONING BYLAW

WHEREAS the McBride Village Council by bylaw adopted pursuant to terms of the *Community Charter*, divide all or part of the Village into zones and regulate use, density and parcels to be created by subdivision within the zones and may establish off-street parking regulations, sign regulations and screening regulations pursuant to sections of the *Community Charter*;

AND WHEREAS the McBride Village Council has adopted an Official Community Plan for the areas within the Village of McBride;

AND WHEREAS the McBride Village Council desires to establish and maintain zoning regulations which are consistent with the content of the Official Community Plan;

AND WHEREAS the requirements of the *Community Charter* have been met.

NOW THEREFORE the Council of the Corporation of the Village of McBride in open meeting assembled enacts as follows:

1. The regulations contained in Schedule 'A' attached to and forming part of this bylaw shall be the zoning regulations for the lands to which this Bylaw is applicable
2. The lands to which this Bylaw is applicable are hereby divided into zones as shown on the Maps which constitute Schedule 'B' attached to and forming part of this Bylaw.
3. "Village of McBride Zoning Bylaw No. 579, 1999" is hereby repealed.
4. This Bylaw may be cited for all purposes as "Village of McBride Zoning Bylaw No. 703, 2010".

READ A FIRST TIME ON THE 19th DAY OF April , 2010

A PUBLIC HEARING IN RESPECT OF
THIS BYLAW WAS HELD ON THE 11th DAY OF May , 2010

READ A SECOND TIME ON THE 27th DAY OF April , 2010

READ A THIRD TIME ON THE 11th DAY OF May , 2010

APPROVAL PURSUANT TO THE
HIGHWAYS ACT RECEIVED ON THE 3rd DAY OF June , 2010

ADOPTED THIS 8th DAY OF June , 2010

MAYOR

CLERK

Certified a true and correct copy of Bylaw No. 703, 2010

CLERK

**SCHEDULE A
VILLAGE OF MCBRIDE ZONING BYLAW NO. 703, 2010**

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1.0 GENERAL PROVISIONS

- 1.1 This bylaw applies to all of the land, surface of water, buildings and structures within the boundaries of the Corporation of the Village of McBride
- 1.2 No persons shall use any land, building, or structure or surface of water and no person shall erect, construct, locate, alter, reconstruct or maintain any building or structure or locate or carry on any industry, business, trade or calling contrary to the provisions of this Bylaw.
- 1.3 No land, surface of water, buildings or structures shall be used for any purpose other than that provided for in the zone in which it is located, as set forth in this Bylaw.
- 1.4 No building or structure shall be constructed, reconstructed, altered, moved or extended except in full compliance with this Bylaw.
- 1.5 A lawful use of premises existing at the time of the adoption of this Zoning Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued, subject to terms of the *Local Government Act*.
- 1.6 Metric units are used for all measurements in this Bylaw. Where the approximate imperial equivalents are shown in parentheses, they are displayed for convenience only, and do not form part of this bylaw.
- 1.7 If any portion of this Bylaw for any reason is held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the remaining portion of this Bylaw.
- 1.8 This Bylaw is not intended to supersede any Provincial or Federal legislation regulating the use of land including, but not limited to, the *Agricultural Land Commission Act*, *Local Government Act*, *Health Act*, and *Transportation Act* unless expressly authorized by applicable statute.
- Therefore, nothing contained in this Bylaw shall relieve any owner of land from the responsibility of seeking out and complying with other regulations affecting the use of their property.
- 1.9 The Chief Administrative Officer, or other such person appointed by the Council, shall administer this Bylaw.
- 1.10 The Officer appointed under this Section, or his/her representatives, may enter, at all reasonable times, upon any property subject to the provisions of the Bylaw, in order to ascertain whether the regulations or directions of this Bylaw are being obeyed.
- 1.11 The Approving Officer shall not approve a plan of subdivision creating a parcel under the *Land Title Act* or *Condominium Act* except in accordance with these regulations.
- 1.12 Any person who violates or permits any contravention of any provision of this Bylaw, shall upon summary conviction thereof, be liable to a penalty of not less than One Thousand Dollars (\$1,000.00), plus the cost of the prosecution and each day or part thereof during which any violation of the provision of this Bylaw is continued shall be deemed to constitute a new and separate offense.
- 1.13 No Persons shall use any land, building, or structure or surface of water and no person shall erect, construct, locate, alter, reconstruct or maintain any building or structure or

locate or carry on any industry business or trade for the cultivation or retail sales of non-medical cannabis contrary to the provisions of this Bylaw.

2.0 DEFINITIONS

In this bylaw, words or phrases (other than headings) which are capitalized are defined as set in the following sections. Any terms not defined shall be as set out in the current edition of Webster's New Collegiate Dictionary.

ACCESSORY means clearly incidental to the permitted use of land, in the context of buildings or structures being 'accessory' to a particular use, or in the context of a use being 'accessory' to a PRINCIPAL USE.

AGRICULTURE means the cultivation, husbandry, harvest or production of crops and livestock for personal or commercial purposes including the processing and sale on a farm of the agricultural products produced on that farm but excluding all intensive agricultural uses unless the land is in the Agricultural Land Reserve.

ASSEMBLY HALL means a use providing for the assembly of persons for social, religious, charitable, philanthropic, cultural or private educational purposes and includes place of worship, auditoriums, youth or recreation centres, social halls, private schools, kindergartens, playschools, day nurseries, day care schools and firehall.

BED AND BREAKFAST means the provision of accommodation for the travelling public fully contained within a dwelling and restricted to a maximum of 4 bedrooms and does not include a dormitory type use.

BUILDING means a structure having a roof used for the shelter of persons, animals or chattels and includes portions thereof.

BUILDING AREA means, with respect to a building or structure, the greatest horizontal area of that building above average finished grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls and, with respect to any other structure, the horizontal area contained below the roof line.

CANNABIS means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed or clone of such plants and its preparations and derivatives, and as defined in the Cannabis Act (Canada), subject to any prescribed modifications.

DWELLING UNIT means all or part of a building or structure operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons, and usually containing cooking, eating, living, sleeping and sanitary facilities.

GASOLINE SERVICE STATION means premises used primarily for the retail sale of gasoline, lubricating oil and motor vehicle accessories directly to the users of motor vehicles, and the servicing and repair of motor vehicles.

HEIGHT means, with reference to a building or structure, the vertical distance from the average finished grade at the perimeter of the building or structure, to the highest point of the building or structure.

HIGHWAY means – any highway defined in the Transportation Act.

HEMOCRAFT means the establishment of a business enterprise within a DWELLING UNIT or ACCESSORY building by the occupants of the DWELLING UNIT, as specified in Section 4.0.

HOME OCCUPATION means the establishment of a business enterprise within a DWELLING UNIT by the occupants of that DWELLING UNIT as specified in Section 4.0.

HOTEL means a use which provides rooms for temporary sleeping accommodation which have access to a corridor, and may include a restaurant, liquor dispensing outlet, meeting hall, cabaret, dance hall and recreational facilities accessory to the hotel use.

LANE means a public way not less than 6 metres (20 ft.) or more than 7.5 metres (25 ft.) in width.

LICENSED MEDICAL MARIHUANA PRODUCTION FACILITY means a facility, licensed by the Federal Government under the *Marihuana for Medical Purposes Regulation*, used solely for the production, manufacturing, processing, testing, packaging and shipping of marihuana and marihuana products for medical purposes.

