

**THE VILLAGE OF CLINTON**  
**Village of Clinton Zoning Bylaw No. 607, 2025**

A Bylaw to adopt the Zoning Bylaw

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The Council of the Village of Clinton, in open meeting assembled, enacts as follows:

**1. TITLE**

This Bylaw may be cited as the "Village of Clinton Zoning Bylaw No. 607, 2025".

**2. AMENDMENTS**

- i. Village of Clinton Zoning Bylaw no. 439, 2007 and all amendments thereto is hereby repealed in its entirety.
- ii. Appendices attached hereto to this bylaw form an integral part of this bylaw.
- iii. This bylaw applies to all areas within the Village of Clinton

**READ A FIRST TIME** this 22 day of October 2025.

**PUBLIC HEARING HELD** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**RECONSIDERED and FINALLY ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor

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Corporate Officer



**CLINTON**  
Village of Clinton  
Zoning Bylaw  
2025



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## **SECTION 1      BASIC PROVISIONS**

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### **1.1      Title**

1.1.1 This Bylaw may be cited as the "Village of Clinton Zoning Bylaw No. 607, 2025".

### **1.2      Application**

1.2.1 This Bylaw applies to all Land, Buildings, and Structures including the surface of water within the boundaries of the Village.

### **1.3      Conformity with this Bylaw**

1.3.1 Subject to the provisions of the Local Government Act, RSBC 2015, c 1, respecting nonconforming Uses, development variance permits, temporary use permits, development permits, and board of variance decisions, no person shall erect, construct, locate, Alter, reconstruct, or maintain any Building or structure, or locate or carry on any industrial, business, trade, or calling or Use any Land, Building, Structure, surface of water, or air space contrary to the provisions of this Bylaw.

1.3.2 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.

1.3.3 Nothing in this Bylaw shall relieve a person from compliance with all other applicable enactments.

### **1.4      Repeal**

1.4.1 The Village of Clinton Zoning Bylaw No. 439, 2007, including all amendments thereto, is hereby repealed.

### **1.5      Severability**

1.5.1 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.

### **1.6      Rules of Interpretation**

1.6.1 The word "shall" requires mandatory compliance except if a variance has been granted pursuant to the Local Government Act.

1.6.2 If this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.

1.6.3 If this Bylaw sets out both general and specific regulations that could apply to a situation,

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 1 Basic Provisions

the specific regulation shall apply.

- 1.6.4 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.
- 1.6.5 Words importing the singular include the plural and vice versa and words importing the neuter gender include all genders and corporations.
- 1.6.6 Headings given to sections are for convenience of reference only and do not form part of this Bylaw.
- 1.6.7 Unless expressly stated otherwise, a reference to a section or part, means that section or part of this Bylaw.
- 1.6.8 A reference to a statute, regulation, or another bylaw refers to that enactment as it may be amended or replaced from time to time.

## **SECTION 2 ADMINISTRATION**

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### **2.1 Administration of Bylaw**

The Chief Administrative Officer (CAO), Building Inspector, the Bylaw Enforcement Officer, and any other person designated by Council may enter, at all reasonable times, on any property, and in accordance with section 16(1) to (6) of the *Community Charter*, SBC 2003, c 26, to inspect and determine whether all the regulations under this Bylaw are being met.

### **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. conducts, causes, or permits any Development to be conducted 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;

commits an offence under this Bylaw.

### **2.3 Offence**

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

### **2.4 Fine**

2.4.1 Every person who commits an offence under this Bylaw is liable, on summary conviction, to a fine not exceeding fifty thousand dollars (\$50,000).

2.4.2 Nothing in this Bylaw limits the Village from utilizing any other remedy that is otherwise available to the Village by law.

## **SECTION 3      DEFINITIONS**

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In this Bylaw all words or phrases shall have their normal or common meaning except if 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 to 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 to 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; or
- 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 their spouse and children,
- a member of the Parcel Owner's immediate family, or
- Temporary Farm Workers.

**AGRICULTURE USE** means a Use that includes farm activities on Lands located outside of the ALR associated with cultivating and harvesting crops, the raising of animals, or both 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 but does not include Alcohol Production or Cannabis Production.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

**AGRICULTURAL LAND COMMISSION (ALC)** means the autonomous, administrative tribunal, independent of the provincial government, which is responsible for administering the *Agricultural Land Commission Act* and its regulations.

**AGRICULTURAL LAND COMMISSION ACT or ALC Act** means the *Agricultural Land Commission Act*, SBC 2002, c 36.

**AGRICULTURAL LAND RESERVE or ALR** means land, including Crown Land, which 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, or petting zoos.

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

**ALCOHOL PRODUCTION** means a Use for production of alcohol that is defined and regulated under the *Agricultural Land Reserve Use Regulation*, BC Reg 30/2019.

**ALTERATION** means a change or extension to any matter or thing or to any occupancy regulated by the *B.C. Building Code* or a Village development permit. 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 a Province of British Columbia license.

**ANIMAL CLINIC** means a Use under which domestic pets or other animals are given medical, surgical, or personal care, and may include an outdoor shelter or exercise area and includes veterinarian offices, animal grooming facilities, and training facilities but does not include an Animal Shelter or Kennel.

**ANIMAL SHELTER** means a Use under which 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.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

**ARTERIAL HIGHWAY** has the same meaning as in the *Transportation Act*, SBC 2004, c 44.

## **B**

**BC BUILDING CODE** means the British Columbia Building Code Regulation, B.C. Reg 264/2012.

**BASEMENT** means a Storey 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 under which 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.

**BUILDING INSPECTOR** means the person designated in or appointed to that position by the Village.

**BUSINESS LICENSE** means a license issued by the Village under the *Village of Clinton Business License and Regulation Bylaw No. 551, 2017*.

**BYLAW ENFORCEMENT OFFICER** means the person designated in or appointed to that position by the Village.

## **C**

**CAMPGROUND** means a Use under which land is developed for the **overnight** accommodation of recreational travelers in travel trailers, motorized homes, or tents **and at which patrons stay no more than 28 days during any 6 month period**. **Campgrounds are not intended for year-round occupancy or as full-time residency.** This Use typically includes ancillary and supportive Uses to the campground such as Retail Sales 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 under which cannabis is sold to the public, under a Province of British Columbia license.

