



The City of Greenwood Draft Zoning Bylaw



TABLE OF CONTENTS

PART 1.0: INTERPRETATION	1
1.1 TITLE	1
1.2 PURPOSE	1
1.3 APPLICATION	1
1.4 EFFECTIVE DATE	1
1.5 METRIC MEASUREMENT	1
1.6 SEVERABILITY	1
PART 2.0: ADMINISTRATION	2
2.1 ADMINISTRATION	2
2.2 PROHIBITION	2
2.3 VIOLATION	2
2.4 PENALTY	2
2.5 NON-CONFORMING USES	3
2.6 AMENDING THE BYLAW	3
2.7 FEES	3
PART 3.0: DEVELOPMENT PERMIT PROCESS	4
3.1 DEVELOPMENT PERMITS REQUIRED	4
3.2 NO DEVELOPMENT PERMIT REQUIRED	4
3.3 DEVELOPMENT PERMIT APPLICATION	5
3.4 DEVELOPMENT PERMIT DECISIONS	6
3.5 APPEAL PROCEDURE	7
3.6 RESUBMISSION INTERVAL	7
3.7 APPLICATION IN PROGRESS	7
3.8 DEVELOPMENT AGREEMENTS	7
3.9 TEMPORARY USE PERMITS	8
3.10 CERTIFICATE OF ZONING COMPLIANCE	8
PART 4.0: GENERAL PROVISIONS	9
4.1 LOT AREA	9
4.2 MINIMUM LOT COVERAGE	9
4.3 SERVICING	10
4.4 MINIMUM FLOOR AREA	10
4.5 SCREENING AND FENCES	10
4.6 SITING AND HEIGHT EXCEPTIONS	11
4.7 SETBACKS FROM BODIES OF WATER	12
4.8 PARKING REQUIREMENTS	12
4.9 SWIMMING POOL SETBACKS AND COVERAGE	14
4.10 USES PERMITTED IN ALL ZONES	14
PART 5.0: SPECIFIC USE REGULATIONS	15
5.1 ACCESSORY BUILDINGS AND STRUCTURES	15
5.2 HOME OCCUPATION	15
5.3 BED AND BREAKFAST	18
5.4 CARRIAGE HOUSE	18
5.5 SECONDARY SUITE	19
PART 6.0: ESTABLISHMENT OF ZONES	20
6.1 ZONES	20
6.2 CREATION OF COMPREHENSIVE DEVELOPMENT ZONES	20

6.3	RESIDENTIAL ZONE (RZ)	22
6.4	RESIDENTIAL MANUFACTURED HOME ZONE (RM)	23
6.5	COMMERCIAL ZONE (CZ)	24
6.6	HIGHWAY COMMERCIAL ZONE (CH)	26
6.7	INDUSTRIAL ZONE (IZ)	27
6.8	PARKS AND INSTUTIONS ZONE (PI)	28
6.9	RURAL ZONE (RZ)	29
PART 7.0: DEFINITIONS		31
SCHEDULE A: ZONING MAP		40

LIST OF FIGURES

Figure 1:	Lot Coverage.....	9
Figure 2:	Floor Area	10
Figure 3:	Screening	11
Figure 4:	Building Height.....	12
Figure 5:	Lot Lines.....	35
Figure 6:	Yards	39

LIST OF TABLES

Table 1:	Parking Minimums.....	12
Table 2:	Class 1 and Class 2 Home Occupations	17

PART 1.0: INTERPRETATION

1.1 TITLE

- (1) This Bylaw may be cited as "The City of Greenwood Zoning Bylaw No.####

1.2 PURPOSE

- (1) The Purpose of the Zoning Bylaw is to regulate the location and use of buildings and structures and the use of land within the City of Greenwood and for that purpose to divide the City into zones pursuant to the provisions of the *Community Charter*, having given due regard to;
 - (a) the promotion of health, safety, convenience and welfare of the public,
 - (b) the prevention of the overcrowding of land, and the preservation of the amenities peculiar to any zone,
 - (c) the securing of adequate light, air and access, and
 - (d) the character of each zone, the character of the buildings already erected and the conservation of property values.

1.3 APPLICATION

- (1) This Bylaw shall apply to all lands within the boundaries of the City of Greenwood.

1.4 EFFECTIVE DATE

- (1) This Bylaw shall become effective upon the date of adoption by Council.

1.5 METRIC MEASUREMENT

- (1) All units of measure contained within this Bylaw are in metric.

1.6 SEVERABILITY

- (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

PART 2.0:

ADMINISTRATION

2.1 ADMINISTRATION

- (1) Council may, at any time, appoint such persons it deems necessary to administer or enforce this Bylaw, including but not limited to:
 - (a) The Development Officer, or
 - (b) The Chief Administrative Officer.
- (2) Except as otherwise provided in this Bylaw, appointed person are authorized to:
 - (a) Review rezoning applications,
 - (b) Review and issue Development Permits in alignment with this Bylaw, and
 - (c) Enter any property, at any reasonable time, to enforce this Bylaw.

2.2 PROHIBITION

- (1) Subject to the provisions of the *Community Charter* respecting non-conforming uses, land, buildings, or structures must not be used, constructed, reconstructed, altered, moved, or extended in ways that violate this Bylaw.

2.3 VIOLATION

- (1) Any person who contravenes any provision of this Bylaw, permits or causes any contravention, or fails to comply with any requirement set out herein shall be deemed to be in violation of this Bylaw.

2.4 PENALTY

- (1) Any person who violates any of the provisions of this Bylaw shall, upon summary conviction thereof, be liable to a penalty of not more than **\$500.00** plus the cost of the prosecution. Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

2.5 NON-CONFORMING USES

- (1) Buildings or structures lawfully under construction or existing at the time of adoption of this Bylaw, the use of which do not conform to this Bylaw are subject to provisions of the *Community Charter* pertaining thereto.
- (2) Additions, expansions or structural alterations to buildings or structures lawfully under construction or existing at the time of adoption of this Bylaw, which are, occupied by, or accessory to a permitted use but which do not otherwise comply with the provisions of this Bylaw, shall be permitted only in accordance with the provisions of this Bylaw.

2.6 AMENDING THE BYLAW

- (1) Amendments to this Bylaw will be undertaken as per the *Development Procedures Bylaw*, as amended.

2.7 FEES

- (1) Development fee information and application forms can be found within the *Development Procedures Bylaw*, as amended.

PART 3.0:

DEVELOPMENT PERMIT PROCESS

3.1 DEVELOPMENT PERMITS REQUIRED

- (1) Except as provided in **Section 3.2**, no person shall initiate any development or commence any use in the City unless the Development Officer has issued a Development Permit.
- (2) No person shall authorize or do any construction that is at variance with the description, specifications or plans that were the basis for the issuance of a Development Permit, unless the variation has been reviewed and authorized in writing by the Development Officer, Board of Variance or Council.

3.2 NO DEVELOPMENT PERMIT REQUIRED

- (1) No Development Permit is required for the following developments, provided that such developments comply with all provisions of this bylaw and other applicable legislation:
 - (a) alterations and minor repairs to any building or structure provided that such work does not change the use or intensity of use of the building or structure,
 - (b) the construction of a single storey accessory building or structure not greater than 10m² in floor area,
 - (c) erection of any fence, wall or gate not exceeding the height specified in the applicable zone, or any canopy or awning,
 - (d) erection and use of signs related to the permitted principal use or uses of the property,
 - (e) use of premises as a temporary polling station, candidate's campaign office and any other official temporary use in connection with a federal, territorial, School Council, or municipal election, referendum or census,
 - (f) erection, repair and replacement of television and other minor communication related structures such as aerials, towers and satellite receivers/dishes,
 - (g) installation, maintenance and repair of municipal services and other public utilities in public road rights-of-way and legally surveyed utility easements,

- (h) erection of temporary structures incidental to construction, maintenance or alteration of a building or structure for which a Development Permit has been issued,
- (i) landscaping, where the existing grade and surface drainage pattern is not materially altered and will not create off-site impacts,
- (j) demolition of a building or structure under 10m² in floor area, except a designated heritage structure,
- (k) construction, maintenance and repair of private walkways, pathways and driveways, and
- (l) completion of a building which was lawfully under construction at the date on which this bylaw came into full force and effect provided that the building is completed in accordance with the terms of any permit granted by the City, and the building is completed within 12 months of the date on which this bylaw came into full force and effect.