MARIHUANA means the substance referred to as "Cannabis (marihuana)" in the sub-item 1(2) of Schedule II to the Federal *Controlled Drugs and Substances Act*, as amended or replaced from time to time.

LIGHT INDUSTRY means processing and manufacturing uses:

- (a) which do not create unusual fire, explosive, or safety hazards, or noise;
- (b) which do not emit dust, dirt, toxic or offensive odours or gas; and
- (c) which do not produce heat or glare perceptible from any lot line of the site on which use is located.

This definition includes, but is not limited to, warehousing, and service yard.

LIMITED AGRICULTURE means an agricultural use where the keeping of livestock is solely for the use and/or consumption of persons residing on the site. In addition, crops grown on-site may be sold to local grocers, or at farmer's markets, or from on-site roadside stands.

LOT means a separate area of land registered under the *Land Title Act* or the *Condominium Act*, or recognized under the *Land Act*.

MANUFACTURED/MOBILE HOME PARK means land used or occupied by any person for the purpose of providing pads for the accommodation of two or more Manufactured or Mobile Homes and for imposing a charge or rent for the use of such space. For the purposes of this bylaw, a manufactured or mobile home is not a modular home.

MINIMUM LOT FRONTAGE means the minimum frontage on a highway required for a parcel of land to be created by a subdivision.

MINIMUM LOT SIZE means the minimum area of land required to establish a use or to enable a parcel of land to be created by a subdivision.

MOBILE or MANUFACTURED HOME means a RESIDENTIAL-ONE FAMILY transportable, single or multiple-section DWELLING UNIT, comprising not more than one storey, conforming to *Canadian Standard Association (CSA) Z240 MH Series of Standards* at the time of manufacture, and ready for occupancy once set up. For the purposes of this bylaw, a MOBILE or MANUFACTURED HOME is not a MODULAR HOME.

MODULAR HOME means a RESIDENTIAL-ONE FAMILY prefabricated complete DWELLING UNIT built in an enclosed factory environment in one or more finished sections, conforming to current *BC Building Code* standards, for transport to a site for installation. For the purposes of this bylaw, a MODULAR HOME is not a MOBILE or MANUFACTURED HOME.

MOTEL means a use which provides rooms for temporary accommodation in which each motel unit has its own exterior access; and may include a restaurant and recreation facilities.

NATURAL BOUNDARY means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks thereof, in respect to the nature of the soil itself.

OPEN LAND RECREATION means a recreational use which involves minimal buildings or structures; including, but not limited to: trails, picnic area, park, playground and playing field.

PARCEL LINE – means any boundary of a LOT

PERMITTED USE means a use specifically permitted within a zone by this bylaw

PRINCIPAL USE means a main or primary use of land specified in this Bylaw, as distinguished from an ACCESSORY use within the context of this Bylaw.

PROFESSIONAL OFFICE means the establishment of a business enterprise within a DWELLING UNIT, especially for professional use (e.g. foresters, accountants, lawyers), and may include employees who do not reside in the dwelling unit.

PUBLIC SELF-STORAGE FACILITY means a building or buildings containing separate secured indoor storage units each of which unit is no greater than 84 square metres (900 square feet) in area, designed to be rented or leased for private storage of personal goods, materials and equipment household goods, furniture, general merchandise and vehicles, excluding:

- (a) Highly flammable materials, chemicals, odorous, explosive or other inherently dangerous or noxious goods;

PUBLIC UTILITY means the administrative offices of a public utility and includes equipment storage and maintenance.

RECREATION FACILITIES means facilities for recreation and leisure which are open to general public use and include, but are not limited to an arena, swimming pool, library, bowling lane, theatre and cinema.

RESIDENTIAL – ONE FAMILY means a residential use within one DWELLING UNIT.

RESIDENTIAL – TWO FAMILY means residential uses within a single building containing two DWELLING UNITS (duplex).

RESIDENTIAL – MULTIPLE FAMILY means residential uses within a building containing three or more DWELLING UNITS (multi-plex or apartment building).

RESIDENTIAL – INSTITUTIONAL HOUSING means a residential use of a MULTIPLE-FAMILY nature, which may be within individual DWELLING UNITS or within a building containing two or more DWELLING UNITS, and which are designed with some common facilities to serve the occupants, and which are intended for use by a specific use group (e.g. Senior's Housing).

RESOURCE USE means silviculture and harvesting of the forest resource and includes stockpiling of logs on a seasonal basis.

RETAIL: means a use which involves the direct sale or servicing of goods from a store to a customer, including the bulk sale of feed and seed accessory to a permitted principal use.

RETAIL CANNABIS SALES means the use of a site for the sale or distribution of cannabis but excludes the sale of cannabis for exclusively medical purposes where the sale is made in accordance with federal medical cannabis or medical marihuana enactments and regulations.

SERVICE COMMERCIAL means a use providing services to persons and small articles of personal property and includes barbering, hairdressing, dry cleaning, small appliance repair, skate sharpening, shoe repair, pet grooming, laundromats, photographic studios, repair of radio, television and sound equipment, convenience store, car wash, and similar uses.

SETBACK means the minimum horizontal distance between a BUILDING structure, or use from each of the respective PARCEL LINES, or from a NATURAL BOUNDARY, or other reference line.

SITE means a parcel or part thereof which is occupied or intended to be occupied by a principal use and its accessory uses, together with such open spaces, yards, parking areas and loading areas required by this Bylaw.

SITE COVERAGE means the percentage of a site which is covered by structures, calculated as the sum total of all building areas.

SPECIALTY RETAIL means a retail use specializing in a particular type of merchandise, which usually involves outside sales and may include but is not limited to automobile sales, recreation equipment sales and includes rental, repair and service of recreational equipment.

STORAGE CONTAINER (Seacan) means – a shipping or cargo container being a prefabricated unit specifically constructed for the transportation of goods by rail, ship, or truck. (including a semi trailer unit)

WATERCOURSE means any natural or man-made depression with self-defined banks and a bed of 0.6 metres (2 ft.) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of at least 2 square kilometers (500 acres).

WHOLESALE means the bulk sale of commodities, and may include feed and seed sales.

WIDTH means the lesser of the two horizontal dimensions of a building.

3.0 GENERAL PERMITTED USES

- 3.1 **ACCESSORY** uses, buildings or structures are permitted in every zone, only in conjunction with an established **PRINCIPAL USE** or a **PRINCIPAL USE** lawfully under construction.
- 3.2 **PUBLIC UTILITY** buildings and structures which are not offensive within the meaning of the *Health Act* may be located in any zone, subject to the following provisions:
- (a) the height shall not exceed the maximum height of a use permitted in the zone in which the utility is located;
 - (b) a setback, clear of any building, structure and use which is not less than 6 metres (20 ft.) wide shall be maintained from all boundaries in every zone;
 - (c) fencing, a minimum of 2 metres (6.6 ft.) in height, shall be erected where any danger to children exists, and such fencing shall not encroach on the setback required in Section 3.2 (b).
- 3.3 Not more than one building containing a **DWELLING UNIT** or **DWELLING UNITS** shall be located on a lot, except as specifically permitted in a zone.
- 3.4 Not more than one **RESIDENTIAL-ONE FAMILY** use may be established on a **LOT**, except as permitted by other provisions in these regulations.
- 3.5 There shall be no obstruction to the line of vision by buildings or structures between the heights of 1 metre (3 ft.) and 3 metre (10 ft.) above the established grade of streets within an area bounded by the centre lines of intercepting streets and a line joining a point on each of the centre lines 25 ms (80 ft.) from their intersection.
- 3.6 In all zones, the minimum setback from the side lot line adjoining the street for buildings located on a corner lot shall be 4.5 metres (15 ft.) or as set out in the zone for the specific use, whichever is greater, unless specified elsewhere in these regulations.
- 3.7 Park and playground use is permitted in all zones.