**CAR WASH** means a Use under 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.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

**CEMETERY** means a Use under which Land is set aside for the burial of human remains and includes memorial parks, burial grounds, and crematoriums.

**CHIEF ADMINISTRATIVE OFFICER** or **CAO** means the person or lawful deputy duly designated as such from time to time by Council.

**CLUB OR LODGE** means a Use under 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 under 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*, SBC 2002, c 75. This Use typically includes, but is not limited to, long-term care homes, continuing care homes, or nursing homes.

**COMMUNITY SERVICE** means a Use under 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 under which a premises 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.

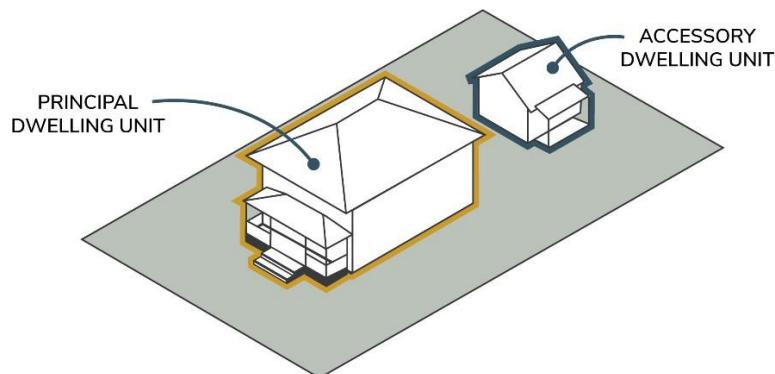
**DEVELOPMENT** means the carrying on of any construction, excavation, or operation thereof, in, on, over, or under Land or water or making of any change in the Use or intensity of Use of any Land, Building, Structure, or premises.

**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.

## Village of Clinton Zoning Bylaw 607, 2025

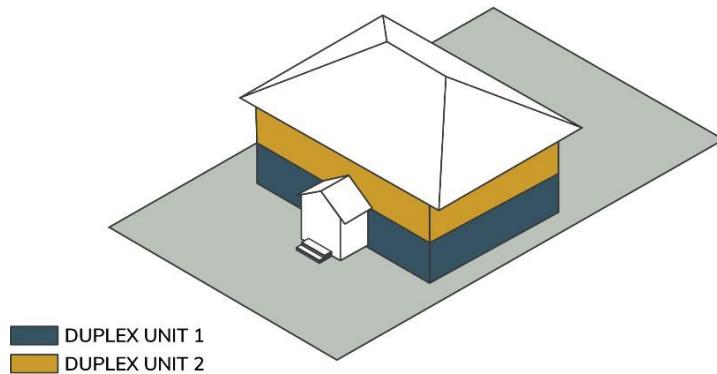
### Section 3 Definitions

*Diagram 3-1 Illustration of an Accessory Dwelling Unit*



**DWELLING, DUPLEX** means a Use consisting of a Building containing two Dwelling Units, neither of which Dwelling Unit is 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.

*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 Recreational Vehicles. Section 6 Specific Use Regulations also applies.

**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,

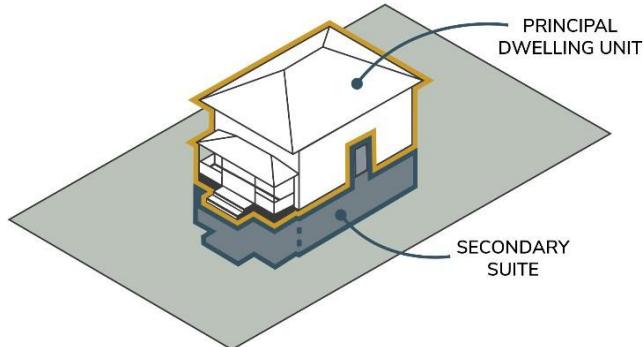
## Village of Clinton Zoning Bylaw 607, 2025

### Section 3 Definitions

triplexes, and fourplexes.

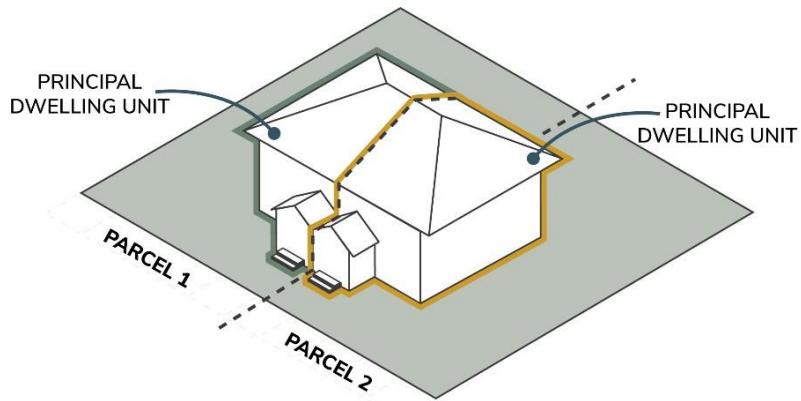
**DWELLING, SECONDARY SUITE** means a Use consisting of a self-contained Dwelling Unit located within a Principal Dwelling Unit, as illustrated in Diagram 3-3 Illustration of a Secondary Suite. This Use does not include a Duplex. See also Section 6 Specific Use Regulations.

*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, which 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*

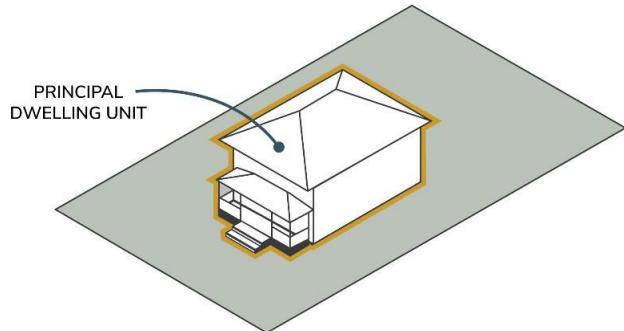


**DWELLING, SINGLE DETACHED** means a Use consisting of a detached Building containing one Principal Dwelling Unit, as illustrated in Diagram 3-5 Illustration of a Single-Detached Dwelling, and does not include Manufactured Homes.

