



CLINTON

Village of Clinton

Zoning Bylaw
2025

DRAFT V12

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SECTION 1 BASIC PROVISIONS

1.1 Application

- 1.1.1 This Bylaw applies to all land, building and structures including the surface of water within the boundaries of the Village of Clinton.

1.2 Conformity with this Bylaw

- 1.2.1 Land, including the surface of water, shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.
- 1.2.2 The development procedures for issuing permits for all Uses, Buildings, or Structures under this Bylaw are established in the Village of Clinton Development Procedures Bylaw No. 510, 2014, as amendment from time to time.
- 1.2.3 Conformance with this Bylaw does not exempt a person from the requirements of any federal, provincial or municipal legislation, approval process, licensing or permitting process, or other Bylaw.

1.3 Repeal

- 1.3.1 The Village of Clinton Zoning Bylaw No.439, 2007, including all amendments in hereby repealed.

1.4 Severability

- 1.4.1 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, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

1.5 Rules of Interpretation

- 1.5.1 The words "shall" and "is" require mandatory compliance except where a variance has been granted pursuant to the Local Government Act.
- 1.5.2 Where this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.
- 1.5.3 Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.
- 1.5.4 Metric units are used for all measurements in this Bylaw. The approximate imperial equivalent of those units, rounded to the nearest foot, are shown in parentheses following each metric measurement and the figures in parentheses are included for convenience only and do not form part of this Bylaw.

1.6 General Prohibitions

- 1.6.1 A Use, Building, or Structure, which was lawful at the time of adoption of this Bylaw but fails to comply with the provisions of this Bylaw, is considered a Legal Non-Conforming use governed by the Local Government Act and its amendments thereof.
- 1.6.2 Except for Legal Non-Conforming Uses or Development approved by a Development Variance Permit, or other agreement as allowed by the Local Government Act, every Use of land, Building or Structure in each Zone must conform to all the regulations of the applicable Zone and all other regulations in this Bylaw.

DRAFT V2

SECTION 2 ADMINISTRATION

2.1 Administration of Bylaw

- 2.1.1 The Chief Administrative Officer (CAO), Building Inspector, the Bylaw Enforcement Officer, and any other person appointed by Council are hereby authorized to administer this Bylaw and are authorized to enter, at any reasonable hour, all days of the week, upon any land, Building or Structure for the purpose of administering this Bylaw.

2.2 Violation

- 2.2.1 Every person who:
- a. violates any of the provisions of this Bylaw;
 - b. causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - c. neglects or omits to do anything required under this Bylaw;
 - d. carries out, causes or permits any development to be carried out in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - e. fails to comply with an order, direction or notice given under this Bylaw; or
 - f. prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 2.1 Administration of Bylaw;
- shall be deemed to have committed an offence under this Bylaw.

2.3 Offence

- 2.3.1 Each day that an offence under Section 2.2 Violation continues constitutes a separate and distinct offence.

2.4 Penalty

- 2.4.1 Every person who commits an offence under this Bylaw is liable, on summary conviction, to a fine not exceeding ten thousand dollars (\$10,000) plus the cost of prosecution.

SECTION 3 DEFINITIONS

In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

A

ACCESSORY BUILDING means a Building that is located on the same Parcel as, but is ancillary or secondary to, the Principal Building. For example, a shed or garage is an Accessory Building for a Single Detached Dwelling.

ACCESSORY STRUCTURE means a Structure that is located on the same Parcel as, but is ancillary or secondary, to the Principal Use. For example, a fence is an Accessory Structure for a Single Detached Dwelling.

ACCESSORY FARM RESIDENTIAL FACILITIES means a Use in which Buildings, Structures or improvements are associated with a Principal Farm Residence or Additional Farm Residence on a farm in the ALR and may include, but are not limited to:

- attached or detached garage or carport
- driveways to dwellings
- decorative landscaping
- attached or detached household greenhouse or sunroom
- residential-related workshop, tool, and storage sheds
- artificial ponds not serving farm drainage or irrigation needs, or aquaculture use
- residential-related recreation areas such as, but not limited to, swimming pools and tennis courts

ADDITIONAL FARM RESIDENCE means a Use in which a building on a farm in the ALR is used as a Dwelling for:

- a full-time employee of the farm and his/her spouse and children, or
- a member of the Parcel owner's immediate family, or
- temporary farm worker(s).

AGRICULTURE USE means a Use that includes farm activities on lands located outside of the ALR associated with cultivating and harvesting crops and/or the raising of animals and includes the incidental retail sale of the products of the Agricultural Use from the premises. Examples include, but are not limited to, hobby farms, commercial greenhouses and nurseries, horticulture facilities, and tree farms. Does not include Alcohol Production or Cannabis Production.

AGRICULTURAL LAND COMMISSION (ALC) means the autonomous, administrative tribunal,

independent of the provincial government, that is responsible for administering the *Agricultural Land Commission Act* and its regulations which relate to the preservation of agricultural land.

AGRICULTURAL LAND COMMISSION ACT (ALC Act) is designed to protect agricultural land and ensure its use for farming. The Agricultural Land Commission Act establishes the Agricultural Land Reserve (ALR).

AGRICULTURAL LAND RESERVE (ALR) means land, including Crown Land, that has been defined as being suitable for farm use, and has been designated for preservation under the provisions of the *Agricultural Land Commission Act*.

AGRI-TOURISM means a Use that provides services or tourist activities to visitors which are centered around agriculture. Example uses include but are not limited to: farm tours, sleigh rides, corn mazes, harvest festivals, petting zoos, etc.

AISLE means an area, adjoining Parking Spaces, where a motor vehicle maneuvers into or out of a Parking Spaces, excluding driveways. See also Parking Space and Parking Lot.

ALCOHOL PRODUCTION means a Use for production of alcohol that is defined and regulated by the *Agricultural Land Commission Act* Agricultural Land Reserve Use Regulation.

ALTERATION means a change or extension to any matter or thing or to any occupancy regulated by the *B.C. Building Code*. It includes, but is not limited to:

- an addition to gross floor area or height;
- the removal of a portion of the building;
- construction of, cutting into, or removal of a wall, partition, column, beam, joist or floor;
- a change to, or closing of, any required means of access; and
- a change to the fixtures, equipment, cladding, trim or roof.

ALCOHOL SALES means a Use in which alcohol is sold to the public, under license by the Province of British Columbia.

ANIMAL CLINIC means a Use in which domestic pets or other animals are given medical, surgical, or personal care, and may include an outdoor shelter or exercise area. Animals are to be kept overnight only when required for medical supervision. This Use includes veterinarian offices, animal grooming and training, but does not include an Animal Shelter or Kennel.

ANIMAL SHELTER means a Use where premises are used for the temporary care of lost, abandoned, or neglected animals and at which animals frequently stay overnight. This Use typically includes facilities such as outdoor shelters or exercise areas.

B

BASEMENT means a storey or storeys of a building located below the first storey and having less than one-half its clear height above the average Parcel grade.

BED AND BREAKFAST means a Use where a Dwelling is used to provide temporary overnight accommodation. See also Home Based Business.

BUILDING as defined by the *BC Building Code*, means any structure used or intended for supporting or sheltering any use, including the sheltering or support of persons, animals or property.

C

CAMPGROUND means a Use where land is developed for the temporary accommodation of recreational travellers in travel trailers, motorized homes, or tents. This Use typically includes ancillary and supportive uses to the campground such as retail services and laundry facilities.

CANNABIS PRODUCTION means a Use for growing, producing, processing, storing, or distribution of Cannabis that is licensed or authorized by all applicable authorities having jurisdiction.

CANNABIS SALES means a Use in which cannabis is sold to the public, under license by the Province of British Columbia.

CAR WASH means a Use in which a premises is used for the cleaning of motor vehicles and includes fully mechanized systems or self-serve facilities where customers clean their vehicles using handheld wands or other tools.

CEMETERY means a Use in which land is set aside for the burial of human remains and includes memorial parks and burial grounds and crematoriums.

CLUB OR LODGE means a Use in which a premises is used by an association or organization for community, social, or recreational purposes and which are operated for the use of club members and their guests only.

COMMUNITY CARE FACILITY means a Use in which an institution or residential facility is used to provide care for children, youth and adults and is designated as a community care facility under the *Community Care and Assisted Living Act*. This use typically includes, but is not limited to, long-term care homes, continuing care homes or nursing homes.

COMMUNITY SERVICE means a Use in which premises are used to provide social or charitable services to the public, often run by non-profit organizations. This Use typically includes food banks and temporary shelters.

D

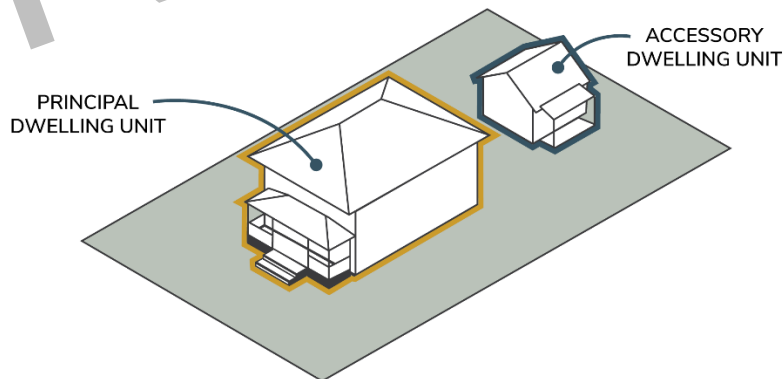
DAYCARE means a Use in which a premise is used for the purpose of providing childcare which is designated and licensed under the *Community Care and Assisted Living Act*.

DETENTION AND CORRECTION SERVICES means a Use for the purpose of holding or confining and treating or rehabilitating people. This Use includes, but is not limited to, prisons, jails, remand centres, and correction centres.

DEVELOPMENT means the carrying on of any construction or excavation or operation thereof, in, on, over, or under land or water or making of any change in the Use or intensity of Use of any land, Building, Structure, or premises.

DWELLING, ACCESSORY DWELLING UNIT means a Use consisting of a self-contained dwelling unit located within an Accessory Building, situated on the same Parcel as a separate Principal Use, as illustrated in Diagram 3-1 Illustration of an Accessory Dwelling Unit. See also Section 6 Specific Use Regulations.

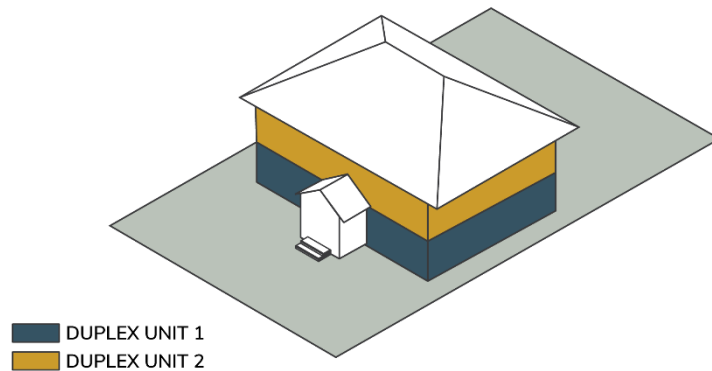
Diagram 3-1 Illustration of an Accessory Dwelling Unit



DWELLING, DUPLEX means a Use consisting of a Building containing two Dwelling Units, that is not a Secondary Suite or a Semi-Detached Dwelling, with one Dwelling Unit placed over the other in whole or in part where each Dwelling Unit has its own separate entrance from the exterior or through a common area inside the building as illustrated in Diagram 3-2 Illustration

of a Duplex Dwelling. This type of Development is designed and constructed as two Dwelling Units at the time of initial construction of the Building.

Diagram 3-2 Illustration of a Duplex Dwelling

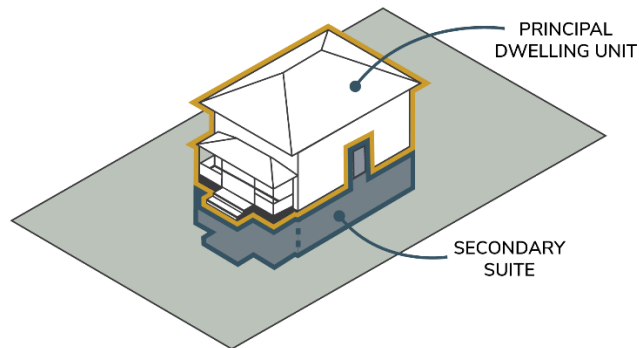


DWELLING, MANUFACTURED HOME means a Use of a detached structural dwelling, constructed in a factory to CSA Z240 standards, transported on its own chassis and placed on a Parcel for year round occupancy in similar fashion as a Dwelling Unit but excludes Recreation Vehicles. See also Section 6 Specific Use Regulations.

DWELLING, MULTI-UNIT means a Use consisting of a residential Building containing three or more Dwelling Units arranged in any configuration, each of which is occupied or intended to be occupied. This Use may include, but is not limited, to apartment buildings, comprehensive site development, triplexes and fourplexes.