3.8 SETBACK EXCEPTIONS

No **BUILDING** or structure, other than the following shall be located in the area of the **SETBACK** required by this bylaw:

- (a) Signs
 - (b) Fences
 - (c) Steps, provided they are not closer than 1m from any side **PARCEL LINE**
 - (d) A patio, terrace, porch, balcony, or canopy provided they are not closer than 1m from any **PARCEL LINE**
 - (e) Gutters, eaves, cornices, sills, bay windows, chimneys provided they are not closer than 1m from any **PARCEL LINE**
 - (f) On parcels fronting Arterial Highways, in accordance with the Transportation Act Regulations, no building or structure shall, without the consent of the Minister, be placed within a distance of 4.5 m from the **PARCEL LINE** fronting on any Arterial Highway within a municipality, unless a public lane or alley provides secondary access to the property when the minimum setback may be reduced to 3 meters.
- 3.9 No **BUILDING** or structures shall be constructed on or above land that is located within the boundaries of a **HIGHWAY**. (SEE DIAGRAMS IN BYLAW 726)

3.10 STORAGE CONTAINERS shall

- (a) Be considered to be ACCESSORY to a PRINCIPAL USE and the requirements for ACCESSORY buildings shall apply.
- (b) Exposed storage containers are only permitted in industrial or agricultural zones where they are used for storage. Where they are exposed visually, or are adjacent to any residential zone, they would be required to be painted and suitably finished, and be subject to the buffering requirements of this bylaw.
- (c) Where storage containers are used in any residential zone, they must be completely covered with siding or be suitably finished with a pitched roof and otherwise give no outward appearance of being a storage container.
- (d) Where storage containers are used in any commercial zone, they must be suitably finished and otherwise give no outward appearance of being a storage container.
- (e) For clarity "suitably finished" means finished to the standard of adjoining buildings as approved by the Approving Officer for the Village of McBride, or as per (g) below if they are within a Development Permit Area.
- (f) In all instances, are subject to a building permit. Approval and certification by a structural engineer, including bearing requirements is the responsibility and at the discretion of the building official.
- (g) In all instances where a Storage Container is proposed within a Development Permit Area, the owner must first provide a detailed proposal and drawings to Council in the form of a Development Permit Application for Council's consideration and approval.
- (h) Storage containers must conform in every respect to the regulations in the zoning bylaw including setbacks, side yards, height and width etc., and to the Official Community Plan as to theme, character and finishes within Development Permit Areas.
- (i) Notwithstanding Sections (a) to (h) above, Storage Containers may be used for no more than 30 days per calendar year for the purpose of;
 - Moving household goods, or
 - Removal of debris and or demolition material
- (j) Storage containers shall not be placed on a public road.

3.11 Retail Cannabis Sales are permitted in the Core Commercial (C-1) and Highway Commercial (C-2) zones subject to the following provisions:

- a. No primary public entry to a cannabis retail store shall be located within 150 metres of a parcel boundary of a public elementary or secondary school, including:
 - i. McBride Centennial Elementary School; and
 - ii. McBride Secondary School

4.0 HOME BUSINESSES**4.1 HOME OCCUPATION**

4.2 Where RESIDENTIAL-ONE FAMILY or RESIDENTIAL-TWO FAMILY is a PERMITTED USE within a zone, HOME OCCUPATION is an ACCESSORY use.

4.3 Where a HOME OCCUPATION is permitted as an ACCESSORY use, it shall only be carried on within a DWELLING UNIT and shall only be conducted by the occupants of that DWELLING UNIT.

4.4 HOME OCCUPATION uses shall generally be limited to the businesses listed below:

- a) licensed day care/baby sitting
- b) catalogue sales agent
- c) private tutoring – on an individual tutor/student basis
- d) professional business office or studio, hairdresser or pet groomer – on an individual client basis
- e) arts and crafts manufacture and sale of such products manufactured on the premises
- f) sale of baking and other foods produced primarily on the premises, including catering
- g) BED AND BREAKFAST

4.5 HOMECRAFT

4.6 A HOMECRAFT use may only be established as an ACCESSORY to a RESIDENTIAL-ONE FAMILY use which is established or lawfully under construction

4.7 A HOMECRAFT use may only be conducted or operated by the occupants of the DWELLING UNIT and must be clearly incidental to the residential use of the DWELLING UNIT.

4.8 A HOMECRAFT use shall be wholly conducted and contained within an ACCESSORY BUILDING or DWELLING UNIT. Outdoor storage or parking areas for materials, products, equipment or vehicles utilized or produced by the HOMECRAFT use shall not exceed 500 square metres (5,380 sq. ft.) or 5% of the LOT on which it is situated, whichever is less. Such outdoor storage shall be limited to a distinct area on the LOT and not spread intermittently across a LOT.

4.9 The maximum floor area of a HOMECRAFT use within an ACCESSORY building shall not exceed the BUILDING AREA of the principal building or 150 square metres (1615 sq. ft.), whichever is less, unless further specified elsewhere.

4.10 A HOMECRAFT use shall generally be limited to one or more of the businesses listed below:

- a) logging and trucking equipment operations, building trades contractors and mechanical repair businesses excluding truck or auto-body repair
- b) the manufacture and retail sale of arts, crafts and produce, including the retail sale of incidental supplies related to the business
- c) repair and servicing of household appliances and furniture
- d) processing and sale of meat/produce grown or raised primarily on the premises
- e) any use listed as a HOME OCCUPATION business

- 4.11 LICENSED MEDICAL MARIHUANA PRODUCTION FACILITIES are not permitted as HOME OCCUPANCY or HOMECRAFT.

5.0 ZONES – GENERAL

- 5.1 For the purpose of this Bylaw, land incorporated into the Village of McBride is classified and divided into the following zones:

RU1	Rural 1
RR1	Rural Residential 1
R1	Residential (One Family)
R2	Residential (One Family)
R3	Residential (Two Family-Duplex)
R4	Residential (Multi-Family)
R5	Residential (Manufactured/Mobile Home)
MHP	Manufactured Home Park
C1	Commercial Core
C2	Highway Commercial
C3	Service Commercial
C4	Office Commercial
C5	Neighbourhood Pub
M1	Light Industrial
M2	Heavy Industrial
PD	Public Development

and the regulations applicable within each zone are as set out in the following Sections of this Bylaw.

5.2 Location of Zones

- 5.3 The location and boundaries of each zone are shown on the attached Schedule B which is hereby made and declared to be an integral part of this Bylaw.
- 5.4 Where a zone boundary is shown on Schedule B as following a road right-of-way, the centre line of the right-of-way shall be the zone boundary.
- 5.5 Where a zone boundary is shown on Schedule B as following the edge of a water body, the NATURAL BOUNDARY thereof shall be the zone boundary.
- 5.6 All other distances of the Official Zoning Map shall be determined by the scale of such map.