3.3 DEVELOPMENT PERMIT APPLICATION

- (1) Every application for a Development Permit shall be made in writing on the form prescribed by the Development Officer and signed by the registered owner of the affected property or their authorized agent.
- (2) An applicant for a Development Permit shall pay the fee set out in the *Development Procedures Bylaw*, as amended.
- (3) Every application shall include the legal description of the property, the nature of the proposed development and a site plan or illustration acceptable to the Development Officer. The site plan or illustration must show, at a minimum:
 - (a) lot dimensions,
 - (b) setbacks,
 - (c) site coverage,
 - (d) the location of all existing and proposed services on the property, and
 - (e) the location of access.
- (4) The Development Officer may require the following additional technical studies or information to make an informed decision including:
 - (a) Additional Site Plan detail such as:
 - (i) fences,
 - (ii) accessory structures,
 - (iii) power poles,
 - (iv) trees,
 - (v) slopes and watercourses
 - (vi) parking areas,
 - (vii) building heights and dimensions, and
 - (viii) existing and proposed building and lot grades,

- (b) A geotechnical evaluation of the site to confirm: slope stability; appropriate top-of-bank and watercourse setbacks; and site suitability for on-site septic sewage disposal,
 - (c) A landscape plan showing existing and proposed site grading, areas of fill and drainage, existing and future tree locations, and related features to improve the appearance of the development (or screen its activities),
 - (d) A landscape reclamation plan where the nature of the proposed development will significantly alter the landscape or the proposed use has a limited life span,
 - (e) An environmental impact assessment where the magnitude or type of use may have off-site implications of a short or long-term duration by virtue of the nature of the activity proposed, and
 - (f) Written confirmation that satisfactory arrangements have been made for access, the supply of services such as water, electricity or sewage disposal and garbage pick-up.
- (5) The Development Officer may refuse to accept a Development Permit application that would otherwise comply with the requirements of this bylaw until proof of access to the lot from a legal road right-of-way is provided.

3.4 DEVELOPMENT PERMIT DECISIONS

- (1) The Development Officer shall make a decision within fifteen (15) business days on a development application in a zone where the proposed development is listed as a permitted or secondary use.
- (2) The Development Officer shall:
 - (a) approve an application for a Development Permit where the use proposed is listed as permitted in that zone and the application complies with all other applicable requirements of that zone, or
 - (b) refuse an application that does not comply with the requirements of this bylaw.
- (3) The Development Officer may impose such conditions as may be required to ensure compliance with the Official Community Plan and this Zoning Bylaw, or as deemed necessary to preserve the purposes and intent of the Official Community Plan and Zoning Bylaw.
- (4) Decisions shall be in writing with the reasons listed and sent to the applicant.
- (5) A Development Permit approval becomes effective on the date of issuance.
- (6) Where a Development Permit is approved and an appeal is subsequently filed within the required time limits, the Development Permit is not effective until a decision has been made on the appeal, at which point the permit may be affirmed, modified or nullified.
- (7) If the development authorized by the Development Permit is not commenced within twelve (12) months from the date of issue, or any associated construction not carried out with reasonable diligence, the permit is deemed void.

- (8) Notwithstanding subsection (7), the applicant may request an extension prior to the expiry date by notifying the Development Officer in writing indicating the reasons for the extension request. The Development Officer may grant, reject or approve the extension with conditions based on the merits of the case.
- (9) The granting of a Development Permit or review of any accompanying drawings and specifications shall not relieve the applicant from responsibility to acquire such other permits as are necessary to carry out the development in a lawful manner.
- (10) The person to whom a Development Permit has been issued shall, during construction, keep in a conspicuous place on the site a copy of the approved Development Permit, including a copy of all approved drawings and specifications for inspection by the Development Officer.
- (11) Where the proposed development requires a subdivision of land, no Development Permit shall be issued until the proposed subdivision has been approved in accordance with the *Community Charter* or *Subdivision Act and Regulations*, as the case may be.

3.5 APPEAL PROCEDURE

- (1) The Board of Variance established by Bylaw by the Council of the City of Greenwood shall hear and determine any appeal pursuant to the provisions of the *Community Charter*.

3.6 RESUBMISSION INTERVAL

- (1) When an application is refused by the Development Officer, the Board of Variance, or Council on appeal, another application on the same site for the same or similar use as that previously applied for, shall not be accepted from the same or any applicant until at least six (6) months after the date of refusal or final appeal, as the case may be.
- (2) Subsection (2) shall not apply in the case of an application for a Development Permit or Certificate of Zoning Compliance if the new application is for a use that complies with the regulations of this Bylaw.

3.7 APPLICATION IN PROGRESS

- (1) An application for a Development Permit or rezoning, which is received in its complete form prior to the effective date of this bylaw, shall be decided upon in accordance with the regulations in effect at the time of receipt.

3.8 DEVELOPMENT AGREEMENTS

- (1) The Development Officer, or Council in the case of an appeal, may require the applicant to enter into a Development Agreement with the City to cover the terms and conditions set out in the Development Permit that are deemed necessary to ensure compliance with this bylaw, the Official Community Plan, and the *Community Charter*.
- (2) A Development Agreement may contain contractual arrangements as to any, or all, of the following:

- (a) the use of the lot in relation to any existing or proposed buildings or structures including the preservation of buildings and structures,
 - (b) any requirements for flood-proofing, environmental setbacks or waivers of municipal liability relating to known potential hazards,
 - (c) land dedicated for public use, in compliance with the *Community Charter*,
 - (d) the timing and nature of development including such matters as siting, drainage, grading, building height and dimensions, facade treatment, landscaping, screening, parking and access,
 - (e) the extension, construction, or replacement, in whole or in part, of roads, sidewalks, street lighting, storm drainage, water supply distribution, garbage and sewage disposal,
 - (f) the provision of on-site recreation or other amenities to serve the development, and
 - (g) the levying of a fee in lieu of otherwise providing for any of the matters mentioned in the sub-clauses above.
- (3) Pursuant to the *Community Charter*, Council may require the Development Agreement to be registered in the Land Titles Office, and any agreement as registered shall have the force and effect of a restrictive covenant running with the land.

3.9 TEMPORARY USE PERMITS

- (1) Temporary Use Permit applications will be considered by Council on a case-by- case basis within all zone areas within the City of Greenwood.

3.10 CERTIFICATE OF ZONING COMPLIANCE

- (1) Where an applicant's proposed use or change of use is permitted within any zone and it complies with every other section of this bylaw, the Development Officer may issue a Certificate of Zoning Compliance in lieu of a Development Permit to facilitate acquisition of a building permit or property title transfer.
- (2) The Development Officer may, at the request of an applicant, provide a Certificate of Zoning Compliance confirming the development has been completed in accordance with a valid Development Permit and complies with this bylaw.
- (3) Every application for a Certificate of Zoning Compliance shall be made in writing on the form prescribed by the Development Officer.

PART 4.0:

GENERAL PROVISIONS

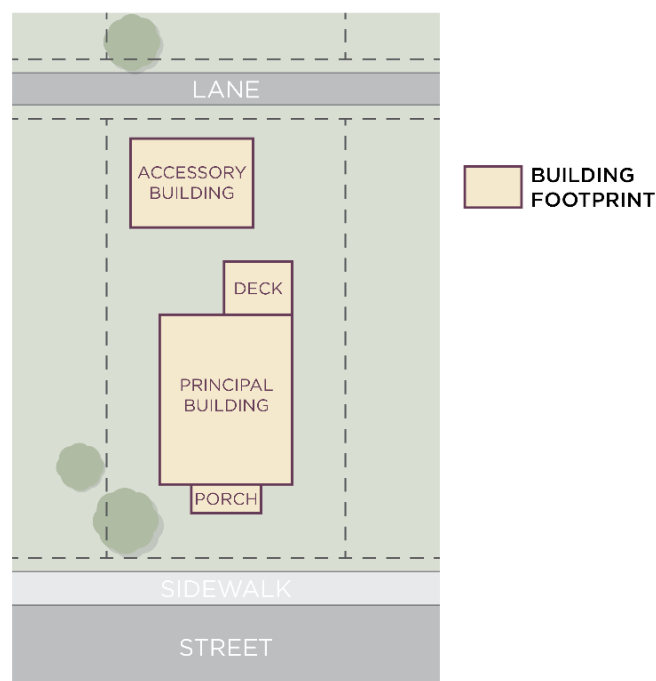
4.1 LOT AREA

- (1) A lot which is reduced in size by the dedication of land to a public body in order to accommodate a necessary public service, road or utility shall be deemed to be in conformity with the Minimum Lot Area requirements of this Bylaw.

4.2 MINIMUM LOT COVERAGE

- (1) Lot coverage shall be determined by the subtracting the non-permeable building surface from the total lot area.