## Village of Clinton Zoning Bylaw 607, 2025

### Section 3 Definitions

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 contain cooking and sanitary facilities and usually contain eating, living, and sleeping 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 under which fire protection, police, ambulance, or other such services use a public facility 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 *Agricultural Land Commission Act*, SBC 2002, c 36, 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*, RSBC 1996, c 131; 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 but 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.

## Village of Clinton Zoning Bylaw 607, 2025

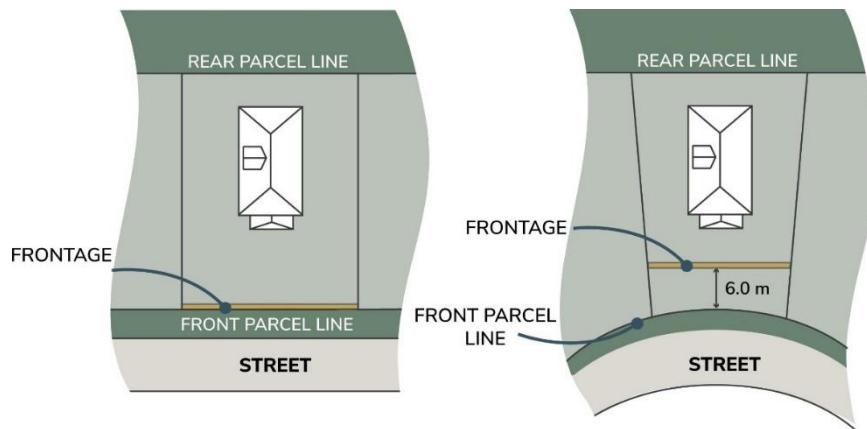
### Section 3 Definitions

**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 metres 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 Retail 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.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

**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, 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*, SBC 2004, c 44. See also Street and Lane.

**HOME BASED BUSINESS** means a Use where an occupation or profession is conducted in a Dwelling Unit, or Accessory Building, and such occupation or profession is a Secondary Use 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 overnight accommodations on a daily rate to the general public but does not include a Motel. Hotels are not intended to act as a full-time residence.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

**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 and activities that 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 under which 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**

**LAND** includes the surface of water, but does not include:

- a. improvements,
- b. mines or minerals belonging to the Crown, or
- c. mines or minerals for which title in fee simple has been registered in the land title office.

**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 but does not include a Street.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

**LIVESTOCK** means any cattle, horse, sheep, goat, swine, donkey, mule, llama, fowl, or poultry, pigeon, rabbit, hare, mink, or any animal raised or kept as part of a farm operation or other business but does not include bees.

**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.

**LOADING SPACES, OFF STREET** 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 within a parking lot, personal garage, or parking Structure on a Parcel.

### **M**

**MANUFACTURED HOME PARK** means a Use under which 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*, SBC 2015, c 19 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 under which 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 overnight accommodations on a daily rate to the general public, where access to each accommodation unit is directly from the outside but does not include a Hotel. **Motels are not intended as a full-time residence.**

### **N**

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

**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

## Village of Clinton Zoning Bylaw 607, 2025

### Section 3 Definitions

such materials. This Use includes gravel processing.

## O

**OCCUPIER** means a person:

- a. who is qualified to maintain an action for trespass,
- b. who is in possession of Crown land under a homestead entry or preemption record,
- c. who is in possession of
  - i. Crown land, or
  - ii. land owned by a municipality or regional district under a lease, license, agreement for sale, accepted application to purchase, easement or other record from the Crown, municipality, or regional district, or
- d. who simply occupies the land.

**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.

**OWNER** means

- a. the registered owner of an estate in fee simple,
- b. the tenant for life under a registered life estate,
- c. the registered holder of the last registered agreement for sale,
- d. the holder or occupier of land held in the manner referred to in section 228 [*taxation of Crown land Used by others*] or section 229 [*taxation of municipal land used by others*], and
- e. an Indigenous person who is an owner under the letters patent of a municipality incorporated under section 9 [*incorporation of reserve residents as village*] of the *Local Government Act*.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

#### **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.

**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, referring to a corner lot, which 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.

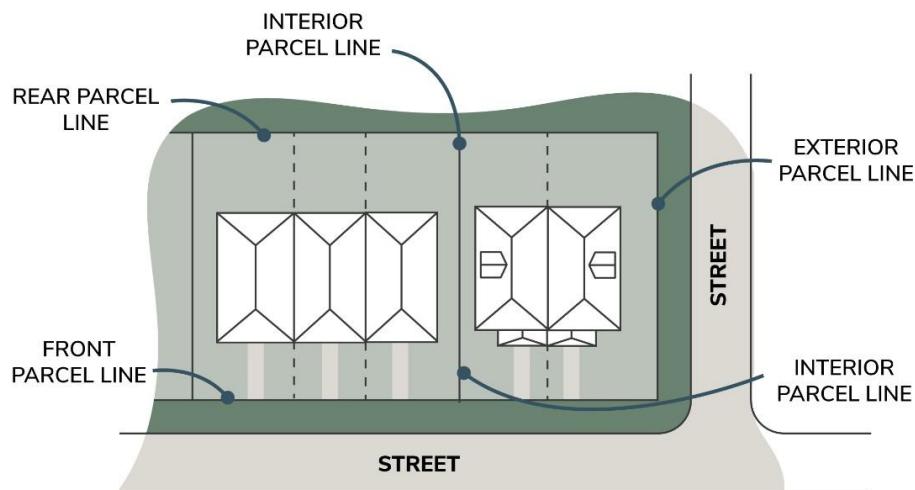
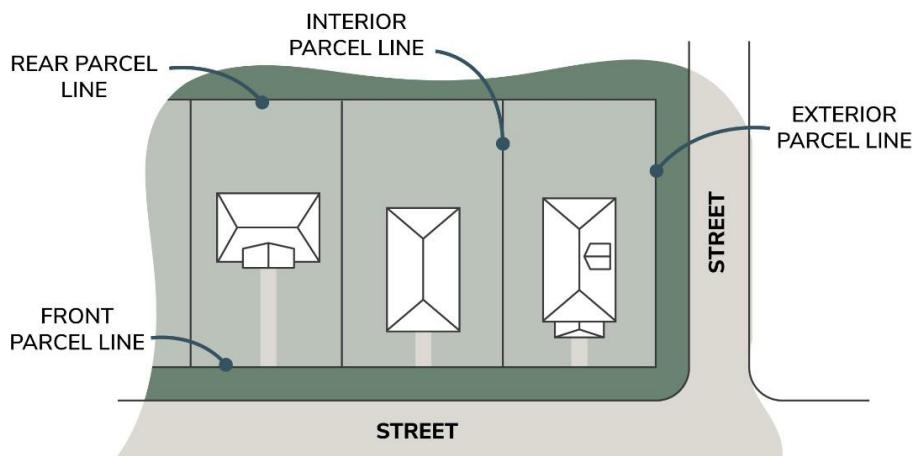
**PARCEL LINE, INTERIOR** means a Parcel Line perpendicular to the Front and Rear Parcel Lines, not abutting a public roadway, as illustrated in Diagram 3-7 Illustration of Parcel Lines.