6.0 RURAL ZONE (Ru1)

6.1 The regulations in this Section apply to land within the Rural 1 (Ru1) zone.

6.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES;

- a) RESIDENTIAL-ONE FAMILY
- b) AGRICULTURE
- c) LIMITED AGRICULTURE
- d) OPEN LAND RECREATION
- e) RESOURCE USE
- f) LICENSED MEDICAL MARIHUANA PRODUCTION FACILITY

6.3 The following ACCESSORY uses are permitted where a RESIDENTIAL-ONE FAMILY use is established:

- a) HOME OCCUPATION
- b) HOMECRAFT

6.4 The MINIMUM LOT SIZE for subdivision shall be as follows:

- a) Rural 1 (Ru1) – 15 hectares (37 acres)

6.5 The minimum BUILDING AREA of a building containing a RESIDENTIAL-ONE FAMILY use shall be 60 square metres (650 ft.²)

6.6 A portion of a RESIDENTIAL-ONE FAMILY use may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor area of the PRINCIPAL residence, and meets applicable BC Building Code requirements.

6.7 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
RESIDENTIAL – ONE FAMILY	5 m (16 ft.)	7.5 m (25 ft.)	5 m (16 ft.)	15%	10 m (33 ft.)
OPEN LAND RECREATION	5 m (16 ft.)	7.5 m (25 ft.)	5 m (16 ft.)	33%	7.5 m (25 ft.)
LICENSED MEDICAL MARIHUANA PRODUCTION FACILITY	60 m (200 ft.)	30 m (100 ft.)	60 m (200 ft.)	0.1% (7000 sq. ft.)	10 m (33 ft.)

6.8 With respect to AGRICULTURE use, no building or structure housing animals, or any drinking or feeding trough shall be located:

- a) less than 30 metres (100 ft.) from the NATURAL BOUNDARY of a WATERCOURSE or lake;
- b) less than 15 metres (50 ft.) from any LOT line; or
- c) less than 5 metres (165 ft.) from a DWELLING UNIT located on an adjacent lot.

- 6.9 Notwithstanding Section 6.2, AGRICULTURE is not permitted on the Remainder of the SW ¼ of the SW ¼ of District Lot 5314, Cariboo District.
- 6.10 With respect to LICENSED MEDICAL MARIHUANA PRODUCTION FACILITY, that no facility shall be located:
- a) on a parcel of less than 65 ha in size; and
 - b) on a parcel which is not part of the Agricultural Land Reserve.

7.0 RURAL RESIDENTIAL ZONE (RR1)

7.1 The regulations in this Section apply to land within the Rural Residential 1 (RR1) zone.

7.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USE:

- a) RESIDENTIAL-ONE FAMILY

7.3 The following ACCESSORY uses are permitted where a PRINCIPAL USE is established:

- a) HOME OCCUPATION
- b) HOMECRAFT
- c) LIMITED AGRICULTURE

7.4 The MINIMUM LOT SIZE for subdivision shall be as follows:

- a) Rural Residential 1 (RR1) – 0.1 hectares (10,760 sq. ft.)

7.5 The minimum BUILDING AREA of a building containing a RESIDENTIAL-ONE FAMILY use shall be 60 square metres (650 sq. ft.).

7.6 A portion of a RESIDENTIAL-ONE FAMILY use may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor area of the PRINCIPAL residence, and meets applicable BC Building Code requirements.

7.7 Minimum setbacks, maximum SITE COVERAGE and maximum building height area as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
RESIDENTIAL-ONE FAMILY	6 m (20 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	15%	7.5 m (25 ft.)

7.8 With respect to LIMITED AGRICULTURE use, no building or structure housing animals, or any drinking or feeding trough shall be located:

- a) less than 30 metres (100 ft.) from the NATURAL BOUNDARY of a WATERCOURSE or lake;
- b) less than 15 metres (50 ft.) from any LOT line; or
- c) less than 50 metres (165 ft.) from a DWELLING UNIT located on an adjacent lot.

8.0 RESIDENTIAL ZONE (R1)

8.1 The regulations in this section apply to land within the Residential 1 (R1) zone.

8.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USE:

a) RESIDENTIAL-ONE FAMILY

8.3 The following ACCESSORY use is permitted where a PRINCIPAL USE is established:

a) HOME OCCUPATION

8.4 The MINIMUM LOT SIZE for subdivision shall be as follows:

a) RESIDENTIAL 1 (R1) – 500 square metres (5380 sq. ft.)

8.5 The minimum BUILDING AREA of a building containing a RESIDENTIAL-ONE FAMILY use shall be 60 square metres (650 sq. ft.)

8.6 The maximum total BUILDING AREA of all ACCESSORY buildings and structures on a LOT shall be 70 square metres (750 sq. ft.)

8.7 The minimum WIDTH of a building containing a RESIDENTIAL-ONE FAMILY USE, excluding additions, shall be 6 metres (20 ft.)

8.8 A portion of a RESIDENTIAL-ONE FAMILY use may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor area of the PRINCIPAL residence, and meets applicable BC Building Code requirements.

8.9 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Residential 1 (R1) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
RESIDENTIAL-ONE FAMILY	3 m (10 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	33%	7.5 m (25 ft.)

9.0 RESIDENTIAL ZONE (R2)

- 9.1 The regulations in this section apply to land within the Residential (R2) zone.
- 9.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:
- a) RESIDENTIAL-ONE FAMILY
- 9.3 The following ACCESSORY use is permitted where a PRINCIPAL USE is established:
- a) HOME OCCUPATION
- 9.4 The MINIMUM LOT SIZE for subdivision in the Residential (R2) zone is 750 metres (8073 sq. ft.).
- 9.5 The minimum BUILDING AREA of a building containing a PRINCIPAL USE shall be 60 metres (650 sq. ft.).
- 9.6 The maximum total BUILDING AREA of all ACCESSORY buildings and structures on a LOT shall be 70 square metres (750 sq. ft.).
- 9.7 The minimum WIDTH of a building containing a RESIDENTIAL-ONE FAMILY use shall be 6 metres (20 ft.).
- 9.8 A portion of a RESIDENTIAL-ONE FAMILY use may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor area of the PRINCIPAL residence, and meets applicable BC Building Code requirements.
- 9.9 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Residential 2 (R2) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
RESIDENTIAL – ONE FAMILY	3 m (10 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	33%	7.5 m (25 ft.)

- 9.10 Notwithstanding Section 9.9, the minimum front yard setback on Dominion Street within the Residential 2 (R2) zone between 1st and 5th Avenues shall be 2.0 metres (6.5 ft.).