Figure 1: Lot Coverage



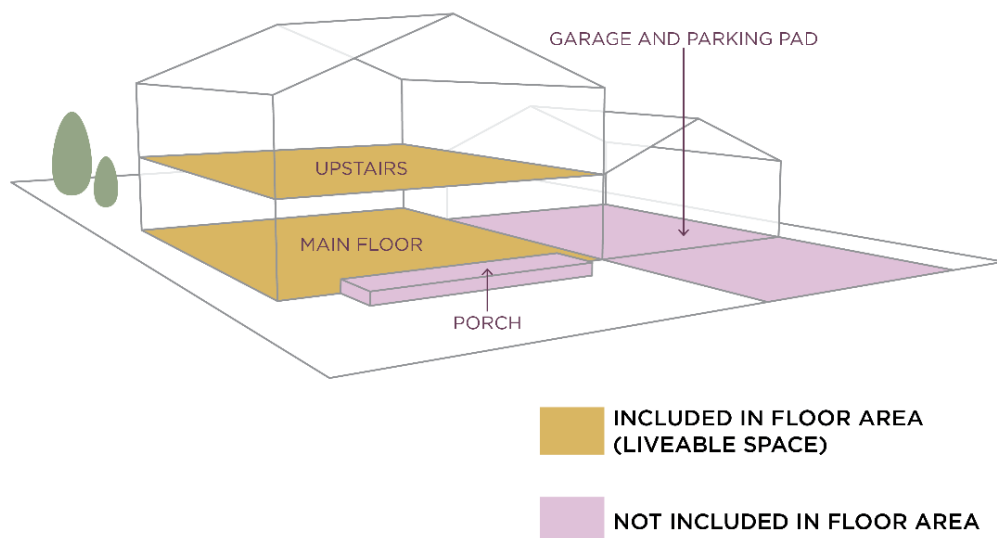
4.3 SERVICING

- (1) All new development shall be connected to Community Water and Sewer.
- (2) Notwithstanding subsection (1) new development in the Rural Zone may be serviced on site provided a geotechnical investigation is provided by the applicant that supports on site servicing in accordance with the Sewerage System Regulation under the *Public Health Act*.

4.4 MINIMUM FLOOR AREA

- (1) The minimum total floor area excluding finished or unfinished cellar floor areas for a dwelling unit in a single detached or duplex dwelling shall be 60 square metres.
- (2) The minimum floor areas for a dwelling unit in multi-plex dwellings shall be as follows:
 - (a) 40 m² within each studio unit, and
 - (b) 50 m² within each dwelling unit with one separate bedroom or more.

Figure 2: Floor Area



4.5 SCREENING AND FENCES

- (1) Subject to clause (3) below screening which is 2 metres or less in height may be sited on any portion of a lot provided that such screening shall be limited to a maximum height of 1.3 metres when sited closer to any street than the required setbacks otherwise established for buildings and structures in the respective zone within which the screen is to be located.
- (2) Screening greater than 2 metres in height shall be sited in accordance with the setback requirements for a building in the zone within which they are located.
- (3) Open fencing shall not be restricted as to height or location.

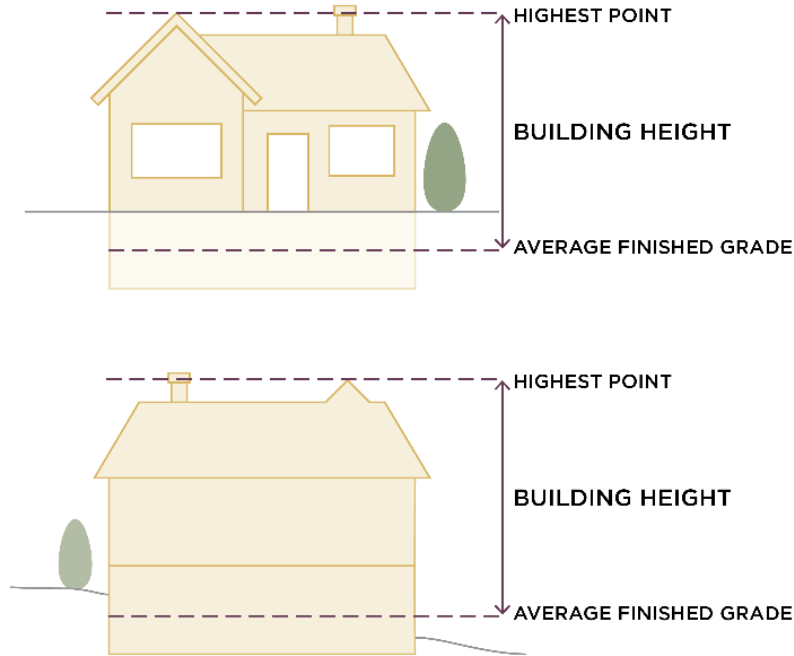
Figure 3: Screening



4.6 SITING AND HEIGHT EXCEPTIONS

- (1) Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as required elsewhere in this Bylaw may be reduced by not more than 0.6 m, providing such reduction shall apply only to the projecting feature.
- (2) Where steps, eaves, sunlight control projections, canopies, balconies, or porches project beyond the face of a building, the minimum distance to an abutting front, rear or exterior side lot line as required elsewhere in this Bylaw may be reduced by not more than 1.2 m and the minimum distance to an abutting interior side lot line as required elsewhere may be reduced by not more than 0.6 m, provided that such reduction shall apply only to the projecting feature.
- (3) Free-standing lighting poles, warning devices, antennas, masts, utility poles, wires and flag poles; may be sited on any portion of a lot at the sole responsibility of the owner or the utility company.
- (4) Except as otherwise provided in this or other Bylaws, canopies or awnings may be constructed in commercial zones within 0.6 m of the existing curb line subject to maintaining a minimum of 2.8 m clearance from street level.
- (5) The maximum heights of buildings and structures permitted elsewhere in this Bylaw may be exceeded for industrial cranes, grain elevators, silos and windmills, towers, tanks, and bunkers; retaining walls; radio and television antennas, church spires, belfries and domes, monuments, chimneys and smokestacks, flag poles, lighting poles, apartment elevator enclosures, stair towers and scenery lofts.

Figure 4: Building Height



4.7 SETBACKS FROM BODIES OF WATER

- (1) Subject to any other Bylaw or Statute which may be more restrictive, no building or structure shall be constructed or located:
 - (a) within 15 metres of the natural boundary of a surface body of water or watercourse, and
 - (b) with the underside of the floor system of any area use for habitation, business or the storage of goods damageable by floodwaters, or in the case of a mobile home, with the ground level on which it is located; lower than 1.5 metres above the natural boundary of a nearby watercourse or surface body of water

4.8 PARKING REQUIREMENTS

- (1) Minimum off-street parking spaces and facilities shall be provided in accordance with **Table 1:**

Table 1: Parking Minimums

	USE	REQUIREMENTS
RESIDENTIAL	A. Single Detached Dwelling B. Semi-Detached Dwelling C. Duplex Dwelling D. Manufactured Home E. Multi-Plex Dwelling F. Row House Dwelling	One space per dwelling unit. A maximum of two spaces may be in tandem.

	USE	REQUIREMENTS
	G. Bed and Breakfast H. Carriage House I. Secondary Suite J. Home Occupation (Class 1) K. Home Occupation (Class 2)	One additional space per unit One additional space One additional space N/A One additional space
	L. Apartment M. Boarding House N. Group Home	One space per dwelling unit One additional space per dwelling unit One additional space per dwelling unit
COMMERCIAL	O. Animal Care P. Artisan Workshop Q. Automobile Service Station R. Car Wash S. Clinic T. Hotel/Motel U. Office V. Recreation/Entertainment W. Restaurant/Pub X. Retail (Small) Y. Retail (General) Z. Retail (Large) AA. Shopping Centre BB. Vehicle and Equipment Rental/Sale/Service	One space per 100 m ² of gross floor area One space per 50 m ² of gross floor area One space per 50 m ² of gross floor area One space per 50 m ² of gross floor area One space per 50 m ² of gross floor area One space per unit One space per 25 m ² of gross floor area One space per 25 m ² of gross floor area One space per 25 m ² of gross floor area One space per 50 m ² of gross floor area One space per 50 m ² of gross floor area One space per 100 m ² of gross floor area One space per 100 m ² of gross floor area One space per 100 m ² of gross floor area
	CC. Drive-Through	N/A
INDUSTRIAL	DD. Agricultural Use (Intensive) EE. Auction Mart FF. Bulk Fuel GG. Kennel HH. Manufacturing (Light) II. Manufacturing (Heavy) JJ. Resource Use KK. Wrecking/Salvage Yard	Five spaces One space per 100 m ² of gross floor area Two spaces Two spaces Five spaces Five spaces Five spaces Two spaces
	LL. Outdoor Storage MM. Surveillance Suite	N/A One additional space
	NN. Employee Accommodation	One additional space per dwelling unit
Other	OO. Campground PP. Cemetery QQ. Exhibition Grounds RR. Outdoor Recreation	Development Officer's discretion based on scale of development
	SS. Funeral Home TT. Public Service UU. Religious Assembly VV. School	One space per 50 m ² of gross floor area One space per 50 m ² of gross floor area One space per 50 m ² of gross floor area Five spaces plus 1 space per employee

- (2) Where a building or property contains more than one function or use, the required number of parking spaces shall be the sum of the requirements of each function.
- (3) Where a use is not specifically mentioned the parking requirement shall be the same as for a similar use mentioned in **Table 1**.
- (4) Required spaces shall be provided on the same lot as the building or use for which they are required,
- (5) Each parking space shall be not less than 2.5 metres wide, 5.5 metres long and 2.5 metres high when located on an open parking lot; and the width of each parking space shall be increased to 3 metres where such parking space is adjacent to any side wall, post, pillar or other such obstruction.
- (6) Each parking space shall be located so as to permit unobstructed access to and egress from that space to a public thoroughfare at all times.
- (7) Commercial and Industrial Parking areas and access routes thereto shall be surfaced with asphalt, concrete or some similar durable dust free material and all parking spaces shall be clearly marked.
- (8) The number of access points from each parking area to a fronting street shall not exceed two.
- (9) Where any development abuts a Controlled Access Highway as defined in Part 6 of the Highways Act, parking standards must be in accordance with the Ministry of Transportation and Highways requirements.