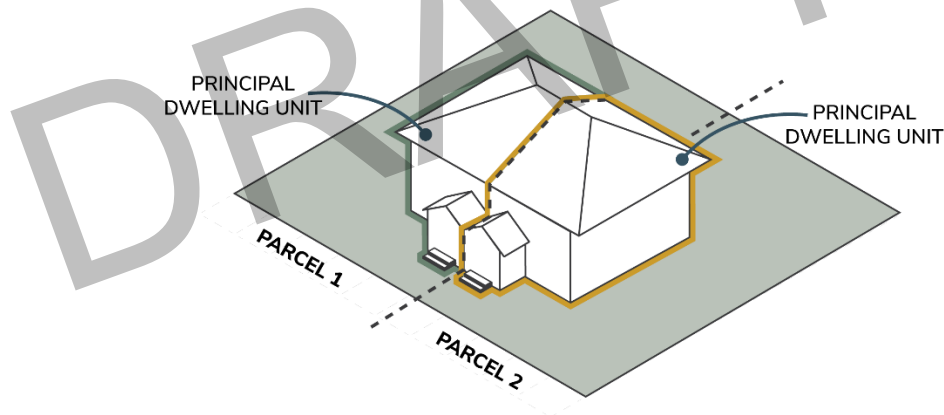
DWELLING, SECONDARY SUITE means a Use consisting of a self-contained Dwelling Unit located within a Principal Dwelling Unit, as illustrated in Diagram 3-3 Illustration of a Secondary Suite. This Use does not include a Duplex. See also Section 6 Specific Use Regulations.

Diagram 3-3 Illustration of a Secondary Suite



DWELLING, SEMI-DETACHED means a Use consisting of a residential Building, as illustrated in Diagram 3-4 Illustration of a Semi-Detached Dwelling , that is divided vertically into two separate Principal Dwelling Units, each of which has an independent entrance directly from the outside.

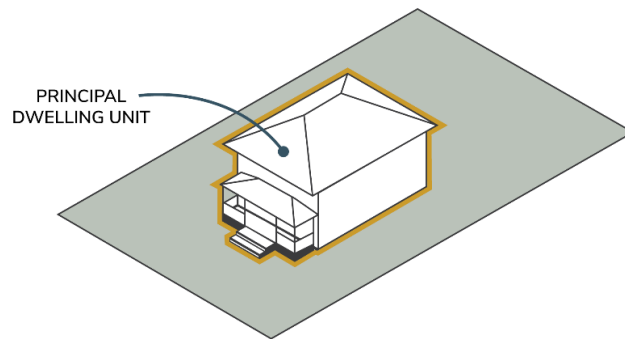
Diagram 3-4 Illustration of a Semi-Detached Dwelling



DWELLING, SINGLE DETACHED means a Use consisting of a detached Building containing one Principal Dwelling Unit, as illustrated in

Diagram 3-5 Illustration of a Single-Detached Dwelling, and does not include Manufactured Homes.

Diagram 3-5 Illustration of a Single-Detached Dwelling



DWELLING UNIT means a self-contained Building or portion of a Building, whether occupied or not, that is used or intended to be used as a residence. Dwelling Units usually contain cooking, eating, living, sleeping, and sanitary facilities.

E

EDUCATION FACILITY means a Use for the assembly of people for educational purposes, where classrooms, libraries, offices, recreational areas and other related facilities are provided for course participants and staff. Example uses include but are not limited to schools and libraries.

EMERGENCY AND PROTECTIVE SERVICES means a Use for a public facility used by fire protection, police, ambulance, or other such services as a base of operations.

F

FARM RESIDENTIAL FOOTPRINT means the portion of a Parcel that includes a Principal Farm Residence, Additional Farm Residence, and its Accessory Farm Residential Facilities.

FARM USE as defined by the ALC Act, means an occupation or use of agricultural land for farming land, plants, mushrooms, truffles, or animals; a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*; or a purpose designated as a farm use by regulation. Associated uses include, but are not limited to: Agriculture, Cannabis production, Horse

Facilities, Forestry, Agri-Tourism, or Alcohol Production. Does not include a residential use or a soil or fill use.

FENCE means a constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

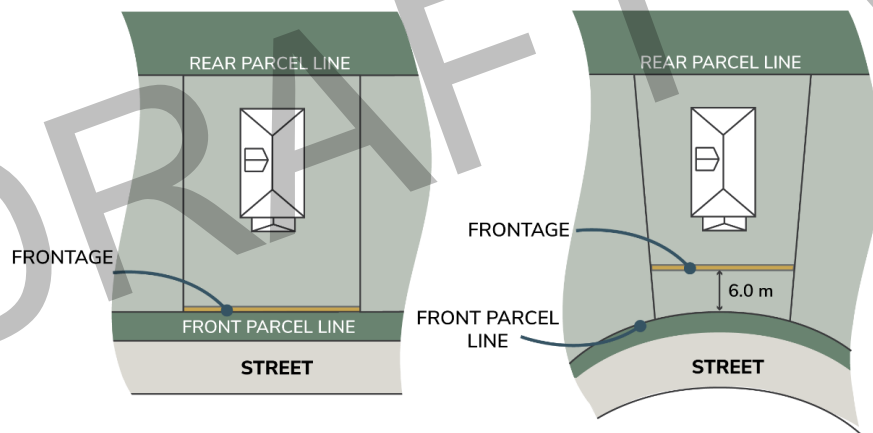
FINANCIAL INSTITUTION means a Use of a premises primarily for the banking or lending of money. This use typically includes, but is not limited to, banks and credit unions.

FORESTRY means a Use for the deliberate retention, growing, or harvest of trees.

FRONTAGE means the horizontal distance between the side Parcel Lines measured at the point where the Side Parcel Lines intersect the front Parcel Line as illustrated in

Diagram 3-6 Illustration of Frontage. On curvilinear streets, Frontage is determined by the minimum straight-line distance between the Side Parcel Lines calculated at 6.0 m from the Front Parcel Line.

Diagram 3-6 Illustration of Frontage



FUNERAL SERVICES means the Use of premises for the preparation of the dead for burial or cremation and the holding of funeral services.

G

GAS BAR means the Use of any Building or Structure for the sale of vehicle fuels and propane. This Use may include the ancillary or incidental sale of oils and accessories for motor vehicles, convenience household products, or food products but does not include Vehicle Servicing.

GOVERNMENT SERVICES means the Use of Buildings or Structures where services provided by municipal, First Nation, provincial, or federal governments are delivered directly to the public and community. Examples include, but are not limited to: courthouses, post offices, municipal offices, cultural centres, social service offices, and employment offices.

GRADE means the average of the mean elevations of all the natural or finished levels of the ground adjoining all the walls of a building.

GRADE, FINISHED means the final elevation of the ground surface after development.

GROSS FLOOR AREA means the total floor area of all buildings on a Parcel measured to the exterior walls of a Building including all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies or sundecks, elevators or ventilating machinery.

H

HABITABLE AREA means any room or space within a Building or Structure which is or can be used for human occupancy, commercial sales, or storage of goods, possessions or equipment (including furnaces) which is susceptible to damage by floodwater.

HEALTH SERVICES means a Use for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Example uses include but are not limited to: medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services.

HEIGHT means the vertical distance between the average finished site grade and the highest point of the Building or Structure, whether such Building has a flat roof, pitched roof, or more than one type of roof.

HIGHWAY means all public streets, roads, roadways, trails, lanes, bridges, trestles, ferry landings and approaches and any other public way as defined in the *Transportation Act*. See also Street and Lane.

HOME BASED BUSINESS means a Use where an occupation or profession is carried out in a Dwelling Unit, or Building incidental to a Dwelling Unit, where such occupation or profession is secondary to the Residential Use. This Use includes, but is not limited to, home offices, home Daycares and Bed and Breakfasts. See also Section 6: Specific Use Regulations.

HORSE FACILITIES means the Use of land for commercial horse riding, training, or boarding.

HOTEL the Use of a Building or part thereof having common enclosed entrances and corridors, for the provision of transient lodging accommodations on a daily rate to the general public; does not include a Motel.

I

INDUSTRY, HEAVY means a Use involving the processing, manufacturing, distribution, wholesaling, transportation, testing, servicing, repair, wrecking, or salvaging of goods, materials, or equipment. This use may include activities related to communications, electrical, gas, or sanitary services, and the operation of rail yards. Activities typically generate noise, vibration, emissions, or other impacts that extend beyond the boundaries of the Parcel.

INDUSTRY, LIGHT means a Use involving the fabrication, processing, assembly, treatment, testing, packaging, storage, or wholesale distribution of materials, goods, or products, primarily using previously prepared materials. This use may include the sale of automotive and agricultural equipment and machinery. Activities do not create adverse impacts, health or safety hazards, or nuisances beyond the boundaries of the Parcel.

J

JUNK MATERIALS means goods and materials, that have been used, worn out, cast off or discarded, and are stored for the purpose of reclamation, recycling, reuse or any combination thereof. See also Section 5.2 Junk Materials.

K

KENNEL means a Use where premises are used for the short or medium-term boarding of domestic pets or other animals which may include outdoor shelter or exercise areas and on which animals may or may not stay overnight.

L

LANDSCAPE SCREEN means an opaque visual barrier formed by a row of shrubs or trees or by a wooden fence or masonry wall or by a combination of these.

LANE means a secondary public access located to the side or rear of a Parcel and provides access to Parcels, Parking Spaces or Parking Lots, and may contain utility easements. Does not

include a Street.

LIVESTOCK means rabbits, goats, sheep, swine, horses, cattle, poultry, or fur-bearing animals as defined in the Fur Farm Act.

LOADING means an open area used to provide free access for motor vehicles to a loading door, platform, or bay for the purpose of loading and unloading.

M

MANUFACTURED HOME PARK means a Use where a Parcel, area or tract of land is designed for the placement of three or more Manufactured Homes for permanent residential use and includes all Buildings, Structures, or support services necessary to operate and maintain the park such as, but not limited to, offices, maintenance sheds, and laundry facilities.

MICROBREWERY AND CRAFT DISTILLERY means a Use of a premise licensed under the *Liquor Control and Licensing Act* for the brewing or distilling of alcoholic beverages or alcoholic products, which may include an associated bar, restaurant, public tasting area, or may include the wholesale or retail of products that are manufactured on-site.

MOBILE VENDOR means a Use where food is offered for sale to the public in a temporary, take-out format only, with no interior sheltered space for patrons to place or wait for their order. Typical Uses include, but are not limited to, food trucks or snack shacks.

MOTEL means the Use of a Building or part thereof to provide transient lodging accommodations on a daily rate to the general public, where access to each accommodation unit is directly from the outside; does not include a Hotel.

MUNICIPALITY means the Corporation of the Village of Clinton or the area within the municipal boundaries thereof as the context may require.

N

NATURAL RESOURCE EXTRACTION AND PROCESSING means a Use for the extraction and processing of sand, gravel and rocks including preliminary grading, washing, crushing, and storing of such materials. This Use includes Gravel Processing.

O

OFFICE means the Use of a premises for professional, management, administrative, clerical,

and consulting service in an office setting. Does not include Personal Service Establishment or Health Services.

OPEN SPACE means the open, unobstructed space on a Parcel typically used for landscaping or amenities, but does not include any driveway, ramp, or parking area.

OUTDOOR STORAGE means a Use for the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include but are not limited to pipe yards or vehicle or heavy equipment storage compounds.

OUTDOOR MARKET means a Use for temporary, seasonal or occasional markets held in an open area or in a Structure where groups of individual sellers offer for sale to the public items such as fresh farm produce, food, beverages, arts, crafts and other retail goods.

P

PARCEL means any lot, block, or other area in which land is held, or into which land is subdivided. This definition includes a strata Lot that is created by bare land strata subdivision, but does not include a highway, street, or lane. See also Lot.

PARCEL AREA means the total area within the Parcel.

PARCEL COVERAGE means the percentage of the Parcel area covered by Buildings or Structures excluding parking areas, driveways and walkways.

PARCEL LINE means any line which forms the boundary of a Parcel.

PARCEL LINE, SHARED means an Interior Parcel Line that is common to two attached Dwelling Units. For example, a Semi-Detached Dwelling has one Shared Parcel Line, while a Multi-Unit Dwelling may have two or more Shared Parcel Lines, depending on the number of attached units.

PARCEL LINE, EXTERIOR means a Parcel Line(s), referring to a corner lot, that is perpendicular to the front and rear Parcel line and that is common to a public roadway, as illustrated in Diagram 3-7 Illustration of Parcel Lines.