10.0 RESIDENTIAL TWO FAMILY (DUPLEX) ZONE (R3)

- 10.1 The regulations in this section apply to land within the Residential (R3) zone.
- 10.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:
- a) RESIDENTIAL-ONE FAMILY
 - b) RESIDENTIAL-TWO FAMILY
- 10.3 The following ACCESSORY use is permitted where a PRINCIPAL USE is established:
- a) HOME OCCUPATION
- 10.4 The MINIMUM LOT SIZE FOR subdivision within the Residential (R3) zone is 750 m² (8,073 sq. ft.)
- 10.5 The minimum BUILDING AREA of a building containing a PRINCIPAL USE shall be 60 m² (650 sq. ft.)
- 10.6 The maximum total BUILDING AREA of all ACCESSORY buildings and structures on a LOT shall be 70 m² (750 sq. ft.) per DWELLING UNIT.
- 10.7 The minimum WIDTH of a building containing a RESIDENTIAL-ONE FAMILY use shall be 6 metres (20 ft.)
- 10.8 Only one of the PRINCIPAL USES shall be permitted on a LOT.
- 10.9 A portion of a RESIDENTIAL-ONE FAMILY use may be utilized for secondary residential accommodation provided it does not occupy more than forty percent of the total floor area of the PRINCIPAL residence, and meets applicable BC Building Code requirements.
- 10.10 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Residential 3 (R3) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
RESIDENTIAL – ONE FAMILY	3 m (10 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	33%	7.5 m (25 ft.)
RESIDENTIAL – TWO FAMILY	3 m (10 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	33%	10 m (33 ft.)

11.0 RESIDENTIAL (MULTI-FAMILY) ZONE (R4)

11.1 The regulations in this Section apply to land within the Multi-Family (R4) zone.

11.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:

- a) RESIDENTIAL-ONE FAMILY
- b) RESIDENTIAL-TWO FAMILY
- c) RESIDENTIAL-MULTI-FAMILY
- d) RESIDENTIAL-INSTITUTIONAL HOUSING

11.3 In the Residential (R4) zone, the following ACCESSORY uses are permitted:

- a) HOME OCCUPATION – ACCESSORY to RESIDENTIAL-ONE FAMILY or RESIDENTIAL-TWO FAMILY.

11.4 The minimum parcel size for subdivision in the Residential (R4) zone shall be 1000 square metres (10,764 sq.ft.).

11.5 The maximum permitted density for a RESIDENTIAL-MULTI FAMILY use shall be forty DWELLING UNITS per hectare (sixteen DWELLING UNITS per acre).

11.6 The minimum BUILDING AREA of a building containing a RESIDENTIAL-ONE FAMILY or a RESIDENTIAL-TWO FAMILY use shall be 60 square metres (650 sq. ft.)

11.7 The maximum total BUILDING AREA of all ACCESSORY buildings on a LOT shall be 70 square metres (750 sq. ft.) for a RESIDENTIAL-ONE FAMILY use and 140 square metres (1,506 sq. ft.) for all other uses.

11.8 Only one of the PRINCIPAL USES shall be permitted on a lot.

11.9 Within the Residential (R4) zone, the minimum WIDTH of a building containing a RESIDENTIAL-ONE FAMILY or RESIDENTIAL-TWO FAMILY use, excluding additions, shall be 6 metres (20 ft.).

11.10 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the RESIDENTIAL-MULTI-FAMILY (R4) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
RESIDENTIAL –ONE FAMILY	3 m (10 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	33%	7.5 m (25 ft.)
RESIDENTIAL –TWO FAMILY	3 m (10 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	33%	10 m (33 ft.)
RESIDENTIAL-MULTI-FAMILY	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	50%	10.4 m (34 ft.)
RESIDENTIAL-INSTITUTIONAL HOUSING	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	50%	10 m (33 ft.)

11.11 Site Specific:

**LOT 1 EXCEPT: PART PLAN BCP6712; DISTRICT LOT 5316 CARIBOO
DISTRICT PLAN PGP35669
LOT A DISTRICT LOT 5316 CARIBOO DISTRICT PLAN BCP6712**

- a) RESIDENTIAL INSTITUTIONAL HOUSING ACCESSORY USES on this site shall include a community common building, neighbourhood convenience store, limited office space, indoor recreation facility, day-care facility, fruit and vegetable stand, health services, common community areas.
- b) The minimum BUILDING AREA of a building containing a RESIDENTIAL INSTITUTIONAL HOUSING use shall on this site be 46.5 m² (500 sq. ft.).
- c) The maximum total BUILDING AREA of all ACCESSORY building on this site shall be 371.6 m² (4000 sq. ft.) for RESIDENTIAL INSTITUTIONAL HOUSING use.
- d) The minimum WIDTH of a building containing a RESIDENTIAL INSTITUTIONAL HOUSING use shall be 4.9 m (16 ft.) on this site.
- e) Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT for RESIDENTIAL INSTITUTIONAL HOUSING on this site shall be as follows:

	Minimum Setbacks			Maximum Site Coverage	Maximum Building Height
	Rear	Front	Side		
RESIDENTIAL – INSTITUTIONAL HOUSING	3.5 m	3.5 m	3 m	50%	12 m

12.0 RESIDENTIAL (MANUFACTURED/MOBILE HOME) ZONE (R5)

- 12.1 The regulations in this section apply to land within the Residential (R5) zone.
- 12.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:
a) RESIDENTIAL-ONE FAMILY
- 12.3 The following ACCESSORY use is permitted where a PRINCIPAL USE is established:
a) HOME OCCUPATION
- 12.4 The MINIMUM LOT SIZE for subdivision within the Residential (R5) zone is 750 m² (8,073 sq. ft.)
- 12.5 The minimum BUILDING AREA of a building containing a PRINCIPAL USE shall be 60 m² (650 sq. ft.)
- 12.6 The maximum total BUILDING AREA of all ACCESSORY buildings and structures on a LOT shall be 70 m² (750 sq. ft.) per DWELLING UNIT.
- 12.7 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Residential 3 (R3) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
RESIDENTIAL -ONE FAMILY	3 m (10 ft.)	7.5 m (25 ft.)	1.5 m (5 ft.)	33%	7.5 m (25 ft.)

13.0 MANUFACTURED/MOBILE HOME PARK ZONE (MHP)

- 13.1 The regulations in this Section apply to land within the MANUFACTURED/MOBILE HOME PARK (MHP) zone.
- 13.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:
- a) MANUFACTURED/MOBILE HOME PARK
 - b) RESIDENTIAL-ONE FAMILY
- 13.3 The following ACCESSORY uses are permitted where a PRINCIPAL USE is established.
- a) HOME OCCUPATION-ACCESSORY to RESIDENTIAL-ONE FAMILY and ACCESSORY to individual DWELLING UNITS in MANUFACTURED/MOBILE HOME PARKS.
- 13.4 The minimum parcel size for subdivision in the MANUFACTURED/MOBILE HOME PARK (MHP) zone is 1.0 hectare (2.5 acres).
- 13.5 Within the lands zoned MHP, one DWELLING UNIT which is not a manufactured or mobile home, is permitted for the use of the owner, operator or caretaker of the MANUFACTURED/MOBILE HOME PARK.
- 13.6 The maximum permitted density for a MANUFACTURED/MOBILE HOME PARK use shall be twenty-five manufactured homes per hectare (ten manufactured or mobile homes per acres).
- 13.7 Within the MANUFACTURED/MOBILE HOME PARK, the following shall apply:
- a) a MANUFACTURED/MOBILE HOME PARK shall have immediately within its boundaries, a buffer strip at least 5 metres (16 ft.) in depth along highways and property lines which shall be used solely for screening and landscaping and may only be traversed by access driveways.
 - b) Access driveways shall only cross the buffer strip at right angles to the highway and at least 7.5 metres (25 ft.) from any other site boundary line.
 - c) No access driveway (within the buffer strip) shall give access directly to any manufactured home space.
 - d) The minimum area of a manufactured/mobile home space shall be 300 square metres (3230 square ft.)
 - e) Every manufactured/mobile home space shall:
 - (i) have a minimum width of 9 metres (30 ft.);
 - (ii) abut a driveway;
 - (iii) have all its boundaries clearly and permanently marked on the ground; and
 - (iv) be at least 3 metres (10 ft.) from any building
 - f) Every manufactured/mobile home space shall have within it a front, a rear and two side yards, each having a minimum width of 2 metres (6.5 ft.).
 - g) The combined width of two side yards shall not be less than 4.5 metres (15 ft.).