**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.

## Village of Clinton Zoning Bylaw 607, 2025

### Section 3 Definitions

Diagram 3-7 Illustration of Parcel Lines



**PARK** means a Use of Land 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

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

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 under which 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 repair, or watch repair.

**PRINCIPAL BUILDING** means the main Building on a Parcel of Land which reflects the Principal Use of that Parcel.

**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** means the lawful distribution or distributor of communications services, electricity, internet services, natural gas, sanitary sewer stormwater, television services, and water under the *Utilities Commission Act*, RSBC 1996, c 473, 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 deemed by the Village 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

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

plants.

**PUBLIC UTILITY INFRASTRUCTURE, BASIC** means infrastructure associated with Public Utilities that is not likely to impact adjacent uses such as pipelines, utility cables, power poles, telecommunication towers, pump houses, and lift stations.

## **R**

**RECREATIONAL VEHICLE** or **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 but does not include Manufactured Homes or Dwellings.

**RECREATION AND ENTERTAINMENT - OUTDOOR** means a Use under which 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 such materials.

**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

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

beverages to a patron within a motorized vehicle. See also Restaurant.

**RETAIL SALES** means a Use under which 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, testing, or development and 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, RSBC 1996, c 318*, and the Village's *Sign Bylaw No. 477, 2010*.

**SITE-SPECIFIC USE** means a Use that this Bylaw has designated for a single Parcel.

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

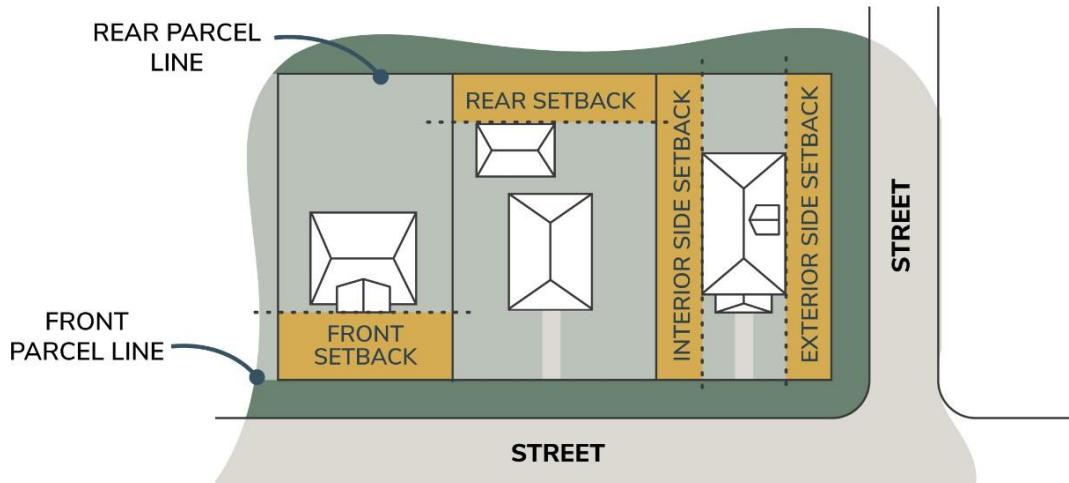
**SETBACK, SIDE** means the area of Setback required from the Interior or Exterior Side Parcel Line, as illustrated in Diagram 3-8 Illustration of Setbacks.

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

## Village of Clinton Zoning Bylaw 607, 2025

### Section 3 Definitions

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 or for storage of materials related to the Use of the Parcel.

**SPECIAL WASTES** means any material classified as a special waste under the *Waste Management Act*, RSBC 1996, c 482..

**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; but does not include a Lane.

**STRUCTURE** means anything constructed on, erected on, placed on, fixed to, supported by, or sunk into Land, which does not shelter a Use. Example Uses include but are not limited to fences, pergolas, and gazebos; but 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 metres in Height.

**SWIMMING POOL** means a structure capable of being filled with water, used or intended to be used for swimming, bathing, wading, or soaking having a surface area exceeding 14 m<sup>2</sup> or a depth of more than 600 mm.

## T

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 3 Definitions

**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 solely for the purpose of providing cooking, sanitary, and sleeping facilities to house Temporary Farm Workers 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**

**VILLAGE** means the Village of Clinton.

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

**VEHICLE SERVICE AND REPAIRS** means a Use of a premises, or the portion thereof, 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.

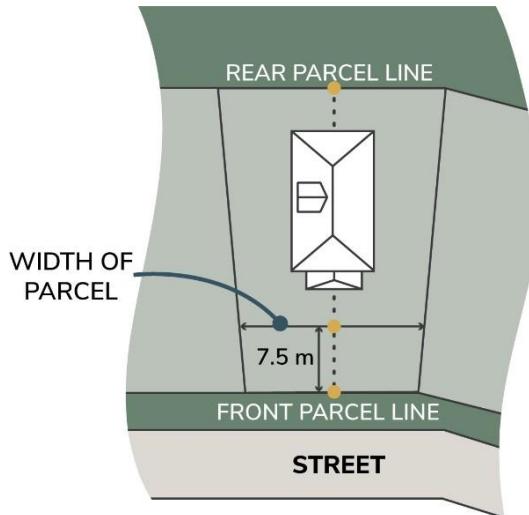
**WIDTH OF BUILDING** is a term used specifically for manufactured homes; means the width of the building at the time it is placed on the Parcel, before vestibules, garages, decks, or other additions are added.