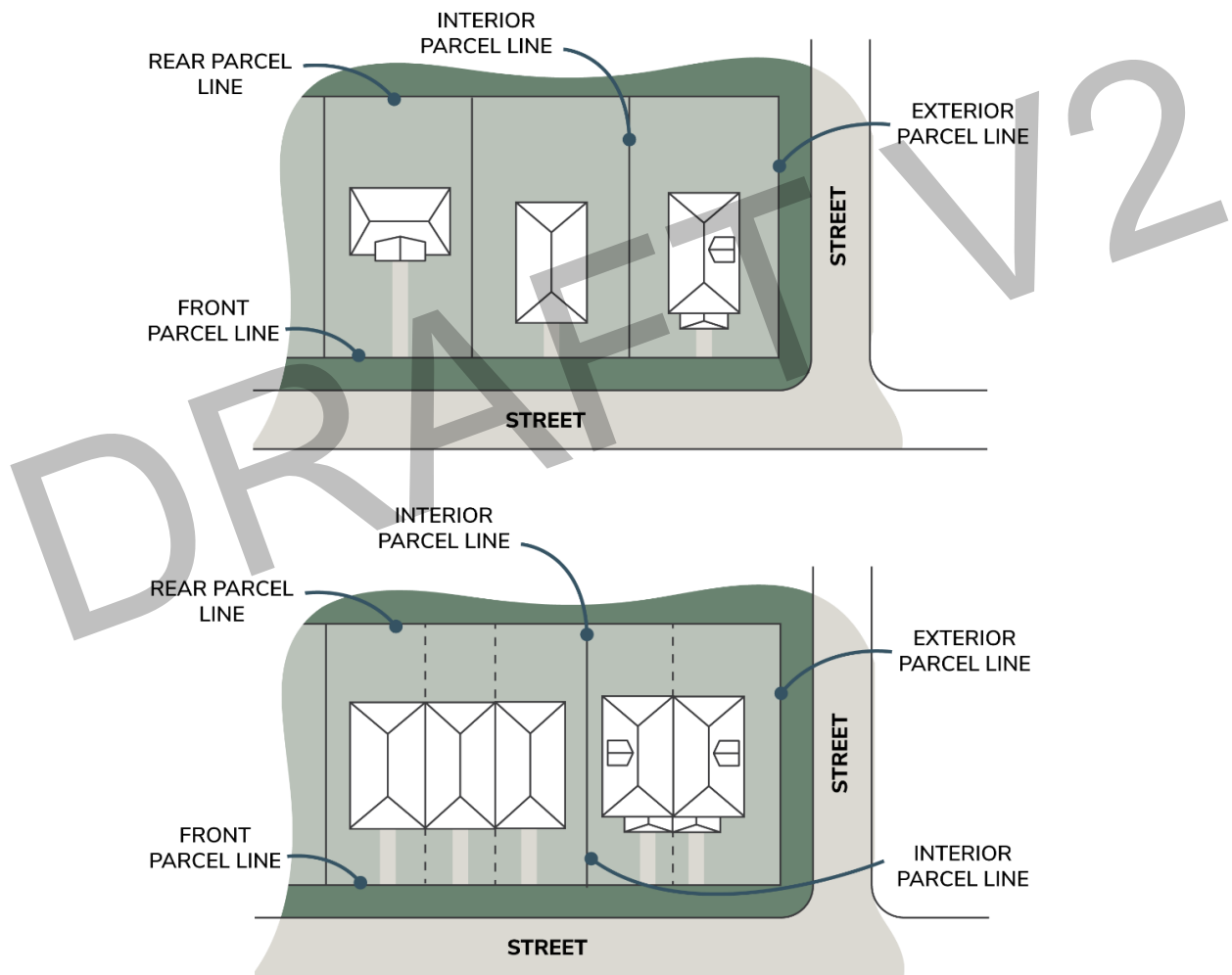
PARCEL LINE, FRONT means a Parcel Line separating a Parcel from a street except where it is an Exterior Parcel Line as illustrated in Diagram 3-7 Illustration of Parcel Lines. On a Corner Parcel the shorter Parcel Line abutting a Street shall be deemed the Front Parcel Line, and the

longer Parcel Line abutting a Street shall be deemed to be an Exterior Parcel Line.

PARCEL LINE, INTERIOR means a Parcel Line(s) perpendicular to the Front and Rear Parcel Lines, not abutting a public roadway, as illustrated in Diagram 3-7 Illustration of Parcel Lines..

PARCEL LINE, REAR means the boundary of a Parcel, which lies the most opposite to and is not connected to the Front Parcel Line, as illustrated in Diagram 3-7 Illustration of Parcel Lines.

Diagram 3-7 Illustration of Parcel Lines



PARK means a Use of land used for conservation, horticulture, or recreation, typically featuring

natural, historic, or landscaped elements. Examples include, but are not limited to: picnic areas, playgrounds, community gardens and may include buildings or structures incidental to a park such as Buildings for Park maintenance.

PARK MODEL TRAILER means a trailer built on a single chassis to Canadian Standards Association standards in the CAN/CSA-Z241 series, Park Model Trailers.

PARKING LOT means an area of land consisting of Parking Spaces, Aisles and drives, designed or intended for parking of motor vehicles.

PARKING SPACE means a space or stall, exclusive of Aisles and driveways, to park one motor vehicle.

PARKING SPACE, ACCESSIBLE means a Parking Space that is accessible for those with mobility needs.

PARKING, OFF-STREET means available Parking Spaces for motor vehicles within a parking lot, personal garage, or parking structure on a Parcel.

PARKING, ON-STREET means available Parking Spaces for motor vehicles on a public or strata Street or Highway.

PATIO means a surfaced, open space of land at grade adjacent to a residential or commercial unit, which is used as an extension to the interior of the Building for entertainment or leisure activities.

PERSONAL SERVICE ESTABLISHMENT means a Use of a premises where personal services are provided for gain and where the sale of retail goods is only accessory to the provision of such services. Example uses include but are not limited to: hair and personal aesthetic salons, tailor shops, dry cleaning, shoe, or watch repair.

PRINCIPAL BUILDING means the main building on a Parcel of land which reflects the Principal Use of that land.

PRINCIPAL FARM RESIDENCE means the primary residential building used to accommodate a resident in the ALR but does not include an Additional Farm Residence or Temporary Farm Worker Housing.

PRINCIPAL USE means the primary purpose for which land or building is used, designed, or intended to be used.

PUBLIC UTILITY refers to the lawful distribution and/or distributor of communications services, electricity, internet services, natural gas, sanitary sewer stormwater, television services, and water under the *Utilities Commission Act*, the *Local Government Act*, or another applicable statute of the Government of Canada, or the Province of British Columbia.

PUBLIC UTILITY INFRASTRUCTURE means a Use for infrastructure associated with the provision of public utilities and services which are likely deemed by the Village of Clinton to require specific placement due to potential impacts on adjacent uses by virtue of their emissions, effects, or appearance. This use may include, but is not limited to, garbage transfer and compacting stations, landfills, sewage lagoons or treatment plants, water treatment plants, snow storage sites, sludge disposal beds, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling plants.

R

RECREATIONAL VEHICLE (RV) means any vehicle, conveyance, or other type of unit or trailer, whether motorized, towed, self-propelled, or otherwise transportable intended as temporary accommodation for travel or recreation use and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, and other similar vehicles, including vehicles constructed to the CSA Z240 RV and Z241 Standards; does not include Manufactured Homes or Dwellings.

RECREATION AND ENTERTAINMENT - OUTDOOR means a Use where Buildings, Structures, or Land is accessible to the public for sports and active recreational activities primarily conducted outdoors. This Use typically includes, but is not limited to: sports fields, traditional cultural areas, unenclosed ice rinks, athletic tracks, driving ranges, riding stables, recreational trails, skateboard parks, playgrounds, and outdoor sport courts and may include Accessory Uses such as park maintenance and service facilities.

RECREATION AND ENTERTAINMENT - INDOOR means a Use of Buildings or Structures for activities related to recreation, amusement, community gathering, or entertainment that are primarily conducted indoors. This Use typically includes, but is not limited to: billiard halls, bowling alleys, arcades, fitness centres, sports facilities, gymnasiums, dance studios, theatres, cinemas, assembly halls, swimming pools, concert halls, galleries, museums, and art studios.

RECYCLING PLANT means the Use of a facility for collecting, sorting, refunding, and redistributing recyclable materials but excludes processing.

RELIGIOUS ASSEMBLY means a Use of a premises wherein persons regularly assemble for religious worship.

RESTAURANT means a Use of a premises as an eating establishment where prepared food, snacks and beverages are sold to the public either for dine-in or take out. This Use typically includes, but is not limited to, restaurants, cafes, cafeterias, bakeries, "take out" counters, ice-cream parlors, tea or lunch rooms, dairy bars, coffee shops, or snack bars.

RESTAURANT DRIVE-THROUGH means a Use that includes the sale or service of food or beverages to a patron within a motorized vehicle. See also Restaurant.

RETAIL SALES means a Use where goods, wares, merchandise, substances, articles or other items are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store. This Use typically includes, but is not limited to, auction services, grocery stores, hardware stores, pharmacies, clothing stores, thrift or second hand stores, or sporting goods stores.

RESEARCH AND DEVELOPMENT LABORATORY means a Use for laboratory and associated offices for the development and/or testing of mechanical devices, materials and non-biohazard chemical products.

S

SIGN Means a visual device or structure intended to advertise, announce, or draw the attention of the public, excluding traffic control devices, as specified in the *Motor Vehicle Act* and the *Village of Clinton Sign Bylaw*.

SECONDARY USE means a Use that is subordinate to the Principal Use of the site. For example, a Home Based Business is a Secondary Use for a Dwelling unit; similarly, Outdoor Storage may be a Secondary Use for a Retail Service.

SELF-STORAGE FACILITY means a Use involving self-contained Buildings or a group of Buildings that contain individual lockers available for rent, intended for the storage of personal goods. This Use includes facilities used exclusively for storing bulk goods of a non-hazardous nature.

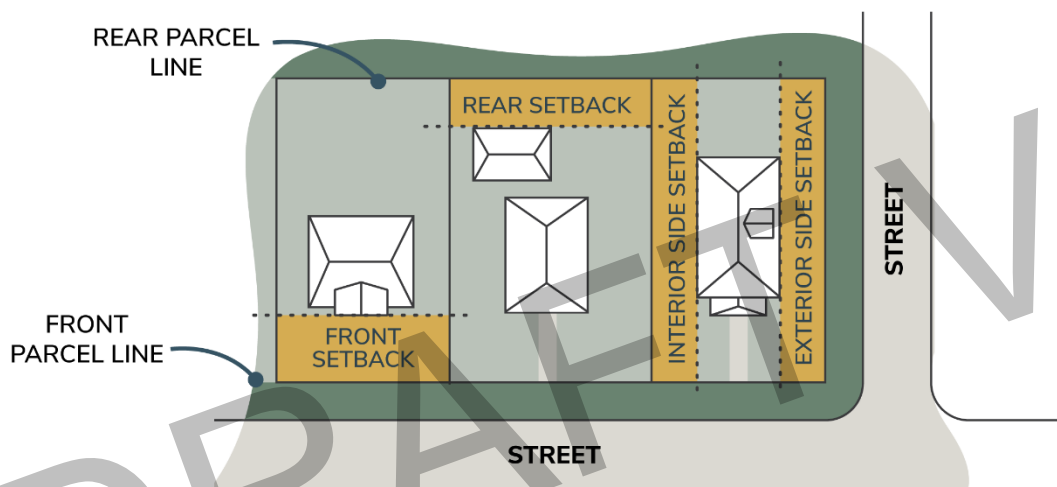
SETBACK means the distance that a building or structure must be set back from a Parcel Line, or any other Building or Structure specified by this Bylaw, as illustrated in Diagram 3-8 Illustration of Setbacks.

SETBACK, FRONT means the area of setback required from the Front Parcel Line, as illustrated in Diagram 3-8 Illustration of Setbacks.

SETBACK, SIDE means the area of setback required from the Interior or Exterior Side Parcel Line, as illustrated in Diagram 3-8 Illustration of Setbacks.

SETBACK, REAR means the area of Setback required from the rear Parcel Line, as illustrated in Diagram 3-8 Illustration of Setbacks.

Diagram 3-8 Illustration of Setbacks



SHIPPING CONTAINER means a temporary portable reusable container designed for or used in the shipping or transportation of freight used for storage of materials related to the Use of the Parcel.

SPECIAL WASTES means any material classified as a 'special waste' by the *BC Waste Management Act* and *Special Waste Regulation* as amended from time to time.

STOREY as defined by the *BC Building Code*, means that portion of a Building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

STREET means a Highway, road, roadway, or thoroughfare that affords the principal means of access to abutting Parcels. Does not include a Lane.

STRUCTURE means anything constructed on, erected on, placed on, fixed to, supported by, or

sunk into land, that does not shelter a use. Example uses include but are not limited to fences, pergolas, and gazebos. Does not include works related to the provision of services that are buried under the surface of the land, areas of hard surfacing, or walls less than 1.5 m in height.

T

TEMPORARY FARM WORKER means an individual or individuals who carry out agricultural work on a temporary, seasonal basis on a farm operation and are registered with a federal government temporary worker program.

TEMPORARY FARM WORKER HOUSING means a Use for accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to temporarily house temporary farm worker(s) on a farm operation as necessary for the agricultural labour needs of a farm operation or other farms, if permitted.

U

USE means the purposes or activities for which a Parcel, piece of land, Building or Structure are designed, arranged, developed or intended, or for which it is occupied or maintained.

V

VEHICLE AND EQUIPMENT SALES means a Use of a premises for the sale, and/or rental of new or used vehicles, trucks or heavy equipment.

VEHICLE SERVICE AND REPAIRS means a Use of a premises, or the portion thereof used for the servicing and repairing of vehicles, including boats and trailers, and may include the incidental sale of oils and accessories for motor vehicles.