4.9 SWIMMING POOL SETBACKS AND COVERAGE

- (1) The minimum required setback for swimming pools in all zones shall be:
 - (a) From a front lot line: 6 metres,
 - (b) From an exterior side lot line: 3 metres,
 - (c) From a rear lot line: 1.5 metres, and
 - (d) From an interior side lot line: 2.5 metres.
- (2) The minimum lot coverage requirements for buildings and structures established elsewhere in this Bylaw shall not apply to uncovered swimming pools.

4.10 USES PERMITTED IN ALL ZONES

- (1) Except as otherwise stated in this Bylaw, the following uses are permitted in all zones:
 - (a) Public parks and playgrounds;
 - (b) Public utility uses, municipal works yards and maintenance facilities;
 - (c) Highway and streets.
- (2) Uses permitted in subsection (1) shall be subject to the regulations of the zone within which they are located, with the exception of the minimum lot area requirements.

PART 5.0:

SPECIFIC USE REGULATIONS

5.1 ACCESSORY BUILDINGS AND STRUCTURES

- (1) Accessory Buildings and Structures shall be located at least 1.2 m from the principal building or a parcel line.
- (2) Accessory Buildings and Structures shall not be located in the front yard.
- (3) An Accessory Building/Structure shall not be used as a dwelling or contain a dwelling unit, unless converted into Secondary Suite or Carriage House in alignment with Building Code.

5.2 HOME OCCUPATION

- (1) All Home Occupations shall comply with the following requirements:
 - (a) Home Occupations shall not be allowed on a site unless a dwelling unit is located on the site on which the Home Occupation is to be located.
 - (b) All Development Permits issued for Home Occupations shall be revocable at any time if the Home Occupation is or has become detrimental to the amenities of the neighbourhood in which it is located, or if there is any change to the intensity of the Home Occupation as originally approved.
 - (c) Time limits may be placed on the period for which a Development Permit for a Home Occupation is valid.
 - (d) No Home Occupation shall change the principal character or external appearance of the dwelling involved or of any accessory buildings.
 - (e) In no way offer any visible evidence from the exterior that any such occupation is being conducted on the premise, with the exception of one non-illuminated name plate or sign, with a visible surface area of not more than 1 square metre.
 - (f) Generate no vibration, noise, heat, glare or radiation detectable from beyond the lot on which the dwelling is located;
 - (g) Home Occupations shall be incidental and subordinate to the principal use of the dwelling.

- (h) Not occupy an area greater than 25 percent of the floor area of the dwelling unit on the lot (whether or not the occupation is being conducted entirely within the dwelling unit or an accessory building);
- (i) There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the Home Occupation allowed on the site.
- (j) Produce no odours, toxic or noxious matter or any electrical interference or traffic congestion;
- (k) The Home Occupation shall not create any nuisance by way of noise, dust, odour, or smoke, or anything of an offensive or objectionable nature.
- (l) There shall be no mechanical or electrical equipment used which creates external noise, or visible or audible interference with home electronics or computer equipment in adjacent dwellings.
- (m) When a Development Permit is issued for a Home Occupation, such permit shall be terminated should the applicant vacate the dwelling for which the permit has been issued;
- (n) Pedestrian or vehicular traffic or parking shall not be generated beyond what is characteristic of the Zone in which the Home Occupation is located;
- (o) Home Occupations shall not involve:
 - (i) activities that use or store hazardous material in quantities exceeding those found in a normal household; or
 - (ii) any use that would, in the opinion of the Development Officer, materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

Home Occupations – Class 1

- (2) A minor Home Occupation shall also comply with the following regulations:
 - (a) A Class 1 Home Occupation does not require a Development Permit, provided they comply with all applicable requirements of this Bylaw. If a Class 1 Home Occupation does not comply with all applicable requirements, it shall be considered a Class 2 Home Occupation and shall require a Development Permit.
 - (b) A Class 1 Home Occupation shall not involve the display of goods or any sales.
 - (c) No person shall be employed on-site other than a resident of the dwelling unit.
 - (d) The number of clients or customers coming to the site shall not exceed five (5) per week.
 - (e) Storage related to the business activity and the business activity itself shall only be allowed inside the dwelling.
 - (f) The use of commercial vehicles in conjunction with a Class 1 Home Occupation shall not be allowed.

Home Occupations – Class 2

- (3) A Class 2 Home Occupation shall also comply with the following regulations:
- (a) Class 2 Home Occupations require a Development Permit.
 - (b) There may be a limited volume of on-premises sales, including only goods or commodities that are relevant to the nature of the business.
 - (c) The number of non-resident employees or business partners working on-site shall not exceed one (1) at any time.
 - (d) The number of clients or customers coming to the site shall not exceed four (4) at any time, and twenty (20) per week
 - (e) Storage related to the business activity and the business activity itself may be allowed in either the dwelling or an accessory building.
 - (f) Only one (1) commercial vehicle of a capacity not exceeding 1.0 tonne (2400 lbs) may be used in conjunction with a Class 2 Home Occupation.
 - (g) Truck trailers or vehicle accessories or equipment shall not be allowed.
 - (h) A Class 2 Home Occupation shall not be allowed if such use would be more appropriately located in a Commercial or an Industrial Zone, having regard for the overall compatibility of the use with the residential character of the area.

Table 2: Class 1 and Class 2 Home Occupations

Regulation	Home Occupation (Class 1)	Home Occupation (Class 2)
Permit Requirement	No Development Permit required if compliant	Development Permit required
Sales of Goods	No sales or display of goods allowed	Limited on-premises sales allowed, only for goods relevant to the business
Employees	Only residents of the dwelling may work on-site	One non-resident employee or business partner allowed on-site
Client Visits	Max. 5 per week	Max. 4 at any one time, and 20 per week
Location of Business Activity and Storage	Must occur and be stored inside the dwelling only	May occur in the dwelling or an accessory building
Commercial Vehicles	Not allowed	One commercial vehicle allowed (max. 1.0 ton capacity)
Truck Trailers / Equipment	Not allowed	Not allowed
Suitability in Residential Areas	Must remain low-impact and incidental	May not be permitted if better suited to a commercial/industrial zone
Signage	In alignment with the <i>City of Greenwood Signage Bylaw</i> , as amended	

5.3 BED AND BREAKFAST

- (1) A Bed and Breakfast shall only be developed as an accessory use to a dwelling unit.
- (2) A Bed and Breakfast shall not change the principal character or external appearance of the dwelling involved and shall have a maximum of four (4) bedrooms where temporary sleeping accommodation is provided.
- (3) Cooking facilities shall not be located within the sleeping units.
- (4) A Bed and Breakfast shall comply with all of the requirements for a Home Occupation, (Class 2) described in this Bylaw.
- (5) A Bed and Breakfast may not exceed eight (8) guests or four (4) customer vehicles parked on site at any one given time.

5.4 CARRIAGE HOUSE

- (1) A Carriage House shall only be developed as a secondary use to a Principal Dwelling
- (2) A Carriage House is not permitted on a Lot where a Secondary Suite is located.
- (3) A Carriage House must be connected to the Municipal water and sanitary sewer systems.
- (4) Notwithstanding **Section 4.3(1)** where the lot is 1200 m² or greater in area in the Rural Zone, a Carriage House may be connected to an onsite sanitary sewer system that has been installed in accordance with the Sewerage System Regulation under the *Public Health Act*.
- (5) A Carriage House shall have a maximum floor area of 90 m² or 75% of the floor area of the Principal Dwelling, whichever is less.
- (6) A Carriage House shall have a minimum floor area of 11 m².
- (7) When calculating maximum floor area of the Carriage House the following shall not be included in the calculation:
 - (a) Indoor parking space up to 46m², with direct access to the Dwelling unit.
 - (b) Indoor parking space with no direct access to the Dwelling unit.
 - (c) Interior stairways.
 - (d) Unenclosed Balconies and Decks.
 - (e) Floor areas devoted exclusively to mechanical or electrical equipment.
- (8) The minimum distance between a Principal Dwelling and a Carriage House is 3.0 metres.
- (9) An unobstructed pathway at least 1.5 metres wide shall be provided between the front, exterior side, or rear (when abutting a land) property line and the Carriage House.
- (10) A Carriage House cannot be subdivided under the Strata Property Act.