- h) Notwithstanding Section 13.7 (f), no yard is required where a manufactured/mobile home space boundary abuts the buffer strip.
- i) All driveways within a MANUFACTURED/MOBILE HOME PARK shall have a minimum width of 9 metres (30 ft.) and shall be graveled or hard surfaced to a minimum width of 6 metres (20 ft.).
- j) A MANUFACTURED/MOBILE HOME PARK shall have within it a recreation area equal in size to at least 10% of the area occupied by the manufactured home spaces.
- k) One parking space shall be provided for each manufactured home space.
- l) Each DWELLING UNIT within the MANUFACTURED/MOBILE HOME PARK shall be connected to municipal water and sanitary sewer systems.

14.0 COMMERCIAL CORE ZONE (C1)

14.1 The regulations in this section apply to lands within the Commercial Core (C1) zone.

14.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:

- a) Assembly Hall
- b) HOTEL
- c) MOTEL
- d) Office or Government Office
- e) Recreation Facilities
- f) RESIDENTIAL-MULTI FAMILY
- g) Restaurant
- h) RETAIL
- i) SERVICE COMMERCIAL
- j) Firehall
- k) Retail Cannabis Sales

14.3 In the Commercial Core (C1) zone, the following ACCESSORY use is permitted;

RESIDENTIAL-ONE FAMILY-accessory to Retail, SERVICE COMMERCIAL, Office, Restaurant, HOTEL, MOTEL, Recreation Facilities

14.4 The MINIMUM LOT SIZE for subdivision in the Commercial Core (C1) zone shall be 500 square metres (5,380 sq. ft.).

14.5 Any RESIDENTIAL-ONE FAMILY use shall be located within the same building as the PRINCIPAL USE and shall be permitted only if it is used for the accommodation of an owner, operator or caretaker of the PRINCIPAL USE.

14.6 A RESIDENTIAL-MULTIPLE FAMILY use shall only be established in the same building as a commercial use provided that the commercial use is on the ground floor and fronts onto the street and there is a separate entrance to the DWELLING UNITS.

14.7 The maximum permitted density for a RESIDENTIAL-MULTIPLE FAMILY use shall be forty DWELLING UNITS per hectare (sixteen DWELLING UNITS per acre).

14.8 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Commercial Core (C1) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
ASSEMBLY HALL, HOTEL, MOTEL	8 m (26 ft.)	0	0	85%	10 m (33 ft.)
ALL OTHER PRINCIPAL USES	5 m (16 ft.)	0	0	85%	10 m (33 ft.)

14.9 **Site Specific: Lot 10, Block 2, District Lot 5314, Cariboo District Plan 1373
Lot 11, Block 2, District Lot 5314, Cariboo District Plan 1373**

- a) The use of land, buildings and structures includes the use of a Public Self-Storage facility.

15.0 HIGHWAY COMMERCIAL ZONE (C2)

15.1 The regulations in this section apply to land within the Highway Commercial (C2) zone.

The use of land, buildings and structures is restricted to the following PRINCIPAL USES;

- (a) MOTEL
- (b) Restaurant
- (c) GASOLINE SERVICE STATION
- (d) Commercial Campground
- (e) RETAIL
- (f) Driving Range
- (g) Office or Government Office
- (h) SERVICE COMMERCIAL
- (i) HOTEL
- (j) Retail Cannabis Sales

15.2 In the Highway Commercial (C2) zone, the following ACCESSORY uses are permitted:

- (a) RESIDENTIAL-ONE FAMILY-accessory to a MOTEL, Craft and Gift RETAIL, or Commercial Campground Use.
- (b) RETAIL Grocery – accessory to Restaurant or Commercial Campground Use.
- (c) Temporary Accommodation – accessory to Office or Government Office.

15.3 The MINIMUM LOT SIZE for subdivision in the Highway Commercial (C2) zone is 2,000 square metres (0.5 acres).

15.4 Any RESIDENTIAL-ONE FAMILY use shall be solely used for the owner, operator or caretaker of a PRINCIPAL USE.

15.5 The maximum floor sales area of any RETAIL Grocery accessory use, excluding storage area, shall be 90 square metres (698 sq. ft.).

15.6 The minimum WIDTH of a stand-alone building containing a RESIDENTIAL-ONE FAMILY use, excluding additions, shall be 6 metres (20 ft.).

15.7 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Highway Commercial (C2) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
ALL USES EXCEPT MOTEL	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	60%	7.5 m (25 ft.)
MOTEL	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	60%	10 m (33 ft.)

16.0 SERVICE COMMERCIAL ZONE (C3)

16.1 The regulations in this section apply to land within the Service Commercial (C3) zone.

16.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:

- (a) SERVICE COMMERCIAL
- (b) SPECIALTY RETAIL
- (c) WHOLESALE

16.3 In the Service Commercial (C3) zone, the following ACCESSORY uses are permitted:

- (a) RESIDENTIAL-ONE FAMILY-ACCESSORY to a SERVICE COMMERCIAL use.

16.4 The MINIMUM LOT SIZE for a subdivision in the Service Commercial (C3) zone is 340 square metres (3,660 sq. ft.)

16.5 Any RESIDENTIAL-ONE FAMILY use may be located in a separate building, or within the same building as a PRINCIPAL USE, and shall be solely used for the accommodation of an owner, operator, or caretaker of a PRINCIPAL USE.

16.6 The minimum WIDTH of a stand-alone building containing a RESIDENTIAL-ONE FAMILY use, excluding additions, shall be 6 metres (20 ft.)

16.7 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Service Commercial (C3) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
ALL USES	5 m (16 ft.)	0	0	85%	7.5 m (25 ft.)

17.0 OFFICE COMMERCIAL ZONE (C4)

17.1 The regulations in this section apply to land within the Office Commercial (C4) zone.

17.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:

- a) PROFESSIONAL OFFICE

17.3 The following ACCESSORY use is permitted where a PRINCIPAL USE is established:

- a) RESIDENTIAL-ONE FAMILY

17.4 The MINIMUM LOT SIZE for subdivision in the Office Commercial (C4) zone shall be 250 square metres (2690 sq. ft.)

17.5 Minimum setbacks, maximum SITE COVERAGE and maximum Building HEIGHT in the Office Commercial (C4) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
PROFESSIONAL OFFICE AND RESIDENTIAL	8 m (26 ft.)	5 m (16 ft.)	1.5 m (5 ft.)	75%	10 m (33 ft.)