**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 metres (25 feet) from the Front Parcel Line, as illustrated in Diagram 3-7 Illustration of Parcel width.

## Village of Clinton Zoning Bylaw 607, 2025

### Section 3 Definitions

*Diagram 3-7 Illustration of Parcel width*



**WRECKING YARD** means a Use of any Land or Building 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.

## 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.

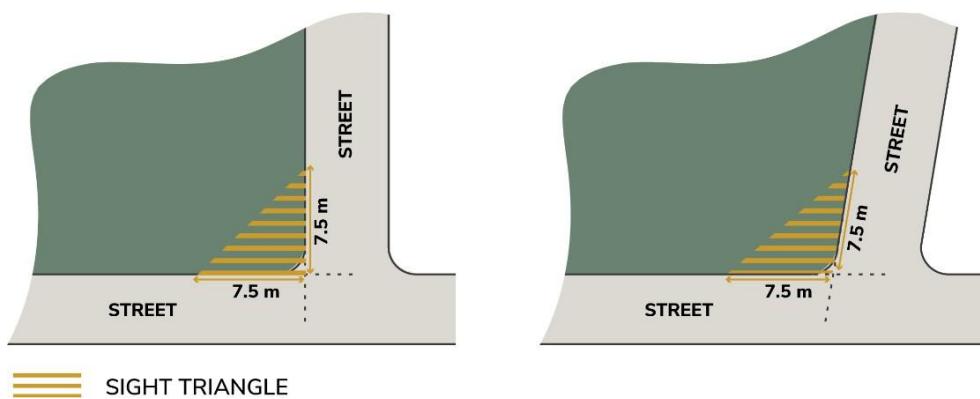
### 4.2 Provincial Highways

- 4.2.1 In accordance with the *Transportation Act*, a person shall not place a Building or a Structure within 4.5 metres (15 feet) from the Parcel Line fronting on any Arterial Highway, including the Cariboo Highway (Hwy 97).

### 4.3 Obstructions on Corners

- 4.3.1 On a corner Parcel, a person shall not plant or erect landscaping, screening, a Building, or a Structure to a Height greater than 1 metre (3.3 feet) above the established Grade of the Street within the triangular space formed by the Street lines and the line joining the points on the Street lines, 7.5 metres (25 feet) from the point of intersection of the street lines, as illustrated in Diagram 4-1.

Diagram 4-1 Sight line identification



### 4.4 CN Railway

- 4.4.1 All Owners of Parcels abutting the CN Railway shall setback any new residential Development abutting the CN Railway a minimum of 30 metres (98 feet) from the Shared Property Line.

### 4.5 Servicing Requirements

- 4.5.1 All Owners or Occupiers of Parcels created by new subdivision in the R1, R2, R3, C1, C2, I1, I2, P1, and P2 Zones shall connect any development on the Parcel to a community water system and a community sewer system.

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 4 General Regulations

- 4.5.2 Any new R4 lot created by subdivision must connect to the community water and sewer systems if the original lot was already connected.

## **4.6 Drainage**

- 4.6.1 A person shall not construct or locate a Building:
- with any part of the floor system of Habitable Area, or in the case of a Manufactured Home Dwelling, the ground level on which it is located, less than 1.5 metres (5 feet) above the Natural Boundary of Clinton Creek and Cutoff Valley Creek or the Natural Boundary of any other watercourse; or
  - within thirty (30) metres (98 feet) of the Natural Boundary of Clinton Creek or Cutoff Valley Creek or the Natural Boundary of any other watercourse, and if land fill is used to achieve the required elevation, the toe of the fill slope shall be no closer than thirty (30) metres (98 feet) to the Natural Boundary of the relevant watercourse.
- 4.6.2 All persons Developing Land shall protect drainage courses and obtain the approval of the Ministry of Environment for any change in water courses,
- 4.6.3 A person Developing Land shall be responsible for any increase in runoff, and all persons Developing Land shall provide drainage calculations and information as to the specifics of runoff management to the Village.

## **4.7 Keeping of Livestock**

- 4.7.1 If a person is permitted to keep Livestock outside the A1 Zone, a person keeping Livestock shall:
- house all Livestock in a secure and sanitary Structure located a minimum of 1.5 metres from all Parcel Lines;
  - keep all Livestock in a manner that does not cause a nuisance to neighbouring properties through noise, odour, unsanitary conditions, or other means; and
  - keep Livestock in accordance with the provisions of Bylaw No. 543, 2016 - *Animal Regulation, Control and Licensing*.
- 4.7.2 If in a Zone where Agriculture Use is listed as a permitted Principal Use, a person may keep an unlimited number of Livestock provided that the keeping of the Livestock complies with Section 4.7.1 of this Bylaw.
- 4.7.3 If a person keeps Livestock **in a residential zone**, the person must locate all enclosures or shelters in the Rear Yard or interior Side Yard only and shall visually screen enclosures or shelters from adjacent properties or public Streets.
- 4.7.4 A person must not keep roosters, geese, peafowl, or crowing fowl in any Zone except A1.
- 4.7.5 A person shall not slaughter animals on any residential Parcel, except in compliance with

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 4 General Regulations

all applicable provincial and federal enactments and out of view from the public and neighbouring properties.

#### **4.8 Setback Exemptions**

- 4.8.1 A person shall not construct a Building or Structure such that a portion of the Building or Structure projects 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 one (1) metre (3.3 feet) from the Building or Structure;
  - c. balconies, porches, canopies, and sun shades, provided that such projections do not exceed 1.5 metres (5 feet) 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; and
  - f. an uncovered swimming pool, provided that such pool shall not be constructed within any required front yard nor nearer than three (3) metres (10 feet) to any Parcel line and located within a Fenced yard or be surrounded by a Fence in accordance with the regulations in Section 4.9.1 (e) of this Bylaw.
- 4.8.2 Gasoline service pumps or pump islands must be located in a Front Yard or Side Yard, subject to other regulations of this Bylaw.
- 4.8.3 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.
- 4.8.4 If 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 Parcel Line of a Parcel or of a strata Parcel shown on a registered strata plan as provided in the *Condominium Act*, RSBC 1996, c 64, the Setbacks for the Principal Building specified in this Bylaw with respect to the Side Parcel Line shall not apply.