- (11) A Carriage House shall be sited on a permanent foundation.

5.5 SECONDARY SUITE

- (1) Secondary Suites shall only be developed as an Secondary Use to a principal dwelling.
- (2) Secondary Suites shall be built either after or concurrently with the principal dwelling
 - (a) At the Discretion of the Development Officer, a Secondary Suite may be built before the principal dwelling, in which case the Development Officer shall require, as a condition of approval, that construction of the principal dwelling be completed no later than twelve (12) months after the construction of the Secondary Suite.
- (3) A Maximum of one (1) Secondary Suite may be allowed per dwelling unit.
- (4) The maximum floor area of a secondary suite shall not exceed the lesser of 90m² or 40% of the total floor area of the principal building.
- (5) Secondary Suites shall comply with all relevant City Bylaws, and the Building Code.
- (6) A bed and breakfast, boarding house and/or group home shall not be permitted to operate within a secondary suite.
- (7) Where a secondary suite is permitted, a minimum area of 30 m² of private open space shall be provided per dwelling unit. The private open space shall have
 - (a) a direct connection to a secondary suite entrance; and
 - (b) be defined from other private open space and yard with the use of landscaping.
- (8) A minimum of one (1) parking space shall be required for a Secondary Suite, in addition to the parking spaces required for the principal dwelling. Tandem parking may be permitted with.

PART 6.0: ESTABLISHMENT OF ZONES

6.1 ZONES

- (1) For the purpose of this Bylaw, the City of Greenwood is divided into the following zones:
- (2) The extent and boundary of each zone is shown on City of Greenwood Zoning Map which is attached hereto and forms part of this Bylaw as **Schedule 'A'**.
- (3) When a zone boundary is indicated as following a road allowance or a watercourse, the centre line of such road allowance or watercourse shall be the zone boundary.
- (4) Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Map.

6.2 CREATION OF COMPREHENSIVE DEVELOPMENT ZONES

- (1) The purpose of a CD zone is to provide a zone that allows for the creation of comprehensive, site-specific land use regulations for properties within the City where control by conventional Zones would be inappropriate or inadequate with regard to existing or future surrounding developments or to the interest of the applicant or to the public.
- (2) This zone shall only be created where the following conditions are met:
 - (a) the proposed development is, in the opinion of City Council, considered appropriate for the Site with regard to the policies and objectives of the Official Community Plan and any other applicable City plan or policy, or
 - (b) the use of any other zone in this bylaw to accommodate the proposed development would, in the opinion of City Council, result in potential conflicts with the scale and character of existing or future surrounding development should the full development potential of such zone be utilized, or
 - (c) the proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of City Council, is of a unique form or nature not contemplated or reasonably regulated by another zone.

- (3) In addition to the information required by the *Development Procedures Bylaw*, as amended, the applicant shall also provide the following information:
- (a) supporting rationale explaining why a CD zone is desirable for the Site with regard to subsection (1) above;
 - (b) a proposed zone, laid out in a similar format to the standard zone, which includes the general purpose of the zone, a list of permitted Uses for the Site, a list of regulations for the Site, and a list of any other regulations that may apply in addition to or instead of any regulation in this bylaw and Sign regulations, if different, from the Sign Regulations Bylaw;
 - (c) a narrative documenting the opinions and concerns of surrounding property owners and residents obtained through a public information program and how the proposed development responds to these concerns, together with a summary of the methods used to obtain such input; and
 - (d) a Site plan and/or elevations may be required to be attached to the specific CD zone as a schedule, where, in the opinion of City Council, the complexity of the proposed development is such that a Site plan and/or elevations would be necessary to clarify or interpret the written regulations of the specific CD zone.
- (4) The regulations of this Bylaw shall apply to all development within Sites zoned as CD, unless such regulations are specifically excluded or modified by the CD zone.
- (5) CD Zones shall be designated on the Zoning Map by “CD” followed by the reference number of the CD zone.

6.3 RESIDENTIAL ZONE (RZ)

- (1) Purpose: The purpose of this Zone is to accommodate residential neighbourhoods with predominantly single-detached dwellings that are connected to Community Water and Sewer.
- (2) Principal Uses
 - (a) Dwelling, Single Detached
 - (b) Dwelling, Duplex
 - (c) Dwelling, semi-detached
 - (d) Dwelling, Row
 - (e) Dwelling, Multi-Plex
 - (f) Religious Assembly
 - (g) Public Service
 - (h) Manufactured Home
- (3) Secondary Uses
 - (a) Accessory Building/Structure
 - (b) Bed and Breakfast
 - (c) Carriage House
 - (d) Secondary Suite
 - (e) Home Occupation (Class 1)
- (4) Conditional Uses
 - (a) Apartment
 - (b) Boarding House
 - (c) Group Home

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Officer are similar to the permitted or Discretionary Uses and conform to the purpose of this Zone.

- (5) Minimum Lot Area (a) 465 m²
- (6) Setbacks
 - (a) Front Setback Minimum: 4.5 m
 - (b) Rear Setback Minimum: 6 m
 - (c) Interior Side Setback Minimum: 1.5 m
 - (d) Exterior Side Setback Minimum: 4.5 m
- (7) Maximum Lot Coverage (a) 35%
- (8) Maximum Height
 - (a) Principal Building: 11 m
 - (b) Accessory Building: 4.5 m

6.4 RESIDENTIAL MANUFACTURED HOME ZONE (RM)

- (1) Purpose: The purpose of this Zone is to accommodate manufactured home subdivision in a manner that is compatible with the character, design and quality of surrounding areas.
- (2) Principal Uses:
 - (a) Dwelling, Manufactured Home
- (3) Secondary Uses
 - (a) Accessory Building/Structure
 - (b) Home Occupation (Class 1)

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Officer are similar to the permitted or Discretionary Uses and conform to the purpose of this Zone.

- (4) Minimum Lot Area (a) 230 m²
- (5) Setbacks
 - (a) Front Setback Minimum: 4.5 m
 - (b) Rear Setback Minimum: 4.5 m
 - (c) Interior Side Setback Minimum: 1.5 m
 - (d) Exterior Side Setback Minimum: 4.5 m
- (6) Maximum Lot Coverage (a) 40%
- (7) Maximum Height
 - (a) Principal Building: 8 m
 - (b) Accessory Building: 4 m

6.5 COMMERCIAL ZONE (CZ)

- (1) Purpose: The purpose of this Zone is to accommodate a range of commercial uses.
- (2) Principal Uses
 - (a) Artisan Workshop
 - (b) Automobile Service Station
 - (c) Car Wash
 - (d) Dwelling, Multi-Plex
 - (e) Recreation/Entertainment
 - (f) Office
 - (g) Restaurant/Pub
 - (h) Retail (Small)
 - (i) Hotel/Motel
 - (j) Clinic
 - (k) Animal Service
 - (l) Shopping Centre
 - (m) Religious Assembly
 - (n) Commercial School
 - (o) Public Service
- (3) Secondary Uses
 - (a) One or more residential dwelling units located in combination with a permitted non-residential use provided that:
 - (i) the dwelling(s) is (are) within the same building as the non-residential use,
 - (ii) the entrance to the dwelling(s) is (are) separate from that of the non-residential use,
 - (iii) the minimum floor area is 50 square metres per dwelling, and
 - (iv) if the residential use(s) is (are) located on a lot with frontage on Highway No. 3 between Wellington and Deadwood Streets and the dwelling unit(s) shall be located either above or behind a non-residential use,
 - (b) Accessory Building/Structure
- (4) Conditional Uses
 - (a) Apartment
 - (b) Cannabis Retail Store
 - (c) Outdoor Recreation
 - (d) Parking Structure
 - (e) Retail (General)
 - (f) Vehicle and Equipment Rental/Sale/Service

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Officer are similar to the permitted or Discretionary Uses and conform to the purpose of this Zone.

- (5) Minimum Lot Area (a) 230 m²
- (6) Setbacks
 - (a) Front Setback Minimum: 4.5 m
 - (b) Rear Setback Minimum: 6 m
 - (c) Interior Side Setback Minimum: 0.0 m
 - (d) Exterior Side Setback Minimum: 4.5 m
- (7) Maximum Lot Coverage (a) 75%
- (8) Maximum Height
 - (a) Principal Building: 15 m
 - (b) Accessory Building: 4.5 m

6.6 HIGHWAY COMMERCIAL ZONE (CH)

(1) Purpose: The purpose of this Zone is to accommodate a range of commercial uses adjacent to major roadways and is primarily accessible to motor vehicles.