18.0 NEIGHBOURHOOD PUB ZONE (C5)

18.1 The regulations in this section apply to lands within the Neighbourhood Pub (C5) zone.

18.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USE:

- a) Neighbourhood Pub

18.3 The following ACCESSORY uses are permitted where a PRINCIPAL USE is established:

- a) RESIDENTIAL-ONE FAMILY
- b) Cold Beer and Wine store and/or off sales

18.4 The MINIMUM LOT SIZE for subdivision in the Neighbourhood Pub (C5) zone is 4,000 square metres (1 acre)

18.5 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Neighbourhood Pub (C5) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
NEIGHBOURHOOD PUB	10 m (33 ft.)	10 m (33 ft.)	10 m (33 ft.)	60%	10 m (33 ft.)

19.0 LIMITED RECREATION COMMERCIAL ZONE (RC1)

- 19.1 The regulations in this Section apply to land within the Recreation Commercial (RC1) zone.
- 19.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:
- a) MOTEL
 - b) HOTEL
 - c) Commercial Campground
 - d) OPEN LAND RECREATION
 - e) AGRICULTURE
 - f) Marina/Boat Launch
 - g) Golf Course
 - h) Restaurant/Takeout Food outlet
 - i) RESIDENTIAL-ONE FAMILY
 - j) HOMECRAFT
 - k) Staff Accommodation
- 19.3 The following ACCESSORY uses are permitted where a PRINCIPAL USE is established:
- a) Convenience Grocery/Gifts store
 - b) Private dining room/lounge – ACCESSORY to HOTEL/MOTEL
- 19.4 The MINIMUM LOT SIZE for subdivision in the Limited Recreation Commercial (RC1) zone is 4 hectares (10 acres)
- 19.5 Any RESIDENTIAL-ONE FAMILY use shall be solely used for the owner, operator, or caretaker of a PRINCIPAL USE to a maximum of two residences.
- 19.6 The maximum floor area of any restaurant use shall be 40 sq. m (430 sq. ft.)
- 19.7 The maximum floor area of any RETAIL sales area in a Convenience Grocery/Gifts and Crafts Store shall be 40 sq. m (430 sq. ft.)
- 19.8 The maximum number of units of accommodation in a MOTEL use shall be 15; and the maximum number of campsites in a campground shall be fifty.
- 19.9 Where a private dining room/lounge is established as an ACCESSORY use to HOTEL or MOTEL, the regulation set out in 19.4 b) does not apply.

20.0 LIGHT INDUSTRIAL ZONE (M1)

20.1 The regulations in this section apply to land within the Industrial 1 (M1) zone.

20.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:

- (a) Electrical Generating
- (b) LIGHT INDUSTRY
- (c) PUBLIC UTILITY

20.3 The following ACCESSORY uses are permitted where a PRINCIPAL USE is established:

- (a) Restaurant,
- (b) Office,
- (c) Bunkhouse
- (d) RESIDENTIAL-ONE FAMILY

20.4 The minimum parcel size for subdivision in the Industrial (M1) zone shall be 1,000 square metres (.25 acres).

20.5 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Industrial 1 (M1) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
ALL USES	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	50%	7.5 m (25 ft.)

20.6 Site Specific

- (a) notwithstanding Section 20.2 a Public Development (PD) use is permitted on Lot 13, Block 2, District Lot 5316, Cariboo District Plan PGP1373
- (b) notwithstanding Section 20.2 a Commercial (C1) use is permitted on Lots 10 & 11, Block 2, District Lot 5316, Cariboo District Plan PGP1373

21.0 HEAVY INDUSTRIAL ZONE (M2)

21.1 The regulations in this section apply to land within the Heavy Industrial (M2) zone.

21.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:

- (c) Sawmill
- (d) Wood Products Manufacturing and Processing
- (e) Bulk Fuel Storage Plant
- (f) Vehicle Bodywork and Mechanical Repair
- (g) Salvage/Wrecking Yard
- (h) Resource Manufacturing/Processing

21.3 The following ACCESSORY use is permitted where a PRINCIPAL USE is established:

- (a) RESIDENTIAL-ONE FAMILY

21.4 The minimum parcel size for subdivision in the M2 zone shall be 4 hectares (10 acres).

21.5 Any RESIDENTIAL-ONE FAMILY use shall be solely used for the owner, operator or caretaker of a PRINCIPAL USE.

21.6 Minimum setbacks, maximum SITE COVERAGE and maximum BUILDING HEIGHT in the Heavy Industrial (M2) zone shall be as follows:

	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
ALL USES	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	50%	10 m (33 ft.)

21.7 Site Specific

On The Fractional Northeast ¼ of District Lot 3537 Cariboo District, Except Plans 21225 and 28181 (275 McBride South Road), in addition to the permitted Principal Uses shown in Section 21.2, the use of LIGHT INDUSTRY is permitted as a Principal Use.

22.0 PUBLIC DEVELOPMENT (PD) ZONE

22.1 The regulations in this section apply to lands within the Public Development (PD) zone.

22.2 The use of land, buildings and structures is restricted to the following PRINCIPAL USES:

- (a) Assembly Hall
- (b) Church
- (c) Government Office
- (d) Health Unit or Library
- (e) Hospital
- (f) Public Utility
- (g) Recreation Facilities
- (h) Public or Private School
- (i) Airport
- (j) Cemetery
- (k) Museum

22.3 In the Public Development (PD) zone, the following ACCESSORY uses are permitted:

- (a) RESIDENTIAL-ONE FAMILY – accessory to Church and Hospital use only;
- (b) Temporary Accommodation – accessory to Airport use.
- (c) Gift Shop, Farmers Market, Food and Beverage Service – accessory to Library and Museum use on Parcel A Plan 24003, DI 5316, CD

22.4 The MINIMUM LOT SIZE for subdivision in the PD zone shall be 750 square metres (8,073 sq. ft.).

22.5 The minimum WIDTH of a building containing a RESIDENTIAL-ONE FAMILY use, excluding additions, shall be 6 metres (20 ft.).

22.6 The minimum setbacks, maximum SITE COVERAGE, and maximum BUILDING HEIGHT in the Public Development (PD) zone shall be as follows:

PRINCIPAL USES	MINIMUM SETBACKS			MAXIMUM SITE COVERAGE	MAXIMUM BUILDING HEIGHT
	REAR	FRONT	SIDE		
(a) Assembly Hall	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	33%	10 m (33 ft.)
(b) Church	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	33%	15 m (50 ft.)
(c) Government Office	7 m (23 ft.)	7.5 m (25 ft.)	5 m (16 ft.)	50%	7.5 m (25 ft.)
(d) Health Unit or Library	7 m (23 ft.)	7.5 m (25 ft.)	3 m (10 ft.)	33%	7.5 m (25 ft.)
(e) Hospital	7 m (23 ft.)	7.5 m (25 ft.)	5 m (16 ft.)	50%	10 m (33 ft.)

(f) Park or Playground	0	0	0	0	0
(g) Public Utility	7 m (23 ft.)	7.5 m (25 ft.)	5 m (16 ft.)	50%	7.5 m (25 ft.)
(h) Recreation Facilities	7 m (23 ft.)	7.5 m (25 ft.)	5 m (16 ft.)	75%	20 m (65 ft.)
(i) School	7 m (23 ft.)	7.5 m (25 ft.)	5 m (16 ft.)	75%	15 m (50 ft.)