#### **4.9 Height Exemptions**

- 4.9.1 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;

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 4 General Regulations

- 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.

#### **4.10 Signs**

- 4.10.1 Signs, signboards, and advertising devices are subject to the *Motor Vehicle Act* and the *Village of Clinton Sign Bylaw No. 477, 2010*.

## **SECTION 5      STORAGE, LANDSCAPING, AND SCREENING**

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### **5.1      Fencing**

- 5.1.1 In all Zones, a person shall not erect a Fence greater than 3.5 metres (11.5 feet) in Height.
- 5.1.2 In residential Zones, a person shall not erect a Fence greater than 1.2 metres (3.9 feet) in Height in the Front Yard and 2.0 metres (6.5 feet) in Height in the Side Yard and Rear Yard.
- 5.1.3 A person may erect a deer Fence along the side and rear of a Parcel greater than 2.0 metres (6.5 feet) 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.
- 5.1.4 A person shall not erect pool Fencing and its gate less than 2.5 metres (8 feet) in Height.
- 5.1.5 If a person erects pool Fencing and a gate, the person shall install a child proof lock on the gate.

### **5.2      Junk Materials**

- 5.2.1 If a person stores Junk Materials in A, C, or I Zones, the person shall:
  - a. locate the Junk Materials at least thirty (30) metres (98 feet) from the boundary of an R or P Zone;
  - b. enclose the Junk Materials with a Building or solid, view obscuring Fence, wall, or chain link Fence with a Landscape Screen at least 2.5 metres (8 feet) in Height; and
  - c. not pile Junk Materials to a greater Height than the surrounding Fence or wall.

### **5.3      Screening**

- 5.3.1 In all Zones, an Owner or Occupier of a Parcel shall screen outdoor garbage bins and outdoor storage areas from the view of Highways and adjacent properties with a Landscape Screen.
- 5.3.2 Despite Section 4.3.1, all Owners or Occupiers of a Parcel in a commercial or industrial Zone abutting a residential Zone, park Zone, or a Highway shall provide and maintain a Landscape Screen that is 1.5 metres (4.9 feet) in Height or greater.

### **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

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 5 Storage, Landscaping, and Screening

follows:

- a. In the A Zone, two (2) Shipping Containers per Parcel are permitted, to a maximum length of 12.1 metres (39.7 feet).
  - b. In the C and R Zones, one (1) Shipping Container per Parcel is permitted, to a maximum length of 12.1 metres (39.7 feet).
  - c. In I and P Zones, four (4) Shipping Containers per Parcel are permitted, to a maximum length of 12.1 metres (39.7 feet).
- 5.4.3 If used for their intended operational purpose of transporting goods in quantity, a person may keep additional Shipping Containers 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 A person may temporarily place Shipping Containers 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;
  - b. Shipping Containers placed on construction sites shall be removed once construction is completed, stopped, or the Building permit expires;
  - c. a single Shipping Container may be placed on a Parcel for a period totaling no more than thirty (30) days, for the intended operational purpose of loading or unloading goods; and
  - d. a person may temporarily place a Shipping Container in accordance with this section in addition to any Shipping Containers permitted in Section 5.4.2.
- 5.4.5 A person placing Shipping Containers shall:
- a. place and keep Shipping Containers in relatively new and good condition, with no external signs of damage or wear;
  - b. place Shipping Containers that are a singular colour that is complementary of the Principal Building on the Parcel, with no wording or branding on its exterior;
  - c. not use Shipping Containers for the storage of gasoline, propane, or any flammable, combustible liquid or compressed gas or explosives;
  - d. not use Shipping Containers for permanent or temporary Occupancy by people or animals;
  - e. screen all Shipping Containers from view along Highway 97 using either Fencing or a Landscape Screen; and
  - f. not stack Shipping Containers.

## **5.5 Storage of Vehicles, Machinery, or Equipment**

5.5.1 In this Section:

- a. **Vehicle** means any automobile, Recreational Vehicle, or boat.
- b. **Gross Vehicle Weight** means the loaded weight of a single Vehicle.
- c. **Licensed Gross Vehicle Weight** means the Gross Vehicle Weight for which a commercial Vehicle is licensed under the *Commercial Transport Act RSBC 1996, c 58.*

5.5.2 In all residential zones, Parcels with up to two Dwelling Units, a person shall not park or store more than five (5) Vehicles outside of a Building for any purpose.

5.5.3 In all residential zones, except if located within an enclosed Building on the same Parcel, a person shall not park a commercial Vehicle with a Licensed Gross Vehicle Weight exceeding five (5) tonnes (11,000 pounds).

5.5.4 In all Zones, a person shall not:

- a. park or store dismantled or wrecked Vehicles or equipment in any Front Yard.
- b. except in Wrecking Yards, park or store dismantled or wrecked Vehicles or equipment in the Rear Yard or Side Yard for a period of more than thirty (30) consecutive days.
- c. except in Wrecking Yards, store machinery, equipment, or Vehicles in a state of disrepair outside.