(2) Principal Uses

- (a) Animal Care
- (b) Automobile Service Station
- (c) Car Wash
- (d) Dwelling, Multi-Plex
- (e) Funeral Home
- (f) Hotel/Motel;
- (g) Public Service
- (h) Recreation/Entertainment
- (i) Restaurant/Pub
- (j) Retail (Small)
- (k) Retail (General)
- (l) Vehicle and Equipment Rental/Sale/Service
- (m) Warehouse

(3) Secondary Uses

- (a) Accessory Building/Structure
- (b) Drive-Through
- (c) Outdoor Storage

(4) Conditional Uses

- (a) Campground
- (b) Cannabis Retail Store
- (c) Retail (Large)

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Officer are similar to the permitted or Discretionary Uses and conform to the purpose of this Zone.

- (5) Minimum Lot Area (a) 465 m²
- (6) Setbacks
 - (a) Front Setback Minimum: 6 m
 - (b) Rear Setback Minimum: 6 m
 - (c) Interior Side Setback Minimum: 6 m
 - (d) Exterior Side Setback Minimum: 6 m
- (7) Maximum Lot Coverage (a) 60%
- (8) Maximum Height
 - (a) Principal Building: 15 m
 - (b) Accessory Building: 4.5 m

6.7 INDUSTRIAL ZONE (IZ)

- (1) Purpose: The purpose of this Zone is to provide industrial areas which are better suited to locations away from concentrations of populations.
- (2) Principal Uses
 - (a) Agricultural (Intensive)
 - (b) Auction Mart
 - (c) Automobile Service Station
 - (d) Car Wash
 - (e) Bulk Fuel
 - (f) Kennel
 - (g) Manufacturing (Light)
 - (h) Public Service
 - (i) Resource Use
 - (j) Vehicle and Equipment Rental/Sale/Service
 - (k) Warehouse
- (3) Secondary Uses
 - (a) Accessory Building/Structure
 - (b) Outdoor Storage
 - (c) Surveillance Suite
- (4) Conditional Uses
 - (a) Employee Accommodation
 - (b) Manufacturing (Heavy)
 - (c) Recreation/Entertainment
 - (d) Wrecking/Salvage Yard

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Officer are similar to the permitted or Discretionary Uses and conform to the purpose of this Zone.

- (5) Minimum Lot Area (a) 930 m²
- (6) Setbacks
 - (a) Front Setback Minimum: 4.5 m
 - (b) Rear Setback Minimum: 4 m
 - (c) Interior Side Setback Minimum: 4 m
 - (d) Exterior Side Setback Minimum: 4.5 m
- (7) Maximum Lot Coverage (a) 60%
- (8) Maximum Height
 - (a) Principal Building: 15 m
 - (b) Accessory Building: 4.5 m

6.8 PARKS AND INSTUTIONS ZONE (PI)

- (1) Purpose: The purpose of this Zone is to provide an area for parks and recreation and other community facilities.
- (2) Principal Uses
 - (a) Outdoor Recreation
 - (b) Public Service
 - (c) School
- (3) Secondary Uses
 - (a) Accessory Building/Structure
- (4) Conditional Uses
 - (a) Campground
 - (b) Cemetery
 - (c) Exhibition Grounds

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Officer are similar to the permitted or Discretionary Uses and conform to the purpose of this Zone.

- (5) Setbacks
 - (a) Front Setback Minimum: 4.5 m
 - (b) Rear Setback Minimum: 4.5 m
 - (c) Interior Side Setback Minimum: 4.5 m
 - (d) Exterior Side Setback Minimum: 4.5 m
- (6) Maximum Lot Coverage
 - (a) 40%
- (7) Maximum Height
 - (a) Principal Building: 12 m
 - (b) Accessory Building: 4.5 m

6.9 RURAL ZONE (RZ)

- (1) Purpose: The purpose of this Zone is to provide an area for rural development on the outskirts of the City.
- (2) Permitted Uses
 - (a) Agricultural Use (Extensive)
 - (b) Kennel
 - (c) Dwelling, Single Detached
 - (d) Manufactured Home
 - (e) Public Service
- (3) Secondary Uses
 - (a) Accessory Building/Structure
 - (b) Bed and Breakfast
 - (c) Carriage House
 - (d) Home Occupation (Class 1)
 - (e) Home Occupation (Class 2)
 - (f) Outdoor Storage
 - (g) Secondary Suite
- (4) Conditional Use
 - (a) Agricultural (Intensive)
 - (b) Cemetery
 - (c) Exhibition Grounds
 - (d) Resource Use

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Officer are similar to the permitted or Discretionary Uses and conform to the purpose of this Zone.

- (5) Minimum Lot Area (a) 16 ha (40 ac)
- (6) Setbacks
 - (a) Front Setback Minimum: 6 m
 - (b) Rear Setback Minimum: 4 m
 - (c) Interior Side Setback Minimum: 4 m
 - (d) Exterior Side Setback Minimum: 6 m
- (7) Maximum Lot Coverage (a) 5%
- (8) Additional Regulations
 - (a) Dwellings in this zone are not connected to the community sewer system nor the community water system and shall provide proof of site provision of water and sewer in alignment with Provincial Regulation.

- (b) No drinking or feed trough, no manure storage area and no enclosure, structure or building used for housing or keeping of animals, shall be located within 20 metres of any lot line which abuts property zoned residential, commercial or institutional.
- (c) All structures, pens, runs, enclosures and manure storage areas shall, in addition to the requirements of subsection (a), be located to the satisfaction of the Medical Health Inspector in respect of all nearby wells, lakes, streams, springs or other bodies of water or any residential area which in the Inspector's opinion could suffer contamination there from.
- (d) Subsection (a) shall not apply to fences located at or near to the lot lines which are used to enclose grazing animals.

PART 7.0: DEFINITIONS

In this Bylaw:

- A -

ACCESSORY BUILDING/STRUCTURE means a detached building or structure which is subordinate to the principal use of the same lot or to a principal use of a building or structure located on the same lot.

ADULT CARE means a building with two or more units designed to provide long term housing, wherein the adult residents are provided with meal services and may receive such services as housekeeping and personal care assistance.

AGRICULTURAL USE (INTENSIVE) means an agricultural use which involves the commercial operation of feed lots, poultry operations, mushroom farms, piggeries and fur farms.

AGRICULTURAL USE (EXTENSIVE) means the growing, producing and harvesting of agricultural products including the rearing and grazing of livestock but excluding intensive agricultural uses.

ANIMAL CARE means a facility for the medical care and treatment of animals and includes provision for their overnight accommodation but does not include a kennel or other outdoor enclosures.

APARTMENT means a residential building consisting of more than six dwelling units that share a common entranceway(s).

ARTISAN WORKSHOP means the use of premises for the small-scale creation, display, and sale of visual, decorative, or craft-based art. Typical development includes photography, pottery, jewelry-making, woodworking, painting, and similar artistic or craft-oriented activities

AUCTION MART means the use of land or a facility for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of said goods and materials by public auction on an occasional basis.

AUTOMOBILE SERVICE STATION means a commercial establishment which supplies fuel, oil and minor accessories for automobiles at retail direct to the customer and for cleaning, servicing and making minor or running repairs essential to the actual operation of the vehicle excluding autobody repair.

AVERAGE FINISHED GRADE means the finished level of ground averaged at the perimeter of the exterior foundation of a building or structure.

- B -

BED AND BREAKFAST means an owner-occupied detached dwelling where temporary accommodation is provided in three or less guest rooms and meals are supplied on a daily basis to registered guests.

BOARDING HOUSE means a secondary use to a dwelling unit which provides residential accommodation to boarders where each sleeping room has a separate tenancy agreement with the owner. This use does not include Bed and Breakfast or Care Facility.

BUILDING means a structure having a roof.

BULK FUEL means a facility for the purpose of storing natural gas, propane and petroleum products for distribution to customers.

- C -

CAMPGROUND means a premise where spaces but not buildings are provided for the temporary accommodation of travellers in trailers, tents or recreational vehicles. A campground use may include recreation and amusement facilities, public facilities, picnic shelters and similar buildings or structures which are clearly subordinate to the principal use.

CANNABIS RETAIL STORE means a store licensed by the Liquor and Cannabis Regulation Branch (LRCB).

CAR WASH means a facility for washing motor vehicles.

CARRIAGE HOUSE means a secondary Dwelling constructed in an Accessory Building.

CELLAR means that portion of a building between two floor levels which has less than 50 percent of its height from finished floor to finished ceiling above the average adjacent exterior finished grade level.

CEMETERY means land or building used for the burial or internment of human remains and may include memorial parks, burial grounds, and mausoleums.

CHILD CARE FACILITY means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services and supervision of children.

CLINIC means a use where medical and health care services are provided on an outpatient basis only. Typical development includes medical and dental offices, health care clinics,

prenatal clinics, occupational health and safety offices, chiropractic and naturopathic services and consulting serviced.