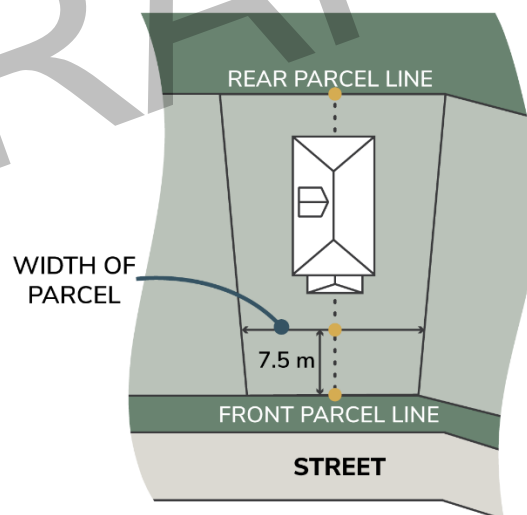
W

WAREHOUSING means a Use of land or Buildings to store products or goods before moving them to another location and may include indoor display, office, technical and administrative support, e-commerce pickup, or retail sales as an ancillary and supportive use to the warehouse.

WIDTH OF PARCEL means the horizontal distance between the Side Parcel Lines, such distance being measured perpendicularly to the line joining the middle of the Front Parcel Line with the middle of the Rear Parcel Line and at a point 7.5 m (25 ft.) from the Front Parcel Line, as illustrated in

Diagram 3-7 Illustration of Parcel width.

Diagram 3-7 Illustration of Parcel width



WIDTH OF BUILDING is a term used specifically for manufactured homes; means the width of the building at the time it is placed on the Parcel, before vestibules, garages, decks or other additions are added.

WRECKING YARD means a Use of any land or Building used for the collection, demolition, dismantling, storage, salvage, recycling, or sale of waste materials including scrap metal, inoperable or unlicensed vehicles, machinery, and other discarded materials.

Y

YARD, FRONT means the area between the Principal Building and the front Parcel line.

YARD, SIDE means the area between the Principal Building and the side Parcel line.

YARD, REAR means the area between the Principal Building and the rear Parcel line.

Z

ZONE means a Zone established and designated by this Bylaw for a specific use(s).

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SECTION 4 GENERAL REGULATIONS

4.1 Applicability of General Regulations

- 4.1.1 Except as otherwise specified in this Bylaw, Section 4 applies to all zones established under this Bylaw.

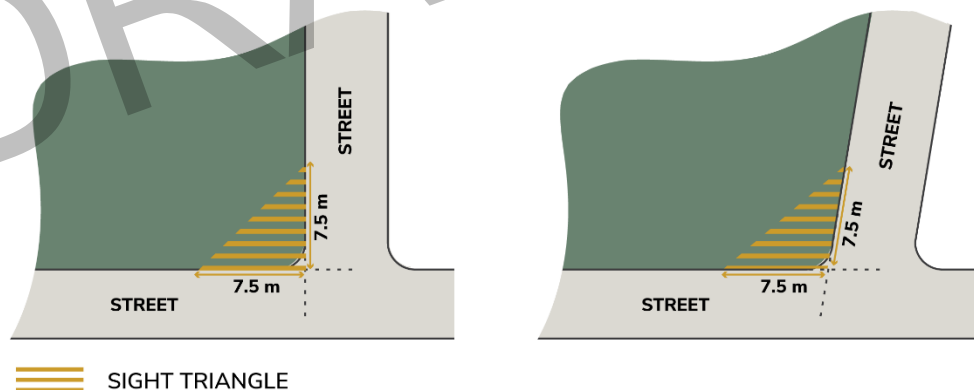
4.2 Provincial Highways

- 4.2.1 The Ministry of Transportation approval will be required pursuant to Section 54 of the Transportation Act, for any development within 800 m of the Cariboo Highway (Hwy 97).
- 4.2.1 In accordance with the Transportation Act, for Parcels fronting an Arterial Highway, including the Cariboo Highway (Hwy 97), no Building or Structure shall, without the consent of the Minister, be placed within a distance of 4.5 m (15 ft.) from the Parcel Line fronting on any Arterial Highway within a Municipality.

4.3 Obstructions on Corners

- 4.3.1 As illustrated in Diagram 4-1, on a corner Parcel within the triangular space formed by the street lines and the line joining the points on the street lines, 7.5 m (25 ft.) from the point of intersection of the street lines, no landscaping, screening, building or structure shall be planted or erected to a height greater than 1 m (3.3 ft.) above the established grade of the street.

Diagram 4-1 Sight line identification



4.4 CN Railway

- 4.4.1 All new residential development abutting the CN Railway shall be setback a minimum of 30 m (98 ft.) from the shared property line to the residential building.

4.5 Servicing Requirements

- 4.5.1 All Parcels created by new subdivision in the R1, R2, R3, C1, C2, I1, I2, P1, and P2 zones shall

be connected to a community water system and a community sewer system.

4.6 Drainage

4.6.1 No building shall be constructed or located:

- a. with any part of the floor system of habitable space, or in the case of a Manufactured Home Dwelling, the ground level on which it is located, less than 1.5 m (5 ft.) above the natural boundary of Clinton Creek and Cutoff Valley Creek or the natural boundary of any other watercourse;
- b. within 30 m (98 ft.) of the natural boundary (as defined by Ministry of Environment) of Clinton Creek or Cutoff Valley Creek or the natural boundary of any other watercourse. If land fill is used to achieve the required elevation, the toe of the fill slope shall be no closer than 30 m (98 ft.) to the natural boundary.

4.6.2 Drainage courses shall be protected and any change in water courses will require the approval of the Ministry of Environment.

4.6.3 Increase in runoff shall be the responsibility of the developer and therefore the developer will provide drainage calculations and information as to the specifics of runoff management.

4.7 Keeping of Livestock

4.7.1 Where the keeping of Livestock is permitted outside the A1 zone, the following regulations apply:

- a. All Livestock must be housed in a secure and sanitary structure located a minimum of 1.5 metres from all property lines.
- b. All Livestock must be kept in a manner that does not cause a nuisance to neighbouring properties through noise, odour, unsanitary conditions, or other means.
- c. The keeping of Livestock must be in accordance with the provisions of the *Animal Regulation, Control and Licensing Bylaw* and any amendments made to the bylaw from time-to-time.

4.7.2 Where Agriculture Use is listed as a permitted Principal Use, the keeping of Livestock shall be unlimited provided that it complies with Section 4.7.1 of this bylaw.

4.7.3 In residential zones where Agriculture Use is not listed as a permitted Principal Use:

- a. A maximum of four (4) hens or rabbits are permitted per Parcel.
- b. A maximum of two (2) miniature goats are permitted on Parcels over 2000 m²
- c. A maximum of one (1) equine or bovine are permitted per 4000 m² of Parcel size.

- d. All enclosures or shelters must be located in the rear or interior side yard only and shall be visually screened from adjacent properties or public streets.

4.7.4 Roosters, geese, peafowl, and crowing fowl are prohibited in all zones except A1.

4.7.5 Slaughtering of animals is not permitted on any residential Parcel, except in compliance with all applicable provincial and federal regulations and out of view from the public and neighbouring properties.

4.8 Public Utilities

4.8.1 Basic infrastructure associated with public utilities such as pipelines, utility cables, power poles, telecommunication towers, pump houses, and lift stations are permitted in all Zones.

4.8.2 During placement of Public Utility Infrastructure, all applicable provincial and federal regulations and guidelines must be referenced and followed to ensure public health and safety, and to protect the unencumbered continuous use of the facilities.

4.9 Setback Exemptions

4.9.1 No features shall project into the setback required by this Bylaw, except the following:

- a. Steps.
- b. Eaves and gutters, cornices, sills, belt courses, bay windows, chimneys, or other similar features, provided that such projections, measured horizontally, do not exceed 1 m (3.3 ft.) from the building structure.
- c. Balconies, porches, canopies and sun shades, provided that such projections do not exceed 1.5 m (5 ft.) or 50% of the width of a required setback.
- d. Arbours and trellises, fishponds, ornaments, flagpoles or similar landscape features.
- e. Fences, as permitted as an Accessory Structure and subject to other regulations of this Bylaw.
- f. An uncovered swimming pool, provided that such pool shall not be constructed within any required front yard nor nearer than 3 m (10 ft.) to any Parcel line. Such pools shall be located within a fenced yard or be surrounded by a fence in accordance with the regulations in Section 4.9 (e) of this Bylaw.
- g. Gasoline service pumps or pump islands must be located in a front yard or side yard, subject to other regulations of this Bylaw.
- h. Underground structures may be sited in any portion of a Parcel or building pocket provided that the top surface of such structure shall at no point extend above the average finished ground elevation.

- 4.9.2 Where a common wall shared by two or more units within a building for a residential use, a commercial use, or an industrial use, coincides with an interior Side Parcel Line of a Parcel or of a strata Parcel shown on a registered strata plan as provided in the *Condominium Act*, the setbacks for the principal building specified in this Bylaw with respect to the Side Parcel Line shall not apply.

4.10 Height Exemptions

- 4.10.1 The maximum height regulations of this Bylaw do not apply to the following:
- a. chimney, smoke stack;
 - b. dome, cupola;
 - c. farm structures;
 - d. hose and fire alarm tower;
 - e. industrial cranes;
 - f. mechanical appurtenance on rooftops, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes;
 - g. monument, sculpture;
 - h. pole, flood light;
 - i. radio and television tower or antenna;
 - j. spire, steeple, belfry;
 - k. stadium bleachers;
 - l. transmission tower;
 - m. water tanks.

4.11 Signs

- 4.11.1 Signs, signboards and advertising devices are subject to the *Motor Vehicle Act* and the *Village of Clinton Sign Bylaw*.

SECTION 5 STORAGE, LANDSCAPING, AND SCREENING

5.1 Fencing

- 5.1.1 In any zone, the maximum height of a fence shall be 3.5 m (11.5 ft.).
- 5.1.2 The maximum fence height in Residential Zones is 1.2 m (3.9 ft.) in the Front Yard and 2.0 m (6.5 ft.) at the Side and Rear Yards.
- a. Deer fences along the side and rear of the Parcel may be permitted to exceed 2.0 m (6.5 ft.) in height, provided that any portion above this height is constructed from a material that allows visibility, such as wire mesh or wire strand, but excluding chain-link, barbed wire and razor wire fencing.
- 5.1.3 Pool fencing and its gate shall be a minimum height of 2.5 m (8 ft.) and must have a child proof lock.

5.2 Junk Materials

- 5.2.1 Junk materials located in A, C, or I Zones shall be:
- a. located at least 30 m (98 ft.) from the boundary of an R and P zone;
 - b. enclosed by a building or solid view obscuring fence or wall or chain link fencing with appropriate landscaping at least 2.5 m (8 ft.) high and no material shall be piled to a greater height than the surrounding fence.

5.3 Screening

- 5.3.1 In all zones, outdoor garbage bins and outdoor storage areas shall be screened from the view of highways and adjacent properties with a landscape screen.
- 5.3.2 Notwithstanding Section 4.3.1, for all Commercial or Industrial Zones abutting a Residential Zone, Park Zone, and/or a Highway, a landscaped screen of not less than 1.5 m (4.9 ft.) in height shall be provided and maintained by the owner of the Commercial or Industrial Parcel.

5.4 Shipping Containers

- 5.4.1 Unless otherwise intended, Shipping Containers are considered Accessory Buildings and shall comply with the height, Parcel coverage, and setback requirements applicable to the Zone in which they are located.
- 5.4.2 The maximum number and dimensions of Shipping Containers permitted on a Parcel is as follows:
- i. In the A zone: 2 containers per Parcel, to a maximum length of 12.1 m (39.7 ft.)
 - ii. In the C and R zones: 1 container per Parcel, to a maximum length of 12.1 m (39.7

ft.)

iii. In I and P Zones: 4 containers per Parcel, to a maximum length of 12.1 m (39.7 ft.)

5.4.3 Additional Shipping Containers, when used for their intended operational purpose of transporting goods in quantity, are permitted in the A, C, and I Zones; only when their use is required in conjunction with a permitted Use within the applicable zone, such as hauling, moving and storage; rail yards; wholesale distribution; or receiving goods for Retail Sale.

5.4.4 Temporary placement of Shipping Containers is permitted in all zones subject to the following conditions:

- a. Shipping Containers may be placed on construction sites for storage incidental to an active construction project on that site, provided that a building permit has been issued for construction on the site and the permit has not expired; and the container shall be removed once construction is completed, stopped or the building permit expires.
- b. A single Shipping Container may be placed on a Parcel for a period totaling no more than 30 days, for the intended operational purpose of loading or unloading goods.
- c. The temporary shipping container may be in addition to any Shipping Container(s) permitted in Section 5.4.2.

5.4.5 Shipping Containers shall:

- a. Be placed and kept in relatively new and good condition, with no external signs of damage or wear.
- b. Be a singular colour that is complementary of the Principal Building on the Parcel, with no wording or branding on its exterior.
- c. Not be used for the storage of gasoline, propane, or any flammable, combustible liquid or compressed gas; or explosives.
- d. Not be used for permanent or temporary occupancy by people or animals.

5.4.6 Shipping Containers shall be screened from view along Highway 97 using either fencing or landscaping.

5.4.7 Shipping Containers shall not be stacked.

5.5 Storage of Vehicles, Machinery, or Equipment

5.5.1 For the purpose of this section, the term vehicle refers to any automobile, recreational vehicle, or boat.

5.5.2 In all R Zones with up to two Dwelling Units, the total number of vehicles that may be parked or stored outside of a Building for any purpose shall not exceed 5.

5.5.3 In R Zones, parking of a commercial vehicle exceeding 5 tonnes (11,000 lbs.) gross vehicle weight shall not be permitted unless located within an enclosed building on the same Parcel.