## **SECTION 6      SPECIFIC USE REGULATIONS**

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### **6.1      Accessory Buildings and Structures**

- 6.1.1 Accessory Buildings and Structures are permitted in all Zones, subject to the following regulations:
- a. a person shall not erect Accessory Buildings or Accessory Structures on any Parcel unless the Principal Building to which the Accessory Building is a Secondary Use has been erected or will be erected simultaneously with the Accessory Building; and
  - b. a person shall not use an Accessory Building or an Accessory Structure as a Dwelling Unit, except for Accessory Dwelling Units that are permitted under this Bylaw.
- 6.1.2 If 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 this Bylaw applicable to Principal Buildings.
- 6.1.3 Except for Fences, Accessory Buildings and Accessory 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:
- a. shall only be within an Accessory Building;
  - b. shall be a Secondary Use to the Principal Residential Use of the Parcel;
  - c. may occupy up to 100% of the floor area of the Accessory Building in which it is located;
  - d. shall not exceed the floor area of the Single Detached Dwelling located on the same Parcel; and
  - e. shall not be located within a Recreational Vehicle or Manufactured Home Dwelling.
- 6.2.2 If an Accessory Dwelling Unit is located on a Parcel that is connected to municipal services, the Accessory Dwelling Unit shall also be connected to municipal services.
- 6.2.3 An Owner of a Parcel with an Accessory Dwelling Unit shall provide designated parking for the Accessory Dwelling Unit in accordance with Section 20 Off-Street 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, Kennels, and Animal Clinics**

- 6.3.1 Where permitted, Animals Shelters and Kennels shall be:

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 6 Specific Use Regulations

- a. sited so that there is a minimum setback of 30 metres (98 feet) from all property lines; and
- b. maintained in a clean, dry, and well-ventilated condition, and to not create a nuisance.

6.3.2 If an Animal Shelter or Kennel has an outdoor run, the Owner or Occupier shall effectively contain and screen the outdoor run from adjacent Parcels by a solid Fence or wall not less than two (2) metres (6.5 feet) in Height and not more than 2.5 metres (8 feet) in Height.

6.3.3 Owners and Occupiers of Animal Clinics shall only keep animals overnight when required for medical supervision.

#### **6.4 Cannabis Production**

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

- a. facilities shall have a minimum Parcel size of five (5) acres;
- b. facilities shall have a minimum setback of thirty (30) metres (98.4 feet) from all Parcel lines; and
- c. Cannabis Production shall comply with all applicable federal and provincial approvals.

#### **6.5 Cannabis Sales**

6.5.1 Cannabis Sales 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 one hundred (100) metres (328.0 feet) from the main entrance of a school or Daycare, measured from property line to property line following accessible Streets; and
- b. a cannabis retailer shall not be located within 400 metres (1312.3 feet) of another cannabis retailer measured from property line to property line following accessible Streets.

#### **6.6 Daycare**

6.6.1 All Daycare facilities licensed or otherwise permitted in accordance with the *Community Care and Assisted Living Act*, shall have a valid Business License under the *Village of Clinton Business License Bylaw No. 551, 2017*.

#### **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

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 6 Specific Use Regulations

- patrons;
- c. in a Building that has one (1) Storey, Dwelling Units must be located at the rear of the Building and shall not be greater than 40% of the Gross Floor Area; and
  - d. in a Building with more than one (1) Storey, 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. a Gas Bar may not be within two hundred (200) metres of another Gas Bar as measured from Property Line to Property Line following accessible Streets;
- b. pumps or pump islands shall be located not closer than 4.5 metres (15 feet) to any Property Line;
- c. canopies over gasoline pumps and pump islands shall not extend to a point greater than 1.5 metres (4.9 feet) from any Property Line, exclusive of canopy supports which shall be located not less than 4.5 metres (15 feet) from any Property Line;
- d. all exterior lighting shall be designed to deflect away from adjacent Parcels;
- e. all tires, automobile accessories, and related goods shall be located on pump islands or contained within a booth, rack, or stand, and a maximum of two (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 metres (15 feet) from any Property Line;
- f. all vehicle use areas must be surfaced with asphalt, concrete, or a similar durable, dust-free pavement; and
- g. all vehicle use areas shall be properly Graded and drained to ensure effective disposal of surface water, and 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 person operating a Home Based Business shall hold a valid Business License;
- b. the Village's *Business License Bylaw No. 551, 2017*, shall determine the number of non-resident employees permitted to work in a Home Based Business;
- c. a Home Based Business shall be considered a Secondary Use to the Residential Use of a Parcel;
- d. the residents of the Dwelling shall primarily carry out a Home Based Business, 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, except for contractor services which may use the premises for

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administrative purposes and conduct work off-site; and

- f. a Home Based Business shall not vary the residential character of the Parcel, except for signage permitted under the Village's *Sign Bylaw No. 477, 2010*.

6.9.2 Home Based Businesses shall not:

- a. involve materials or products that produce flammable or explosive vapors or gases under normal Village 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; or
- 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 seven (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.

6.9.4 A Bed and Breakfast is considered a Home Based Business and shall accommodate no more than six (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 British Columbia Electrical Code currently in force, the British Columbia Plumbing Code currently in force, and other applicable codes and standards; and
- 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 Mobile Vendor is:

- a. in compliance with all regional health and local business licensing, as applicable;
- b. fully self-contained with no service connection; and
- c. given permission from the Land Owner.

6.11.2 If a Mobile Vendor is placed on public property or roadways, the Village is the Land Owner.

6.11.3 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.

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6.11.4 Mobile Vendors in the ALR are subject to the *Agricultural Land Commission Act* and the *Agricultural Use, Subdivision and Procedure Regulation*, BC Reg 171/2002.

## **6.12 Pools**

6.12.1 Above ground Swimming Pools and associated decks greater than 0.6 metres in height shall meet the siting requirements of Accessory Buildings.

6.12.2 The Owner or Occupier of Lands on which a swimming pool is to be constructed shall provide Fencing or equivalent barrier from grade of not less than 1.07 metres in height, with any openings through or under said fence or barrier to be of a size as to prevent the passage of a spherical object having a diameter of ten (10) centimetres. The fence or barrier shall be designed so that no member, attachment, or opening located between ten (10) centimetres and ninety (90) centimetres above grade will facilitate climbing. Access to the pool, other than through a dwelling unit, shall be equipped with a self-closing gate or door designed to return to a locked position when not in use and secured by a spring lock located on the pool side of the fence at least ninety (90) centimetres above grade.

6.12.3 If a Swimming Pool is 1.07 metres or more above surrounding ground, the Owner or Occupier of the Lands shall only be required to enclose the ladder or other access points to the pool by a Fence conforming to the requirements of Section 6.12.3 of this Bylaw.

6.12.4 The Owner or Occupier of any property on which the swimming pool is situated shall maintain the required Fence and gate in good repair at all times.

6.12.5 All persons draining Swimming Pools shall do so 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 Basic Public Utility Infrastructure is permitted in all Zones.