COMMERCIAL SCHOOL means a structured learning environment operated for profit through which an education program is offered to students, including colleges and trade schools, but does not include a School.

COMMUNITY SEWER SYSTEM means a system of sewerage or sewage disposal operated and maintained by the City of Greenwood.

COMMUNITY WATER SYSTEM means a system of waterworks serving two or more parcels and which is owned, operated and maintained by the City of Greenwood.

COUNCIL means the Council of the Corporation of the City of Greenwood.

- D -

DRIVE-THROUGH means a secondary use for onsite service to customers who remain in their motor vehicles, having a minimum of 5.0 vehicle stacking spaces per ordering window for the purpose of queuing motor vehicles.

DWELLING UNIT means one or more rooms used or intended to be used for the residential accommodation of one family when such room or rooms contain(s) kitchen, bathroom and sleeping facilities for one family.

DWELLING, SINGLE DETACHED means a detached residential building having independent exterior walls and containing only one dwelling unit but does not include manufactured dwellings.

DWELLING, DUPLEX means a residential dwelling consisting of two separate Dwelling Units, one located above the other, with each having a separate entrance.

DWELLING, MULTI-PLEX means a residential building containing from three to six dwelling units, each unit having separate and direct access to the outside and sharing a party wall with one or more other units.

DWELLING, ROW HOUSE means a group of three or more Dwelling Units, located side-by-side, each unit separated by a common vertical party wall and having a separate front and rear access to the outside grade.

DWELLING, SEMI-DETACHED means a residential dwelling consisting of two Dwelling Units located side by side separated by a common vertical party wall.

- E -

EMPLOYEE ACCOMMODATION means a building or collection of buildings or structures for temporary but extended residential use, as workforce accommodation in connection with logging, mining, sawmill, oil or gas operation, railway construction, or similar industry. Accommodation is provided free of charge to employees and includes: (a) exclusive sleeping accommodation units with individual or shared bathroom facilities, (b) communal kitchen and dining facilities, and (c) laundry facilities.

EXHIBITION GROUNDS means the use of land or building, public or private, for temporary events including seasonal shows, conventions, conferences, seminars, product displays or sale of goods, recreation activities, rodeos and entertainment functions. This use may include accessory functions including restaurant/pub.

- F -

FENCE means a linear structure which provides a separating, protective or confining barrier.

FUNERAL HOME means a development used for the arrangement of funerals, the preparation of the deceased for burial or cremation, and the holding of funeral services.

- G -

GROUP HOME means the secondary use of a single dwelling to provide services and support onsite, in a residential setting, for individuals that require daily supervision or assistance.

- H -

HEIGHT means the greatest vertical distance measured from the average finished grade to the highest point of the building or structure.

HOME OCCUPATION (CLASS 1) means a secondary use of a residential building where business is conducted in a dwelling that is operated by a permanent resident, with moderate weekly visits from customers and with one employee who does not live on the lot. This use does not change the residential appearance of the land and buildings. Typical uses include day homes, music lessons, and hairdressers.

HOME OCCUPATION (CLASS 2) means a secondary use where business is conducted in a dwelling or accessory building on the same lot, which may have up to three employees who do not reside on the lot, with limited outdoor storage. Typical uses include contractor services, landscape supplies, commercial vehicle parking, automotive and auto body repairs, and on-site light fabrication.

HOTEL/MOTEL means a building wherein accommodation is provided for transient public rooms of which not less than 35% may be without individual cooking facilities and such building may contain a restaurant/pub, banquet hall, meeting room, and/or recreational facility.

- K -

KENNEL means any building, structure, compound or property in which or where three or more dogs or cats, which are six months or more in age are trained, cared for, bred, boarded or kept.

- L -

LANE means a public thoroughfare other than a street which is not less than 6 metres nor more than 7.6 metres wide and which provides a secondary means of access to a lot or lots;

"LOT" means an area of land designated as a separate and distinct parcel on a legally reordered subdivision plan or description filed in the Land Titles Office but does not include a highway, a right-of-way or an easement.

LOT AREA means the total area of a lot taken in a horizontal plan.

LOT COVERAGE means the area of the lot covered by buildings or structures located on the lot, expressed as a percentage of the gross lot area.

LOT LINE means the legal boundary of a lot, related terms include:

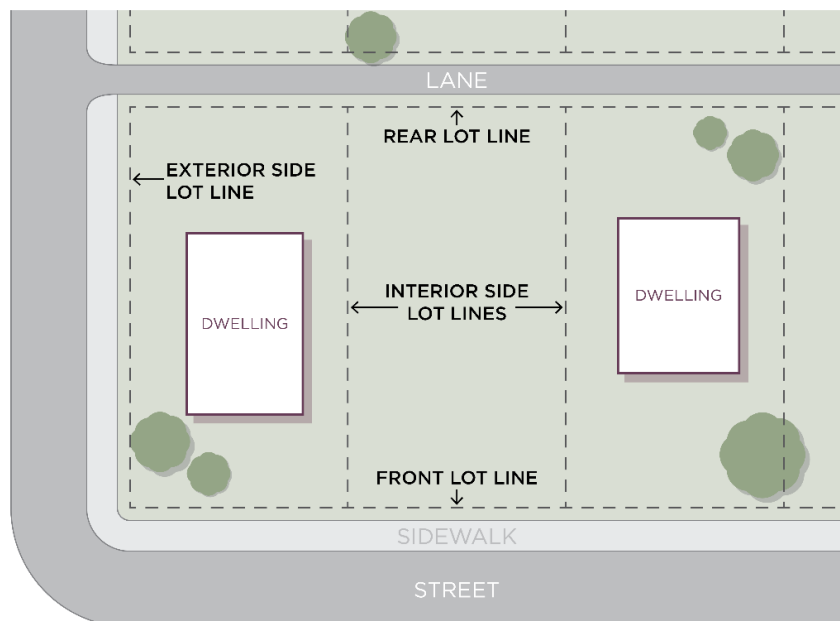
EXTERIOR SIDE LOT LINE means the lot line or lines, other than the front or rear lot lines, common to the lot and a street.

INTERIOR SIDE LOT LINE means the lot line or lines, not being the front or rear lot line common to the lot and an adjacent lot or to the lot and a lane.

FRONT LOT LINE means the lot line common to the lot and a fronting street or where there is more than one fronting street the front lot line shall be determined by the Building Inspector.

REAR LOT LINE means the lot line opposite to and most distant from the front lot line or where the rear portion of the lot is bounded by intersecting side lot lines shall be deemed to be the point of their intersection.

Figure 5: Lot Lines



- M -

MANUFACTURED HOME means a transportable, factory built dwelling which conforms to the requirements of the British Columbia Building Code and manufactured to and compliant with the Canadian Standards Association to provide year round living accommodation and is capable of being connected to service utilities, transported on its own wheels and chassis, capable of being supported on wheels, jacks, posts, piers, or by a permanent foundation, and

is a minimum of 3.6 metres in width and a maximum 4.5 metres in width and contains a minimum gross floor area of 50 square metres.

MANUFACTURING (LIGHT) means the manufacture of products, the process of which does generate a Nuisance to the users of adjacent land.

MANUFACTURING (HEAVY) means the manufacture of products, the process of which generates a nuisance to the users of adjacent land.

- N -

NATURAL BOUNDARY means the visible highwater 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 and 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 vegetation, as well as, in respect to the nature of the soil itself as determined by the Building Inspector.

NUISANCE means a use or activity that creates a noise or odour or anything that is obnoxious, offensive or interferes with the use or enjoyment of property beyond the parcel where the use or activity occurs.

- O -

OFFICE means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This excludes Public Service.

OPEN FENCING means fencing which is constructed of wire, chain linking, or other transparent material.

OUTDOOR RECREATION means arenas, rinks, swimming pools, tennis courts, bowling greens, golf courses, playing fields, stadiums and similar active open or enclosed recreational areas and facilities.

- S -

STORAGE means an secondary use outside of an enclosed building where materials, goods, products, vehicles, equipment or machinery are displayed, stored, baled, piled, handled, sold, or distributed, but does not include wreckage/salvage yard.

- P -

PUBLIC SERVICE means the non-commercial use of land, buildings, or structures for art or cultural exhibits, ambulance stations, courts of law, fire halls, hospitals, provincial and federal government offices, legislative chambers, libraries, municipal purposes, community halls and police stations.

PUBLIC UTILITY means a use providing for the essential servicing of an area with water, sewer, electrical power, telephone and similar utilities and excluding office and administrative facilities associated therewith.

- R -

RECREATION/ENTERTAINMENT means a facility or establishment which provides for recreation and/or entertainment for a gain or a profit. Typical uses include movie theatres, bowling alleys, pool halls, conference areas and private clubs.