5.5.4 In all Zones:

- a. No dismantled or wrecked vehicles or equipment shall be parked or stored in any Front Yard.
- b. Except in Wrecking Yards, no dismantled or wrecked vehicles or equipment shall be parked or stored in the Rear Yard or Side Yard for a period of more than thirty (30) successive days.
- c. Except in Wrecking Yards, outdoor storage of machinery, equipment, or vehicles in a state of disrepair shall not be permitted.

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SECTION 6 SPECIFIC USE REGULATIONS

6.1 Accessory Buildings and Structures

- 6.1.1 Accessory Buildings and Structures are permitted in all zones, subject to the following regulations:
- Shall not be erected on any Parcel unless the Principal Building to which the Accessory Building is an incidental use has been erected or will be erected simultaneously with the Accessory Building.
 - Shall not be used as a Dwelling Unit, unless permitted as an Accessory Dwelling Unit as specified in this Bylaw.
- 6.1.2 Where an Accessory Building or Structure is attached to the Principal Building, it shall be considered part of the Principal Building and shall comply in all respects with the requirements of the Bylaw applicable to Principal Buildings.
- 6.1.3 Except for fences, Accessory Buildings and Structures are subject to the height, Parcel coverage, and setback requirements applicable to the Zone in which they are located.

6.2 Accessory Dwelling Units

- 6.2.1 Where permitted, an Accessory Dwelling Unit is subject to the following regulations:
- Shall only be permitted within an Accessory Building.
 - Shall be considered a Secondary Use to the Principal Residential Use of the Parcel.
 - May occupy up to 100% of the floor area of the Accessory Building in which it is located.
 - Must not exceed the floor area of the Single Detached Dwelling located on the same Parcel.
 - Shall not be located within a Recreational Vehicle or Manufactured Home Dwelling.
- 6.2.2 Where located on a Parcel connected to municipal services, the Accessory Dwelling Unit must also be connected to municipal services.
- 6.2.3 Designated parking for the Accessory Dwelling Unit must be provided in accordance with Section 20 Parking and Loading.
- 6.2.4 Where permitted in residential zones, a maximum of one (1) Secondary Suite and one (1) Accessory Dwelling Unit is permitted per Parcel.

6.3 Animal Shelters and Kennels

- 6.3.1 Where permitted, Animals Shelters and Kennels shall be subject to the following regulations:

- a. Kennels shall be sited so that there shall be a minimum setback of 30 m (98 ft.) from all property lines;
- b. Kennels are maintained in a clean, dry, and well-ventilated condition, and shall not create a nuisance;

6.3.2 outdoor runs are effectively contained and screened from adjacent Parcels by a solid fence or wall not less than 2 m (6.5 ft.) in height or more than 2.5 m (8 ft.) in height;

6.4 Cannabis Production

6.4.1 Where permitted, Cannabis Production facilities will be subject to the following restrictions:

- a. A minimum Parcel size of 5 ac
- b. A minimum setback of 30 m (98.4 ft.) from all Parcel lines
- c. Shall comply with all applicable federal and provincial approvals.

6.5 Cannabis Sales

6.5.1 Cannabis retailers are permitted in zones where that use is expressly permitted as a site-Specific use, and are subject to the following regulations:

- a. A Cannabis retailer must be located at least 100 m (328.0 ft.) from the main entrance of a school or daycare, measured from property line to property line following accessible roadways.
- b. Cannabis Retailers may not occur within 400 m (1312.3 ft.) of another Cannabis Retailer measured from property line to property line following accessible roadways.

6.6 Daycare

6.6.1 All Daycare facilities, licensed or otherwise permitted in accordance with the *Community Care and Assisted Living Act*, are required to have a valid Business License under the *Village of Clinton Business License Bylaw*.

6.7 Dwelling Unit, within a Principal Building

6.7.1 In commercial zones where a Dwelling Unit within a Principal Building is permitted to accommodate the combination of residential and non-residential uses in the same Building, the following regulations shall apply:

- a. Dwelling Units shall be located in the same building as the commercial units.
- b. Dwelling Units shall not be located in the area typically reserved for interactions with patrons.
- c. In a Building that is one storey in height, Dwelling Units must be located at the rear of

the building and shall not utilize greater than 40% of the gross floor area.

- d. In a Building greater than one storey in height, Dwelling Units may be located above the ground floor.

6.8 Gas Bars

6.8.1 Gar Bars are permitted in zones where that Use is expressly permitted as a site-Specific Use, and are subject to the following regulations:

- a. Gas Bars may not occur within 200 m of another Gas Bar as measured from property line to property line following accessible roadways.
- b. Pumps or pump islands shall be located not closer than 4.5 m (15 ft.) to any property line.
- c. All servicing and servicing equipment, other than that normally carried out on a pump island, shall be entirely enclosed within a building, unless a vehicle or piece of equipment to be repaired cannot fit inside the building.
- d. Canopies over gasoline pumps and pump islands may extend to within not less than 1.5 m (4.9 ft.) from any property line, exclusive of canopy supports which shall be located not less than 4.5 m (15 ft.) from any property line.
- e. All exterior lighting shall be designed to deflect away from adjacent Parcels.
- f. All tires, automobile accessories, and related goods shall be located on pump islands or contained within a booth, rack or stand. A maximum of 2 such outdoor merchandise display booths, racks or stands shall be permitted on each gas bar Parcel and shall be located not less than 4.5 m (15 ft.) from any street line.
- g. All vehicle use areas must be surfaced with asphalt, concrete, or a similar durable, dust-free pavement. These areas shall be properly graded and drained to ensure effective disposal of surface water. Any unpaved portions of the Parcel must be landscaped, maintained, and separated from the paved areas by a curb or other suitable barrier.

6.9 Home Based Business

6.9.1 Where permitted, Home Based Businesses shall be subject to the following regulations:

- a. A valid Village of Clinton Business License is required to operate a Home Based Business.
- b. The number of non-resident employees permitted to work in a Home Based Business shall be determined by the Village of Clinton Business License Bylaw.
- c. Shall be considered a Secondary Use to the Residential Use of a Parcel.

- d. A Home Based Business shall be carried out primarily by residents of the Dwelling, with the exception of Daycares, which may have additional non-resident employees.
- e. A Home Based Business shall be located within a Dwelling Unit or within a permitted Accessory Building, with the exception of contractor services which may use the premises for administrative purposes and conduct work off-site.
- f. A Home Based Business shall not vary the residential character of the Parcel, except for signage permitted under the *Signage Bylaw*.

6.9.2 Home Based Businesses shall not:

- a. Involve materials or products that produce flammable or explosive vapors or gases under normal Clinton temperature conditions.
- b. Generate traffic that exceeds the level prevailing in the neighbourhood or create a demand for parking that cannot be contained within the Parcel containing the Home Based Business.
- c. Produce noise, smoke, dust, fumes, steam, odour, vibration, waste, or excessive traffic which may create a nuisance that interferes with or affects the use or enjoyment of neighbouring Parcels.

6.9.3 A residential Daycare in a Principal Dwelling, serving no more than 7 pre-school or school-aged children at one time, is considered a Home Based Business and shall comply with all applicable provincial licensing requirements, as applicable.

6.9.4 A Bed and Breakfast is considered a Home Based Business and shall comply with the following regulations:

- a. The Bed and Breakfast shall accommodate no more than 6 patrons at a time.

6.10 Manufactured Homes

6.10.1 Where permitted, Manufactured Homes shall be subject to the following regulations:

- a. The Manufactured Home shall be placed on a foundation complying with the provisions of the current edition of the *BC Building Code*;
- b. All Manufactured Homes must meet the CSA Z240 standard, comply with the Canadian Electrical Code, the National Plumbing Code, and other relevant codes and standards.
- c. The Manufactured Home shall be protected by skirting.

6.11 Mobile Vendor

6.11.1 Mobile Vendors are permitted in any C, I, P Zone provided that the vendor is:

- a. In compliance with all regional health and local business licensing, as applicable.
- b. Fully self-contained with no service connection.
- c. Given permission from the landowner.

i. Where placed on public property or roadways, the Village is the landowner.

6.11.2 Mobile Vendors shall not occupy a public roadway for a period of more than eight (8) consecutive hours in any day or impede pedestrian or vehicle traffic on a highway.

6.11.3 Mobile Vendors in the ALR are subject to the *Agricultural Land Commission Act* and the *Agricultural Use, Subdivision and Procedure Regulation*.

6.12 Pools

6.12.1 All pools must be constructed and operated in accordance with the *BC Public Health Act Pool Regulation*.

6.12.2 Pools shall be drained in a manner that does not negatively impact adjacent properties or result over time in negative impacts to slopes or natural areas.

6.13 Public Utilities

6.13.1 Public Utility Facilities for transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants or electrical substations) are permitted in all zones, and individual Parcels for the facilities are exempt from minimum Parcel area requirements.

6.14 Secondary Suites

6.14.1 Where permitted, a Secondary Suite is subject to the following regulations:

- a. Shall only be permitted within a Single Detached Dwelling.
- b. Shall be considered a Secondary Use to the Principal Residential Use of the Parcel.
- c. Shall have a floor area less than or equal to the floor area of the Dwelling in which it is located.
- d. Shall have a private entrance separate from the primary entrance(s) of the Principal Use.

6.14.2 Designated parking for the Secondary Suite must be provided in accordance with Section 20 Parking and Loading.

6.14.3 Where permitted in residential zones, a maximum of one (1) Secondary Suite and one (1) Accessory Dwelling Unit is permitted per Parcel.

6.15 Temporary Dwellings During Construction

- 6.15.1 An owner of a Parcel may occupy a Recreational Vehicle on that Parcel as a temporary residence during the process of constructing a dwelling for which a building permit has been issued, subject to the following conditions:
- a. The maximum duration for occupying a Recreational Vehicle as a temporary residence shall not exceed six (6) months and must also not extend beyond the validity period of the building permit issued for construction on the Parcel.
 - b. At the expiration of such building permit, the temporary residence shall be removed.
 - c. Sewage shall be disposed of at an approved off-site sani-dump or as otherwise authorized by the Village.
 - d. The Recreational Vehicle shall be located no closer than 2 m (6.7 ft.) from any Parcel line.
 - e. A Park Model Trailer is not permitted to be used as a temporary residence.

6.16 Vehicle Service and Repairs

- 6.16.1 Vehicle Service and Repair is permitted in zones where that Use is expressly permitted as a site-Specific Use, and are subject to the following regulations:
- a. A Vehicle Service and Repair Use may not occur within 200 m (656.2 ft.) of another Vehicle Service and Repair measured from property line to property line following accessible roadways.
 - b. All servicing and servicing equipment, other than that normally carried out on a pump island, shall be entirely enclosed within a building, unless a vehicle or piece of equipment to be repaired cannot fit inside the building.
 - c. All exterior lighting shall be designed to deflect away from adjacent Parcels.
 - d. All tires, automobile accessories and related goods shall be contained within a booth, rack or stand. A maximum of 2 such outdoor merchandise display booths, racks or stands shall be permitted on each Parcel on which a Vehicle Service and Repair Use is located and shall be located not less than 4.5 m (15 ft.) from any street line.

6.17 Restaurant Drive-Through

- 6.17.1 Any Restaurant Drive-Through Use must adhere to the following regulations:
- a. All Drive-Through queuing aisles shall:
 - i. Have a minimum of 6 queuing spaces on site, with a minimum of three (3) queuing spaces for in-bound vehicles;
 - ii. not be located in a Frontage area or Setback Area;
 - iii. not be accessed from a Lane;

- iv. be separated by access aisles and parking areas with curbs; and
- v. be buffered from Abutting residential Parcels with a minimum of 3.5 m (11.5 ft.) of landscaped area designed and maintained with Screening not less than 1.0 m (3.3 ft.) in Height.
- b. Where possible, a Drive-through shall prevent headlights from shining onto other properties through the Use of Fencing, Screening, Landscaping and orientation of the drive Aisle.
- c. Each queuing space shall be a minimum of 6.0 m (19.7 ft.) long and 3.0 m (9.8 ft.) wide.
- d. Queuing space shall provide sufficient space for vehicle turning and maneuvering.

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SECTION 7 ESTABLISHMENT OF ZONES

7.1 Establishment of Zones

- 7.1.1 The area within the boundaries of the Village of Clinton shall be divided into the zones identified in Schedule B, the Zoning Map.
- 7.1.2 The correct name of each zone provided for in this Bylaw is set out in Table 7-1 Establishment of Zones with abbreviations listed for convenience only.

Table 7-1 Establishment of Zones

ZONE ABBREVIATION	ZONE TITLE
A1	Agriculture
A2	Rural
C1	Downtown Commercial
C2	Highway Service Commercial
I1	Light Industrial
I2	Heavy Industrial
P1	Public Use
P2	Parks and Recreation
R1	Low Density Residential
R2	Medium Density Residential
R3	Manufactured Home Park Residential
R4	Country Residential

7.2 Location of Zones

- 7.2.1 The location of each zone is established on Schedule B, the Zoning Map, of this Bylaw.

7.3 Zone Boundaries

- 7.3.1 Where a zone boundary is shown on Schedule B, the Zoning Map, as following a highway or watercourse, the centerline of the right-of-way or water course shall be the zone boundary.
- 7.3.2 Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.