22.7 Notwithstanding Section 22.6, the minimum front yard setback on Dominion Street between 1st and 5th Avenues will be reduced to 2.0 metres (6.5 ft.).

22.8 Site Specific

- (a) Notwithstanding Section 22.2 a RESIDENTIAL-INSTITUTIONAL HOUSING use is permitted on Lot A, District Lot 5314, Cariboo District Plan PGP10526.

23.0 PARKING AND LOADING REQUIREMENTS

23.1 Off-street parking shall be provided and maintained in accordance with this section when any new development, any change or addition to an existing development and/or change in PRINCIPAL USES takes place.

23.2 Each off-street parking space shall have the following dimensions:

- | | | |
|-----|----------------|---------------------|
| (a) | minimum width | 2.75 metres (9 ft) |
| (b) | minimum length | 5.5 metres (18 ft) |
| (c) | minimum height | 2.0 metres (6.5 ft) |

23.3 Required Parking Spaces

23.4 Off-street parking shall be provided in accordance with the following:

USE OF BUILDING	MINIMUM REQUIRED PARKING SPACES
MOTEL	One per unit of accommodation
HOTEL	One per three units of accommodation
Restaurant/Neighbourhood Pub	One per five seats
RETAIL , SPECIALTY RETAIL	One per 20 square metres (215 sq. ft.) of retail sales area
Office, Public Utility Office, Government Office	One per 30 square metres (323 sq. ft.) of gross floor area
WHOLESALE	One per 100 square metres (1080 sq. ft.) of gross floor area
Assembly Hall, Church	One per five seats
RESIDENTIAL-MULTIPLE FAMILY	One per dwelling unit, plus one visitor space per three units
RECREATION FACILITY	One for each ten people, based on the maximum number of people which the facility is designed to accommodate
School, Elementary or Junior Secondary	Three per classroom
School, Senior Secondary	Three per classroom
Hospital	One per bed

23.5 Maneuvering Aisles

23.6 Maneuvering aisles shall have a minimum width of 6.5 metres (22 ft).

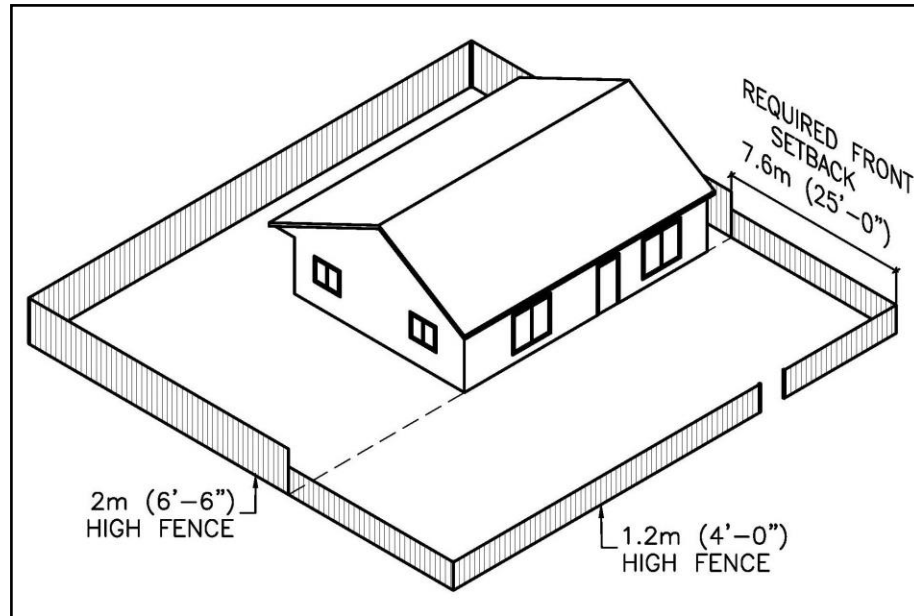
23.7 No parking space shall be sited on any maneuvering aisle.

23.8 Maneuvering aisles shall be constructed at right angles to all points of access to an egress from a road or lane.

- 23.9 An off-street parking area designed to accommodate three or more vehicles shall have a surface which is graveled or hard-surfaced, and shall have individual parking spaces, aisles, entrances and exits clearly marked, where a hard surface is used.
- 23.10 Required off-street parking shall be located on the same site as the use which requires the parking, and shall be constructed prior to commencement of the use.
- 23.11 No parking space shall be located with 1.5 metres (5 ft.) of any principal BUILDING.
- 23.12 Each off-street parking space shall at all times have convenient vehicular access to a maneuvering aisle, road or lane.
- 23.13 All uses in Commercial or Industrial zones except MOTEL, GASOLINE SERVICE STATION, Craft and Gift Retail uses shall provide at least one off-street loading area with the following dimensions:
- | | | |
|-----|----------------|--------------------|
| (a) | minimum width | 4.5 metres (15 ft) |
| (b) | minimum length | 7.5 metres (25 ft) |
| (c) | minimum height | 3.8 metres (13 ft) |

24.0 FENCING AND SCREENING

- 24.1 A fence, wall or hedge not more than 1.2 metres (4 ft.) in height may be located within any required front setback in a R1, R2, R3, or R5 zone.



- 24.2 The maximum height of a fence or wall (other than in a required front setback) in a R1, R2, R3 or R5 zone, shall be 2.0 metres (6.6 ft.)
- 24.3 A fence, wall or hedge not more than 2.0 metres (6.5 ft.) in height may be located within any required front setback in any other zone.
- 24.4 The height of a fence, wall or hedge shall be determined by measuring the average grade 1.0 metre (3 ft.) from both sides of such fence, wall or hedge.
- 24.5 Screening Requirements

All outdoor storage of goods, materials or vehicles associated with:

- (a) a commercial use in a Commercial zone;
- (b) an industrial use in an Industrial zone;
- (c) a use in the Public Development zone; and
- (d) a Homecraft use in the Rural or Rural Residential zone

shall be screened from the adjacent street and lane by a visual barrier consisting of a tight board fence, wall or hedge not less than 2.0 metres (6.5 ft.) in height, and not more than 3.0 metres (10 ft.) in height with respect to a wall or fence.

- 24.6 Any outdoor storage of goods, materials or vehicles which abuts a Residential or Manufactured Home Park zone shall be screened by means of a tight board fence, wall or hedge not less than 2.0 metres (6.5 ft.) in height, and not more than 3.0 metres (10 ft.) in height with respect to a wall or fence.

25.0 FLOOD PLAIN ELEVATION AND SETBACKS

No building shall be constructed, extended, reconstructed, moved or located:

- (a) within 7.5 metres (25 ft.) of the NATURAL BOUNDARY of a swamp or pond;
- (b) within 15 metres (50 ft.) of the NATURAL BOUNDARY of a lake or watercourse or;
- (c) where used for habitation, business or storage of goods, with the underside of the floor system lower than 708.3 metres (2323.8 ft.) G.S.C.

Certified a true and correct copy of Schedule 'A' to Village of McBride Zoning Bylaw No. 703, 2010 as adopted by the McBride Village Council on the day of , 2010

SCHEDULE "B" TO ZONING BYLAW NO. 703
ZONING MAP

THE VILLAGE OF MCBRIDE
CARIBOO DISTRICT - BRITISH COLUMBIA