RELIGIOUS ASSEMBLY means a building wherein people regularly assemble for religious worship and related religious, philanthropic, or social activities which is maintained and controlled for public worship. Typical uses include but are not limited to churches, chapels, mosques, temples, synagogues, and accessory manses.

RESOURCE USE means logging operations, portable sawmills, shakemills, silviculture, mining operations, trapping of animals, commercial fisheries, commercial guiding operations and outfitters camps. Resource uses and accessory buildings thereto may include temporary residential accommodation for persons employed in the subject operation; other than portable sawmills and shakemills referred to above, resource uses include the extraction, temporary on-site storage and shipment of natural resources but not processes to further refine these products.

RESTAURANT/PUB means an establishment where food is prepared and served on the premises for sale to the public and where alcoholic beverages may be offered for sale to the public for consumption and may involve the brewing of craft beers, mead, or distilling of alcohol on site, which may also be sold off-site.

RETAIL (SMALL) means the sale of goods and services in a small building with a gross floor area less than 500.0 m². Typical uses include convenience stores, sandwich shops or personal services such as barbers and salons, but does not include Cannabis Retail Stores.

RETAIL (GENERAL) means the sale of goods and services in a medium-sized building with a gross floor area between 500.0 - 2,000.0 m². Typical uses include clothing stores, banks and pharmacies, but does not include Cannabis Retail Stores.

RETAIL (LARGE) means the sale of goods and services in a large-sized building with a gross floor area larger than 2,000.0 m². Typical uses include 'big box' retailers and supermarkets, but does not include Cannabis Retail Stores.

- S -

SCREENING means a fence, wall, berm, vegetative barrier or similar buffer, and any combination thereof, that effectively obstructs the view of, or physical access to a lot or portion thereof except by means of a gate or other similar opening.

SCHOOL means premises used for education or training purposes and may include administration offices and dormitories to house students, including elementary and secondary schools.

SECONDARY SUITE means an additional dwelling unit that has been issued an Occupancy Permit, and is subordinate to the principal dwelling unit and is a single real estate entity.

SHOPPING CENTRE means a group of commercial establishments which are planned, designed and developed as an entity and having an off-street parking area provided on the same lot.

SHORT-TERM RENTAL means the rental of a Dwelling Unit to paying guests for periods not exceeding thirty (30) days but does not include a Hotel/Motel, Bed and Breakfast, or Campground.

STORAGE/WAREHOUSING means the use of accessory buildings or storage containers for the purpose of receiving and storage of goods and materials, either as accessory to the principal use of the premises, or for rent.

STREET means a public thoroughfare, other than a lane, designed and constructed for use by vehicular and pedestrian traffic.

SWIMMING POOL means any constructed or prefabricated pool, whether situated above or below surrounding ground level, used or intended to be used for swimming, bathing or wading, having a surface area exceeding 14 square metres and a depth of more than 0.5 metres, which is situated on privately owned real property.

SURVEILLANCE SUITE means sleeping and cooking facilities which may be provided for the use of one person who is employed in the capacity of a guard at the site of an industrial use.

- V -

VEHICLE AND EQUIPMENT RENTAL/SALE/SERVICE means a development used for the sale, service and rental of heavy vehicles, machinery, and mechanical equipment for farming, construction, or oilfield operations. Such a facility may include outdoor work areas, parking, and outdoor storage areas.

- W -

WAREHOUSE means a building for the indoor storage of goods and merchandise.

WATERCOURSE means any natural or man-made depression with definable banks serving to give direction to a current of water, including seasonal freshet flow, as determined by the Building Inspector.

WRECKING/SALVAGE YARD means lands and buildings where used motor vehicles, not in operable condition, and parts thereof, are kept, dismantled, sorted or sold.

YARD means that portion of a parcel not occupied or obstructed by the principal and accessory building(s), related terms include:

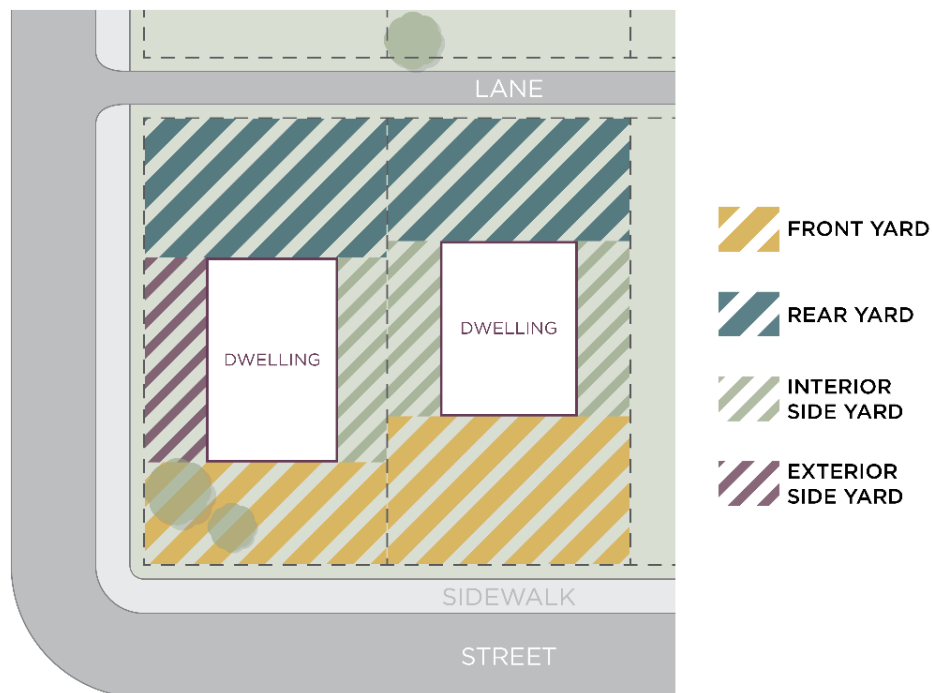
YARD, FRONT means the area extending across the width of the parcel and situated between the front parcel line and the nearest portion of the building(s).

YARD, REAR means the area extending across the width of a parcel and situated between the rear parcel line and the nearest portion of the building(s).

YARD, INTERIOR SIDE means the area of the Yard extending from the front yard to the rear yard between the internal side property boundary of the parcel and the side wall(s) of the dwelling, as illustrated in **Figure 7: Yards**.

YARD, EXTERIOR SIDE means the area of the Yard extending from the front yard to the rear yard between the exterior side property boundary of the parcel and the side wall(s) of the dwelling, as illustrated in **Figure 7: Yards**.

Figure 6: Yards



SCHEDULE A: ZONING MAP



1:16,500



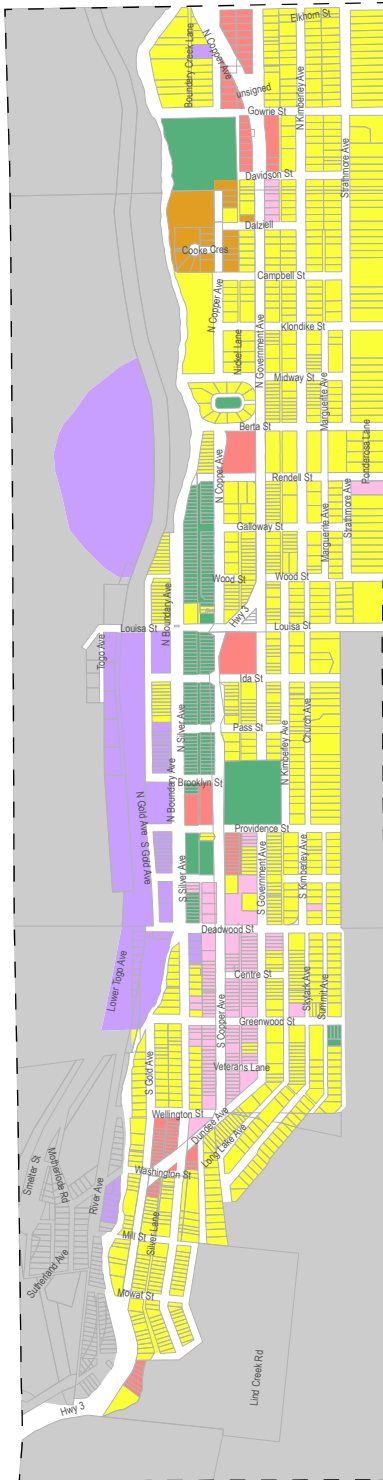
- City of Greenwood Boundary
- Parcel

- Residential General Zone (RG)
- Residential Manufactured Home Zone (RM)
- Commercial General Zone (CG)
- Highway Commercial Zone (CH)
- Industrial Zone (ID)
- School Zone (SC)
- Parks and Institution Zone (PI)
- Rural Zone (RU)



**CITY OF GREENWOOD
ZONING BYLAW**

Schedule A: Zoning Map



DRAFT