SECTION 8 A1 - AGRICULTURE

8.1 Purpose

The purpose of this zone is to accommodate Parcels located within the Agricultural Land Reserve (ALR) that are primarily used for agricultural purposes, as well as for uses considered complementary or appropriate within an agricultural context. The intent is to protect these lands for long-term agricultural use. All uses within the A1 Zone are subject to the *Agricultural Land Commission (ALC) Act*, and associated Regulations and Policies, which may change from time to time. This zone has been specifically designed to align with ALR regulations and guidelines; as such, some terminology used in this zone may differ from that used elsewhere in the Zoning Bylaw.

8.2 Principal Uses

8.2.1 In accordance with ALC policy and regulations, the following uses and no others may be permitted as Principal Uses in the AG Zone:

- a. Farm Uses
- b. Kennel
- c. Park
- d. Principal Farm Residence
- e. Temporary Farm Worker Housing

8.3 Secondary Uses

8.3.1 The following use(s) shall be permitted as Secondary Uses in the A1 Zone:

- a. Accessory Farm Residential Facilities
- b. Additional Farm Residence
- c. Dwelling, Accessory Dwelling Unit
- d. Dwelling, Secondary Suite
- e. Home Based Business
- f. Storage, processing, or sales of products produced on site, in association with a permitted farm use

8.4 Prohibited Uses

8.4.1 In accordance with ALC policy and regulations, certain uses or structures are not permitted in the ALR without approval of the ALC. The following are examples of such prohibited uses

however this list is not exhaustive:

- a. Animal clinic
- b. Campground
- c. Commercial or Industrial Uses
- d. Dwelling, Duplex
- e. Dwelling, Multi-unit
- f. Dwelling, Semi-Detached

8.4.2 In the A1 zone, no Building or Structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel Size	-
b. Minimum Parcel Width	-
c. Maximum number of Principal Buildings	-
d. Maximum road setbacks - Measured from the front Parcel Line to the rear or opposite side of the Farm Residential Footprint	60 m (196.9 ft.)
e. Maximum Farm Residential Footprint size	
i. Principal Farm Residence, plus (if applicable)	2,000 m ²
ii. Additional Farm Residence, plus (if applicable)	1,000 m ² per residence
iii. Temporary Farm Working Housing	35 m ² per residence
f. Maximum Floor Area for Farm Residences	
iv. Principal Farm Residence	500 m ²
v. Additional Farm Residence	300 m ² per residence
vi. Temporary Farm Working Housing	15 m ² per residence
g. Maximum total floor area of an Accessory Dwelling Unit, for Parcels less than 40 ha	90 m ²
h. Maximum total floor area of an Accessory Dwelling Unit, for Parcels greater than 40 ha	186 m ²
i. Maximum Density	-

COLUMN 1	COLUMN 2
j. Maximum Parcel Coverage	-
k. Maximum Building Height	12.0 m (39.0 ft.)

8.5 Conditions of Use

- 8.5.1 All lands located in the ALR must follow the regulations of this Bylaw as well as the regulations of the ALC.
- 8.5.2 Elements of specific Farm Uses, such as those associated with mushroom farms, cannabis production, livestock and poultry barns, and storage of byproduct, may have additional siting regulations as determined by the ALC which are beyond what has been included in this Bylaw. For additional information, please contact the Village or ALC.
- 8.5.3 It is recognized that some Parcels may have anomalies which prevent the Farm Residential Footprint from being located according to the standard location criteria above. Variance requests will be considered for their merit, in reference to the Ministry of Agriculture Discussion Paper and Minister's Bylaw Standard titled *Regulating the Siting and Size of Residential Uses in the ALR (2011)*.

SECTION 9 A2 RURAL (WAS RL-1 RURAL RESIDENTIAL)

9.1 Purpose

- 9.1.1 Accommodate a variety of rural land uses including agriculture-related activities, and low-density residential development, on larger Parcels in a rural setting.

9.2 Principal Uses

- 9.2.1 The following use(s) shall be permitted as Principal Uses in the A2 Zone:

- a. Agriculture Use
- b. Campground
- c. Daycare
- d. Dwelling, Duplex
- e. Dwelling, Manufactured Home
- f. Dwelling, Single Detached
- g. Forestry
- h. Kennel
- i. Outdoor Market

9.3 Secondary Uses

- 9.3.1 The following use(s) shall be permitted as Secondary Uses in the A2 Zone:

- a. Agri-Tourism
- b. Dwelling, Accessory Dwelling Unit
- c. Dwelling, Secondary Suite
- d. Home Based Business
- e. Microbrewery and Craft Distillery
- f. Recreation and Entertainment - Outdoor
- g. Retail Sales for non-residential Principal Uses

9.4 Regulations

- 9.4.1 In the A2 zone, no Building or Structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	4 ha (40,000 m ² , 9.88 ac)
b. Minimum Parcel width	-
c. Maximum number of non-residential Principal Buildings	-
d. Maximum number of residential Principal Buildings	1
e. Minimum width of Principal Building	-
f. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	4.5 m (15.0 ft.)
iv. Rear Parcel Line	6.0 m (20.0 ft.)
g. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	4.5 m (15.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
h. Maximum density	3 du/ Parcel
i. Maximum Parcel coverage	30%
i. For a Parcel with an Accessory Dwelling Unit	40%
j. Maximum building height	12.0 m (39.0 ft.)

9.5 Conditions of Use

- 9.5.1 For uses permitted under Section 9.3.1d, no exterior storage of any kind and no garages for the repair and maintenance of equipment shall be permitted.
- 9.5.2 Forestry practice including Silviculture, is limited to logging and the processing of timber grown on the property on which the processing is taking place supplemented by the processing of a maximum of 500 m³ of timber annually grown elsewhere.

SECTION 10 C1 DOWNTOWN COMMERCIAL

10.1 Purpose

- 10.1.1 Accommodate a mix of commercial uses that support the vibrancy of the downtown commercial corridor and provide services to the community.

10.2 Principal Uses

- 10.2.1 The following use(s) shall be permitted as Principal Uses in the C1 Zone:

- a. Alcohol Sales
- b. Animal Clinic
- c. Cannabis Sales
- d. Club or Lodge
- e. Community Service
- f. Daycare
- g. Education Facility
- h. Financial Institution
- i. Funeral Services
- j. Health Services
- k. Microbrewery and Craft Distillery
- l. Office
- m. Outdoor Market
- n. Personal Service Establishment
- o. Recreation and Entertainment - Indoor
- p. Religious Assembly
- q. Restaurant
- r. Retail Sales

10.3 Secondary Uses

- 10.3.1 The following use(s) shall be permitted as Secondary Uses in the C1 Zone:
- a. Dwelling Unit, within Principal Building
 - b. Home Based Business, within Dwelling Unit

10.4 Regulations

- 10.4.1 On a Parcel located in an area zoned as C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	450 m ² (4843 sqft)
b. Minimum Parcel width	10.0 m (32.8 ft)
c. Maximum number of Principal Buildings	2
d. Minimum width of Principal Building	5.5 m (18.0 ft.)
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	0.0 m (0.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	0.0 m (0.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	0.0 m (0.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum building height	12.0 m (39.0 ft.)

10.5 Conditions of Use

- 10.5.1 Every business or activity shall be conducted within a completely enclosed building or areas otherwise screened from public view except for parking and loading facilities, service stations, restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.
- 10.5.2 Outdoor Storage shall be in dedicated areas and shall not extend to parking or areas

designated for other purposes.

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SECTION 11 C2 HIGHWAY SERVICE COMMERCIAL

11.1 Purpose

- 11.1.1 Accommodate a mix of commercial and employment uses that support a vibrant highway commercial core and provide services to the community.

11.2 Principal Uses

- 11.2.1 The following use(s) shall be permitted as Principal Uses in the C2 Zone:

- a. Alcohol Sales
- b. Animal Clinic
- c. Cannabis Sales
- d. Car Wash
- e. Club or Lodge
- f. Daycare
- g. Financial Institution
- h. Funeral Services
- i. Health Services
- j. Hotel
- k. Microbrewery and Craft Distillery
- l. Motel
- m. Office
- n. Outdoor Market
- o. Personal Service Establishment
- p. Recreation and Entertainment - Indoor
- q. Religious Assembly
- r. Restaurant
- s. Retail Sales
- t. Self-Storage Facility

11.3 Secondary Uses

- 11.3.1 The following use(s) shall be permitted as Secondary Uses in the C2 Zone:

- a. Dwelling Unit, within Principal Building
- b. Home Based Business, within Dwelling Unit
- c. Outdoor Storage
- d. Mobile Vendor
- e. Restaurant Drive-Through

11.4 Regulations

- 11.4.1 On a Parcel located in an area zoned as C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	758 m ² (8,159 sqft)
b. Minimum Parcel width	15.0 m (49.2 ft.)
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	5.5 m (18.0 ft.)
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	3.0 m (10.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum building height	12.0 m (39.0 ft.)

11.5 Conditions of Use

- 11.5.1 Every business or activity shall be conducted within a completely enclosed building or areas otherwise screened from public view except for parking and loading facilities, service stations, restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.
- 11.5.2 Outdoor Storage shall be in dedicated areas and shall not extend to parking or areas designated for other purposes.

11.6 Site Specific Regulations

- 11.6.1 The following uses and regulations apply to this Zone on a site-specific basis as follows:

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
.a Lot 7A Townsite of Clinton Lot 8 Townsite of Clinton Lot 8A Townsite of Clinton	1322 Highway 97, Clinton	To permit: - Gas Bar - Vehicle Service and Repairs
.b Lot A Townsite of Clinton Lillooet District Plan 35067	1429 Highway 97, Clinton	To permit: - Gas Bar - Vehicle Service and Repairs
.c Parcel J (Being a consolidation of Lots 3A and 4, see LB495076) Townsite of Clinton	1302 Highway 97, Clinton	To permit: - Cannabis Sale

SECTION 12 I1 LIGHT INDUSTRIAL

12.1 Purpose

- 12.1.1 Accommodate light industrial operations in locations and under development standards that minimize conflict with adjacent uses.

12.2 Principal Uses

- 12.2.1 The following use(s) shall be permitted as Principal Uses in the I1 Zone:

- a. Agriculture Use
- b. Alcohol Production Facility
- c. Animal Shelter
- d. Cannabis Production
- e. Car Wash
- f. Forestry
- g. Funeral Services
- h. Industry, Light
- i. Kennel
- j. Microbrewery and Craft Distillery
- k. Office
- l. Outdoor Market
- m. Public Utility Infrastructure
- n. Recycling Plant
- o. Research and Development Laboratory
- p. Self-Storage Facility
- q. Vehicle and Equipment Sales
- r. Warehousing

12.3 Secondary Uses

- 12.3.1 The following use(s) shall be permitted as Secondary Uses in the I1 Zone:

- a. Agri-Tourism
- b. Outdoor Storage

c. Retail Sales

12.4 Regulations

12.4.1 The use of any Parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structure, or land not in accordance with these provisions shall be prohibited. The table below sets out the matter to be regulated in Column 1 and sets out the regulations in Column 2.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	0.1 ha, 1.011 m ² (0.25 ac)
b. Minimum Parcel width	-
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	3.0 m (10.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum building height	12.0 m (39.0 ft.)

12.5 Conditions of Use

12.5.1 All permitted uses shall be completely housed within an enclosed building, except for permitted outdoor displays, storage yards, rental and sales, parking and loading facilities and specialized outdoor work yards.

- 12.5.2 Items for sale or rental may be displayed within the required front setback area, subject to the condition that any display area shall be separated from an abutting roadway or Parcel by a setback of not less than 2 m (6.6 ft.) in width.
- 12.5.3 No uses in this district shall emit or discharge to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation nor vibrations which exceed applicable standards set out by Provincial or Federal Statutes.
- 12.5.4 Where permitted, Retail Sales must be directly related to the Principal Use and cannot occupy more than a maximum of 20% of the total building area.
- 12.5.5 The following uses and regulations apply to this Zone on a site-specific basis as follows:

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
.a Lot 1 District Lot 1060 Lillooet District Plan KAP68363	60 Boyd Pit Rd, Clinton	To permit: - Vehicle Service and Repairs

SECTION 13 I2 HEAVY INDUSTRIAL

13.1 Purpose

- 13.1.1 Accommodate a broad range of heavy industrial operations in locations and under conditions that minimize conflicts with surrounding land uses.

13.2 Principal Uses

- 13.2.1 The following use(s) shall be permitted as Principal Uses in the I2 Zone:

- a. Agriculture Use
- b. Cannabis Production
- c. Forestry
- d. Industry, Heavy
- e. Natural Resource Extraction and Processing
- f. Public Utility Infrastructure
- g. Recycling Plant
- h. Research and Development Laboratory
- i. Self-Storage Facility
- j. Vehicle and Equipment Sales
- k. Vehicle Service and Repairs
- l. Warehousing
- m. Wrecking Yard

13.3 Secondary Uses

- 13.3.1 The following use(s) shall be permitted as Secondary Uses in the I2 Zone:

- a. Agri-Tourism
- b. Office
- c. Retail Sales

13.4 Regulations

- 13.4.1 On a Parcel located in an area zoned as I2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	1.0 ac (0.41 ha, 4,047 m ²)
b. Minimum Parcel width	-
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	8.0 m (26.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	8.0 m (26.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum building height	12.0 m (39.0 ft.)

13.5 Conditions of Use

- 13.5.1 All permitted uses shall be completely housed within an enclosed building, except for permitted outdoor displays, storage yards, rental and sales, parking and loading facilities and specialized outdoor work yards.
- 13.5.2 Items for sale or rental may be displayed within the required front setback area, subject to the condition that any display area shall be separated from an abutting roadway or Parcel by a setback of not less than 2 m (6.6 ft.) in width.
- 13.5.3 The perimeter of all sites in this zone shall be fenced sufficiently to restrict the movement of people and livestock into the operational area, with a fence that is maintained in sound and good condition.
- 13.5.4 The operations area of permitted uses shall be screened by a visually effective barrier from

all surrounding roadways.

- 13.5.5 Uses permitted within this zone shall comply with all applicable regulations, requirements, restrictions, and standards as set forth by the Waste Management Branch and the Ministry of Energy and Mines of BC.
- 13.5.6 Industrial uses shall not emit or discharge to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation nor vibrations which exceed applicable standards set out by Provincial or Federal Statutes.
- 13.5.7 Where permitted, Retail Sales must be directly related to the Principal Use and cannot occupy more than maximum 20% of the building's total area.

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SECTION 14 P1 PUBLIC USE

14.1 Purpose

- 14.1.1 Provide for essential public facilities and services that support the well-being of the community and are owned or operated by a level of government or government agency.

14.2 Principal Uses

- 14.2.1 The following use(s) shall be permitted as Principal Uses in the P1 Zone:

- a. Animal Shelter
- b. Cemetery
- c. Community Care Facility
- d. Daycare
- e. Education Facility
- f. Emergency and Protective Services
- g. Government Services
- h. Health Services
- i. Park
- j. Public Utility Infrastructure
- k. Recreation and Entertainment - Indoor
- l. Recreation and Entertainment - Outdoor

14.3 Secondary Uses

- 14.3.1 The following use(s) shall be permitted as Secondary Uses in the P1 Zone:

- a. Agriculture Use
- b. Office
- c. Outdoor Market
- d. Restaurant
- e. Retail Sales

14.4 Regulations

- 14.4.1 On a Parcel located in an area zoned as P1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations

set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	450 m ² (4,843 sqft.)
b. Minimum Parcel width	10.0 m (32.8 ft.)
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum building height	12.0 m (39.0 ft.)

SECTION 15 P2 PARKS AND RECREATION

15.1 Purpose

- 15.1.1 Provide for parks, open spaces and recreational areas for public enjoyment and community gathering.

15.2 Principal Uses

- 15.2.1 The following use(s) shall be permitted as Principal Uses in the P2 Zone:
- a. Park
 - b. Recreation and Entertainment - Outdoor

15.3 Secondary Uses

- 15.3.1 The following use(s) shall be permitted as Secondary Uses in the P2 Zone:
- a. Outdoor Market
 - b. Restaurant
 - c. Retail Sales

15.4 Regulations

- 15.4.1 On a Parcel located in an area zoned as P2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	N/A
b. Minimum Parcel width	15.0 m (49.2 ft.)
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	7.5 m (24.6 ft.)
ii. Interior Parcel Line	7.5 m (24.6 ft.)
iii. Exterior Parcel Line	9.0 m (30.0 ft.)
iv. Rear Parcel Line	9.0 m (30.0 ft.)
f. Minimum setback of Accessory Buildings to:	

COLUMN 1	COLUMN 2
i. Front Parcel Line	7.5 m (24.6 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii.Exterior Parcel Line	1.5 m (5.0 ft.)
iv.Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	30%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum building height	12.0 m (39.0 ft.)

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SECTION 16 R1 LOW DENSITY RESIDENTIAL

16.1 Purpose

- 16.1.1 Accommodate a variety of small-scale housing types while maintaining the low-density residential character of the area.

16.2 Principal Uses

- 16.2.1 The following use(s) shall be permitted as Principal Uses in the R1 Zone:

- a. Community Care Facility
- b. Dwelling, Duplex
- c. Dwelling, Semi-Detached
- d. Dwelling, Single Detached

16.3 Secondary Uses

- 16.3.1 The following use(s) shall be permitted as Secondary Uses in the R1 Zone:

- a. Dwelling, Accessory Dwelling Unit
- b. Dwelling, Secondary Suite
- c. Home Based Business

16.4 Regulations

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, landscaping, and screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading, the following shall apply:

- 16.4.1 On a Parcel located in an area zoned as R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel Area	350 m ² (3,767 sqft)
b. Minimum Parcel Width	12.0 m (40.0 ft.)
i. Minimum Parcel Width for Semi-Detached Dwelling Units with Shared Parcel Lines.	6.5 m (21.3 ft)
c. Maximum number of Principal Buildings	1

COLUMN 1	COLUMN 2
d. Minimum setback of Principal Building to:	
i. Front Parcel Line	5.0 m (16.4 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	6.0 m (20.0 ft.)
e. Minimum Setback of Accessory Buildings to:	
i. Front Parcel Line	5.0 m (16.4 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
f. Maximum Density	3 du/ Parcel
g. Maximum Parcel Coverage	50%
i. For a Parcel with an Accessory Dwelling Unit	60%
h. Maximum building height	12.0 m (39.0 ft.)

SECTION 17 R2 MEDIUM DENSITY RESIDENTIAL

17.1 Purpose

- 17.1.1 Accommodate a variety of medium scale housing types, including multi-unit dwellings and comprehensively planned sites, to support a diverse range of housing options that are compatible with the existing neighbourhood.

17.2 Principal Uses

- 17.2.1 The following use(s) shall be permitted as Principal Uses in the R2 Zone:
- a. Community Care Facility
 - b. Comprehensive Site Development - Residential
 - c. Dwelling, Duplex
 - d. Dwelling, Multi-unit
 - e. Dwelling, Semi-Detached
 - f. Dwelling, Single detached

17.3 Secondary Uses

- 17.3.1 The following use(s) shall be permitted as Secondary Uses in the R2 Zone:
- a. Dwelling, Accessory Dwelling Unit
 - b. Dwelling, Secondary Suite
 - c. Home Based Business
 - d. Mobile Vendor

17.4 Regulations

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, landscaping, and screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading, the following shall apply:

- 17.4.1 On a Parcel located in an area zoned as R2, no Building or Structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulation.

COLUMN 1	COLUMN 2
a. Minimum Parcel Area	350 m ² (3,767 sqft)

COLUMN 1	COLUMN 2
b. Minimum Parcel Width	12.0 m (40.0 ft.)
c. Maximum number of Principal Buildings	1 unless developed as strata or comprehensive site development
d. Minimum setback of Principal Building to:	
i. Front Parcel Line	5.0 m (20.0 ft)
ii. Interior Parcel Line	1.5 m (5.0 ft)
iii. Exterior Parcel Line	3.0 m (10.0 ft)
iv. Rear Parcel Line	6.0 m (20.0 ft)
e. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	5.0 m (20.0 ft)
ii. Interior Parcel Line	1.5 m (5.0 ft)
iii. Exterior Parcel Line	1.5 m (5.0 ft)
iv. Rear Parcel Line	1.5 m (5.0 ft)
f. Maximum density	30 du/ha (10 du/ac)
g. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	65%
h. Maximum building height	12.0 m (39.0 ft.)

SECTION 18 R3 MANUFACTURED HOME PARK RESIDENTIAL

18.1 Purpose

- 18.1.1 Accommodate existing Manufactured Homes within designated Manufactured Home Parks.

18.2 Principal Uses

- 18.2.1 The following use(s) shall be permitted as Principal Uses in the R3 Zone:
- a. Manufactured Home Park

18.3 Secondary Uses

- 18.3.1 The following use(s) shall be permitted as Secondary Uses in the R3 Zone:
- a. Home Based Business

18.4 Regulations

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, landscaping, and screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading, the following shall apply:

- 18.4.1 On a Parcel located in an area zoned R3, no Building or Structure shall be constructed, located or altered, and no plan or subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	5.0 ac (2.02 ha, 20,234 m ²)
b. Maximum density	17 du/ha (7 du/ ac)
c. Maximum building height	12.0 m (39.0 ft.)
d. Minimum setbacks	See Village of Clinton Mobile Home Park Bylaw

18.5 Conditions of Use

- 18.5.1 Manufactured Home Parks shall comply with the provisions of the *Village of Clinton Mobile Home Park Bylaw* and any amendments made to the bylaw from time-to-time.

SECTION 19 R4 COUNTRY RESIDENTIAL (WAS CR-1)

19.1 Purpose

- 19.1.1 Accommodate small-scale housing and agricultural uses while preserving the rural character of the area.

19.2 Principal Uses

- 19.2.1 The following use(s) shall be permitted as Principal Uses in the R4 Zone:

- a. Agriculture Use
- b. Daycare
- c. Dwelling, Duplex
- d. Dwelling, Manufactured Home
- e. Dwelling, Semi-Detached
- f. Dwelling, Single Detached

19.3 Secondary Uses

- 19.3.1 The following use(s) shall be permitted as Secondary Uses in the R4 Zone:

- a. Agri-Tourism
- b. Dwelling, Accessory Dwelling Unit
- c. Dwelling, Secondary Suite
- d. Home Based Business
- e. Kennel
- f. Mobile Vendor
- g. Retail Sales, associated with a permitted Agriculture Use

19.4 Regulations

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, landscaping, and screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading, the following shall apply:

- 19.4.1 In the R4 zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	0.40 ha, 4,047 m ² (1 ac)
b. Minimum Parcel Width	-
c. Maximum number of non-residential Principal Buildings	-
d. Maximum number of residential Principal Buildings	1
e. Minimum width of Principal Building	-
f. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	4.5 m (15.0 ft.)
iv. Rear Parcel Line	6.0 m (20.0 ft.)
g. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
h. Maximum density	3 du/Parcel
i. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	60 %
j. Maximum building height	12.0 m (39.0 ft.)

19.5 Conditions of Use

- 19.5.1 For Uses permitted under Section 19.2 and 19.3, no exterior storage of any kind and no garages for the repair and maintenance of equipment shall be permitted.

SECTION 20 OFF-STREET PARKING AND LOADING

20.1 Application of Regulations

- 20.1.1 Off-Street Parking and Loading as required to support Uses within each Zone shall be provided and maintained in accordance with the regulations of this section.
- 20.1.2 Off-Street Parking Spaces shall not be credited as Off-Street Loading Spaces or vice versa.
- 20.1.3 The Village may allow property owners/ applicants to provide less than the required amount of parking outlined in this Bylaw if it can be demonstrated to the satisfaction of the Village that:
- sufficient On-street Parking is available for the proposed uses,
 - there would be no undue negative harm to surrounding properties, and/ or;
 - the proposed use(s) for the Parcel do not require the amount of parking outlined in this Bylaw which may be the case for uses associated with users that do not drive.
- 20.1.4 In lieu of providing the required number of Off-Street Parking Spaces, a property owner may enter into an agreement with Village to pay to the Village a sum of money equal to the number of Parking Spaces not provided, to a maximum of 1/3 of the spaces required, multiplied by the applicable cash-in-lieu amount as determined by the Village at the time of application.

20.2 Exemptions

- 20.2.1 The regulations contained in this section shall not apply to Buildings, Structures and Uses existing on the effective date of this Bylaw except that:
- Off-Street Parking and Loading shall be provided and maintained in accordance with this section for any addition to any existing Building and Structure or any change or addition to such existing Use;
 - Off-Street Parking and Loading prior to the adoption of this Bylaw shall not be reduced below the applicable Off-Street Parking requirements of this section.

20.3 Parking Space Requirements

- 20.3.1 The number of Off-Street Parking Spaces required for any Use is calculated according to the table below in which Column 1 classifies the types of use, and Column 2 sets out the minimum number of required Off-Street Parking spaces to be provided.
- If a proposed Use is not specifically referred to in Column 1, the number of Off-Street Parking and Loading spaces shall be calculated on the basis of requirements for a similar listed use.

- b. All calculations that result in a fraction shall be rounded up.
- c. Where seating accommodation is used as the basis for a unit of measurement, and linear seating is anticipated (e.g., pews, bleachers), a linear distance of 0.5 m (2 ft.) is assumed to accommodate one person.
- d. Where more than one Use is located on a Parcel, the total number of Parking Spaces required shall be the sum total of those required for each Use unless it can be demonstrated to the satisfaction of the Village that consistent, secure, shared parking can be accommodated.
- e. Where a Building or Parcel contains more than one Use whose hours of operation do not overlap, the required number of Off-Street Parking Spaces shall be the greatest of the maximum number required for use of the uses.

Table 20-1 Parking Space Requirements

COLUMN 1	COLUMN 2
Residential Uses	
- Dwelling, Single Detached, Semi-Detached, Duplex, Dwelling, Multi-unit	2 spaces per Dwelling Unit
- Dwelling, Multi-Unit (Comprehensive Site Development)	1.5 spaces per Dwelling Unit Plus 0.5 spaces per Dwelling Unit for visitors
- Dwelling, Secondary Suite, Accessory Dwelling Unit	1 space per Dwelling Unit
- Dwelling, Manufactured Home	1 space per Dwelling Unit
Uses located in the A1 Zone	
Farm Retail Sales including Green houses and Nurseries	One (1) parking space per 15 m ² of retail area
All Other Uses	
Animal Clinic	4 spaces per veterinarian, minimum 4 spaces
Campground	1 space per campsite Plus 2 spaces per 100 m ² (1076 sqft) of Gross Floor Area for all accessory

COLUMN 1	COLUMN 2
	activities, including but not limited to indoor display, Office, or Retail Sales.
Car Wash	2 queuing spaces per wash bay Plus 1 space per 25 m ² (269 sqft) of Retail Floor Area.
Club or Lodge	1 space per 40 m ² (430 sqft) of Gross Floor Area
Commercial Uses, not listed	1 space per 20 m ² (215 sqft) of Gross Floor Area
Education Facility	1.5 spaces per 100 m ² (1076 sqft) of Gross Floor Area
Emergency and Protective Services	1 space per 25 m ² (269 sqft) of Gross Floor Area
Financial Institution	1 space per 20 m ² (215 sqft) of Gross Floor Area
Funeral Services	1 space per 10 seats
Government Services	1.5 spaces per 50 m ² (538 sqft) of Gross Floor Area
Health Services	1 space per 30 m ² (323 sqft) of Gross Floor Area
Hotel	1 space per guest room Plus 1 space per 5 seats in Restaurant Use.
Industry, Heavy	1 per 100 m ² (1076 sqft) of Gross Floor Area Plus 1 space per service bay.
Industry, Light	1 per 100 m ² (1076 sqft) of Gross Floor Area
Industrial Use, not listed	1 per 100 m ² (1076 sqft) of Gross Floor Area
Motel	1 space per guest room

COLUMN 1	COLUMN 2
	Plus 1 space per 5 seats in Restaurant Use.
Office	1 space per 30 m ² (323 sqft) of Gross Floor Area
Personal Service Establishment	1 space per 15 m ² (161 sqft) of Service Floor Area Plus 1 space per 200 m ² (2153 sqft) of storage area.
Recreation and Entertainment - Outdoor	Number of Spaces to be determined by the Village, based on the closest type of Use.
Recreation and Entertainment - Indoor	2 spaces per 100 m ² (1076 sqft) of Gross Floor Area
Religious Assembly	1 space per 4 seats
Restaurant	1 space for 5 seats
Retail Sales - Commercial (C) Zone Includes Gas Bar	1 space per 25 m ² (269 sqft) of Retail Floor Area. Plus 1 space per 200 m ² (2153 sqft) of storage area.
Retail Sales - Industrial (I) Zone	1 space per 100 m ² (1076 sqft) of Retail Floor Area. Plus 1 space per 200 m ² (2153 sqft) of storage area.
Vehicle Service and Repairs	1 space per 70 m ² (753 sqft) of Retail Floor Area Plus 2 spaces per service bay.

- 20.3.2 In addition to the requirements listed above, building owners must provide the minimum number of Accessible Parking Spaces in the *BC Building Code*.
- 20.3.3 Of the required number of Parking Spaces required, a maximum of 20% may be designed to accommodate small sized vehicle parking.
- 20.3.4 All required Off-Street Parking shall be used for the purpose of accommodating vehicles of clients, customers, employees, members, residents, or tenants who use the Principal

Building on the Parcel. Such parking shall not be used for Off-Street Loading, driveways, access or egress, commercial repair work, display sales, or storage yards.

- 20.3.5 Parking Spaces in R or P zones shall be used solely for parking of private non-commercial vehicles.

20.4 Location of Off-Street Parking Spaces

- 20.4.1 All Off-Street Parking Spaces shall be located on the same Parcel as the use they serve.

- 20.4.2 Notwithstanding the above, in the case of C Zones, Off-Street Parking may be located on another Parcel, provided:

- a. The alternative location is within 150 m (492 ft.) of the building or use they serve if, and
- b. It can legally be assured to the satisfaction of the Village of Clinton that such Parking Spaces used only for parking that serves that building or use.

20.5 Design Standards

Each Off-Street Parking Space shall conform to the provisions of Table 20-2 Dimensions of Off-Street Parking Spaces.

Table 20-2 Dimensions of Off-Street Parking Spaces and Driving Aisles

Parking Space Type	Min. Length	Min. Width	Min. Vertical Clearance
Off-Street Loading	7.5 m (25.0 ft.)	3.0 m (10 ft.)	2.3 m (7.5 ft.)
Regular size vehicle	6.0 m (20.0 ft.)	2.7 m (9.0 ft.)	2.0 m (6.5 ft.)
Small sized vehicle	5.0 m (16.4 ft.)	2.5 m (8.2 ft.)	2.0 m (6.5 ft.)
Accessible Parking Space	6.0 m (20.0 ft.)	3.7 m (12.0 ft.)	2.3 m (7.5 ft.)

- 20.5.1 Each Accessible Parking Space shall be:
- a. located as close as possible to a main handicapped-accessible building entrance
 - b. clearly identified for exclusive use by permit holders.
- 20.5.2 All Parking Spaces should be clearly identified to facilitate ease of use and maximum efficiency.
- 20.5.3 Adequate provisions shall be made in the design of Parking Lots for entry or exit by vehicles, to all Parking Spaces, at all times. To do this, unobstructed maneuvering Aisles shall have widths not less than those included in Table 20-3 Dimensions of Maneuvering Lanes.

Table 20-3 Dimensions of Maneuvering Lanes

Parking Space Angle	Minimum Maneuvering Aisle Width
90 degrees to the maneuvering Aisle	7.3 m (24.0 ft.)
60 degrees to the maneuvering Aisle	5.5 m (18.0 ft.)
45 degrees to the maneuvering Aisle	3.9 m (13.0 ft.)

20.6 Surfacing, Landscaping, Fencing, and Curbing

- 20.6.1 The surface of all parking areas should be hard-surfaced and properly graded to increase durability, prevent dust creation, reduce the likelihood of them becoming muddy, and minimize environmental contamination.
- 20.6.2 All Parking Lots shall include measures to prevent encroachment or nuisance to abutting properties such as curb-stops, fences, walls, hedges, or landscaped areas.
- 20.6.3 Where a Parking Lot includes more than 3 spaces and is located on a Parcel that is abutting or facing an R or P zone, a landscape screen of not less than 1.5 m (5 ft.) shall be provided and maintained along the edge of the parking lot facing or abutting an R or P zone.
- 20.6.4 Where a Parking Lot abuts a highway or a sidewalk, curb stops shall be placed at the end of each Parking Spaces to prevent vehicles from encroaching into pedestrian areas. These curb stops shall be placed at a distance of not less than 0.75m (2.5 feet) from the sidewalk or highway.

20.7 Other Regulations

- 20.7.1 Where more than 15 Parking Spaces are required, lighting must be provided to enhance user safety.

20.8 Off-Street Loading

- 20.8.1 No Use may be undertaken in any zone unless the Off-Street Loading requirements in this Bylaw have been met for that use.
- 20.8.2 The number of Off-Street Loading Spaces required for any use is calculated according to Table 20-4 Off-Street Loading Requirements in which Column 1 classifies the type of use and Column 11 sets out the Off-Street Loading requirements for each use in Column 1.
- Where more than one Use is located on a Parcel, the total number of Off-Street Loading Spaces required shall be the sum total of those required for each use.
 - Each Off-Street Loading Space shall be designed in accordance with Table 20-2 Dimensions of Off-Street Parking Spaces.

- c. Notwithstanding the above, in no case shall the length of a loading space be such that a vehicle in the process of loading or unloading shall project into any highway.

Table 20-4 Off-Street Loading Requirements

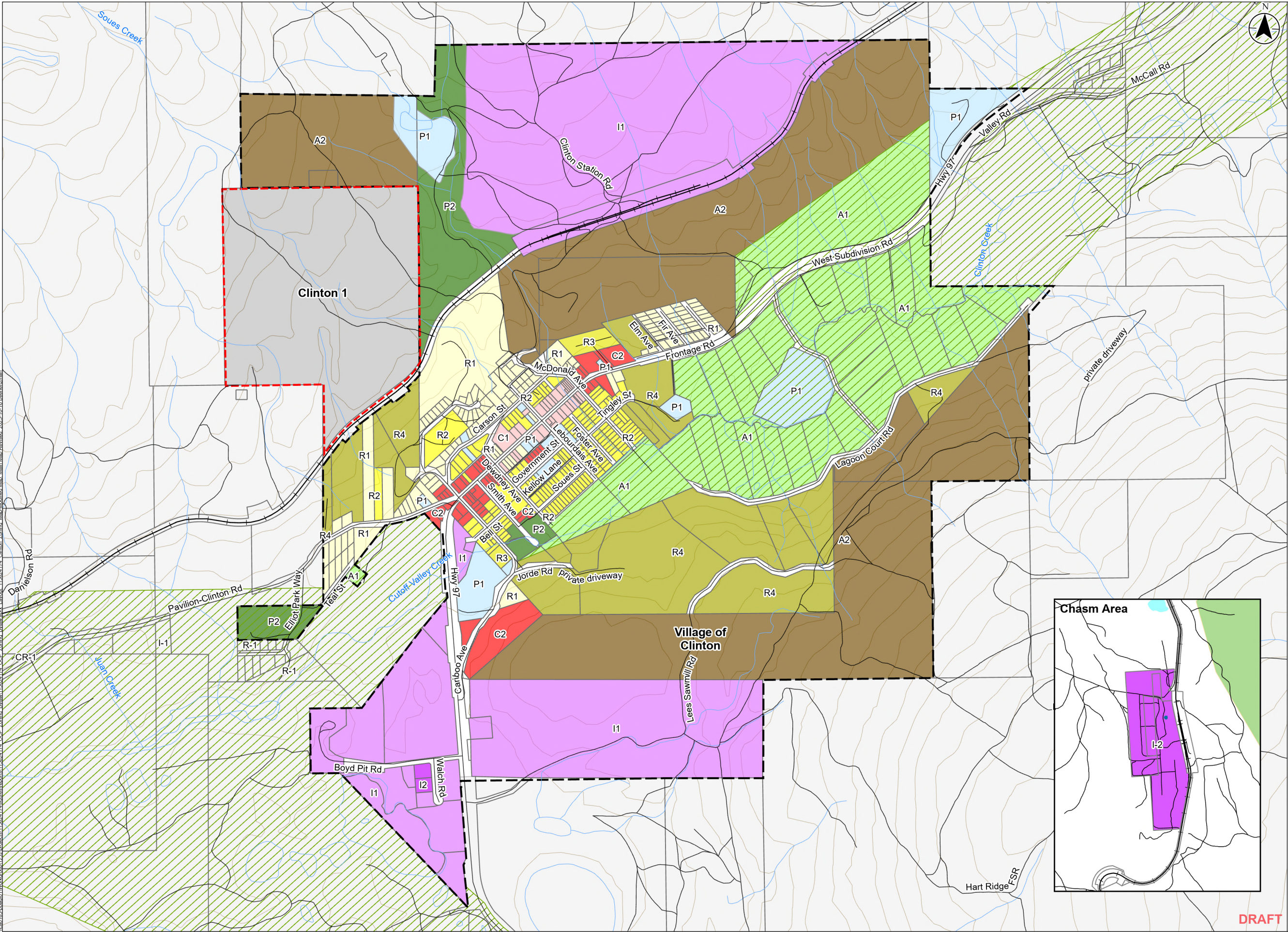
COLUMN 1	COLUMN 2
d. Agricultural and Industrial Uses	
i. less than 1,000 m ² (10,764 sqft)	1
ii. 1,000 m ² to 2,500 m ² (26,910 sqft)	2
iii. greater than 2,500 m ²	3
e. Uses in P1 Zone	
i. less than 30,00 m ² (32,293 sqft)	1
ii. 3,000 m ² or greater	2
f. Commercial Zones	
i. less than 2,500 m ² (26,910 sqft)	0
ii. greater than 2,500 m ²	1

20.8.3 Off-Street Loading Spaces shall:

- a. be located on the same Parcel as the use served,
- b. not be within the required front yard or side yard, nor closer than 7.5 m (25 ft.) to the nearest intersection of any two highway allowances,
- c. be hard surfaced so as to enhance durability and minimize dust,
- d. be sited at an elevation convenient to a floor level in the building, and
- e. have any lighting arranged as to reflect the light away from any adjoining premises.

20.8.4 Notwithstanding Section 30.8.3.b, Off-Street Loading Spaces required for Commercial Uses under 2,500 m² (26,910 sqft) may be permitted within a side yard.

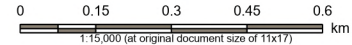
20.8.5 Off-Street Loading Spaces existing on the effective date of this Bylaw shall not be reduced below the applicable requirement for Off-Street Loading of this Bylaw.



- Legend
- Zoning
- A1 - Agriculture
 - A2 - Rural
 - C1 - Downtown Commercial
 - C2 - Highway Service Commercial
 - I1 - Light Industrial
 - I2 - Heavy Industrial
 - P1 - Public Use
 - P2 - Parks and Recreation
 - R1 - Low Density Residential
 - R2 - Medium Density Residential
 - R3 - Manufactured Home Park Residential
 - R4 - Country Residential
- Roads
- Railway Track
 - Watercourse
- First Nation Reserve Lands
- Municipal Boundary
- Parcel
- ALR Lands

Title

Schedule B:
Zoning Bylaw Map



Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton



Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

Project Number: 115824174
Requested by AH 20250130
Prepared by ECH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

DRAFT

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