6.13.2 A person placing Public Utility Infrastructure and Basic Public Utility Infrastructure shall comply with all applicable provincial and federal enactments and follow all guidelines to ensure public health and safety and to protect the unencumbered continuous use of the facilities.

6.13.3 Individual Parcels for Public Utility Infrastructure and Basic Public Utility Infrastructure are exempt from minimum Parcel area requirements.

## **6.14 Secondary Suites**

6.14.1 Where permitted, a Secondary Suite shall:

- a. only be permitted within a Single Detached Dwelling;
- b. be considered a Secondary Use to the Principal Residential Use of the Parcel;

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 6 Specific Use Regulations

- c. have a floor area less than or equal to the floor area of the Dwelling in which it is located; and
  - d. have a private entrance separate from the primary entrance of the Principal Use.
- 6.14.2 A Parcel Owner with a Secondary Suite shall provide designated parking for the Secondary Suite in accordance with Section 20 Off-Street 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 or Occupier 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, and the Owner or Occupier shall:
- a. not occupy the Recreational Vehicle as a temporary residence for more than six (6) months and not beyond the validity period of the Building permit issued for construction on the Parcel;
  - b. remove the temporary residence at the expiration of such Building permit;
  - c. dispose of sewage at an approved off-site sani-dump or as otherwise authorized by the Village;
  - d. locate the Recreational Vehicle no closer than 2 metres (6.7 feet) from any Parcel line; and
  - e. not use a Park Model Trailer as a temporary or permanent 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 the Use is subject to the following regulations:
- a. a Vehicle Service and Repair Use may not occur within two hundred (200) metres (656.2 feet) of another Vehicle Service and Repair Use measured from Property Line to Property Line following accessible Streets;
  - 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; and
  - d. all tires, automobile accessories, and related goods shall be contained within a booth, rack, or stand. A maximum of two (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 metres (15 feet) from any Front Parcel Line or Exterior Parcel Line.

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### Section 6 Specific Use Regulations

#### **6.17 Restaurant Drive-Through**

6.17.1 Any Restaurant Drive-Through Use is subject to the following regulations:

- a. All Restaurant Drive-Through queuing Aisles shall:
  - i. have a minimum of six (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 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 metres (11.5 feet) of landscaped area designed and maintained with Screening not less than 1.0 metres (3.3 feet) in Height.
- b. If possible, a Restaurant Drive-Through shall prevent headlights from shining onto other properties through the Use of Fencing, Landscape Screening, and orientation of the drive Aisle.
- c. Each queuing space shall be a minimum of 6.0 metres (19.7 feet) long and 3.0 metres (9.8 feet) wide.
- d. Restaurant Drive-Through queuing space shall provide sufficient space for vehicle turning and maneuvering.

## **SECTION 7 ESTABLISHMENT OF ZONES**

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### **7.1 Establishment of Zones**

- 7.1.1 The area within the boundaries of the Village 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 Highway 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**

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### **8.1      Purpose**

8.1.1 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 policies; 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 the ALC Act and regulations, the following Uses and no others may be permitted as Principal Uses in the AG Zone:

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

### **8.3      Secondary Uses**

8.3.1 The following Uses are 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 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 is a non-exhaustive list of examples of such prohibited Uses:

- a. Animal clinic
- b. Campground

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## Section 8 A1 Agriculture

- c. Commercial or Industrial Uses
- d. Dwelling, Duplex
- e. Dwelling, Multi-unit
- f. Dwelling, Semi-Detached

8.4.2 In the A1 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a subdivision plan, 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel Size	-
b. Minimum Parcel Width	-
c. Maximum number of Principal Buildings	-
d. Maximum road setbacks <ul style="list-style-type: none"><li>• Measured from the front Parcel Line to the rear or opposite side of the Farm Residential Footprint</li></ul>	60 m (196.9 ft.)
e. Maximum Farm Residential Footprint size <ul style="list-style-type: none"><li>i. Principal Farm Residence, plus (if applicable)</li><li>ii. Additional Farm Residence, plus (if applicable)</li><li>iii. Temporary Farm Working Housing</li></ul>	<ul style="list-style-type: none"><li>2,000 m<sup>2</sup></li><li>1,000 m<sup>2</sup> per residence</li><li>35 m<sup>2</sup> per residence</li></ul>
f. Maximum Floor Area for Farm Residences <ul style="list-style-type: none"><li>i. Principal Farm Residence</li><li>ii. Additional Farm Residence on parcel less than 40 ha</li><li>iii. Additional Farm Residence on parcel greater than 40 ha</li><li>iv. Temporary Farm Working Housing</li></ul>	<ul style="list-style-type: none"><li>500 m<sup>2</sup></li><li>90 m<sup>2</sup></li><li>186 m<sup>2</sup></li><li>15 m<sup>2</sup> per residence</li></ul>
g. Maximum total floor area of an Accessory Dwelling Unit, for Parcels less than 40 ha	90 m <sup>2</sup>
h. Maximum total floor area of an Accessory Dwelling Unit, for Parcels greater than 40 ha	186 m <sup>2</sup>
i. Maximum Density	-
j. Maximum Parcel Coverage	-
k. Maximum Building Height	12.0 m (39.0 ft.)

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 8 A1 Agriculture

#### **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 the 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. The Village shall consider variance requests 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)*, as amended.
- 8.5.4 Only one Additional Residence Building is permitted.

## **SECTION 9      A2 RURAL**

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### **9.1      Purpose**

9.1.1 The purpose of this Zone is to 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 Uses are 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 Uses are 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, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	4 ha (40,000 m <sup>2</sup> , 9.88 ac)

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 9 A2 Rural

COLUMN 1	COLUMN 2
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 m<sup>3</sup> of timber annually grown elsewhere.

## **SECTION 10 C1 DOWNTOWN COMMERCIAL**

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### **10.1 Purpose**

10.1.1 The purpose of this Zone is to 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 Uses are 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 Uses are 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, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 10 C1 Downtown Commercial

COLUMN 1	COLUMN 2
a. Minimum Parcel size	450 m <sup>2</sup> (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 All persons conducting business or activity within the C1 Zone shall do so within a completely enclosed Building or areas otherwise screened from public view except for parking and Loading facilities, Restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.

**10.6 Site-Specific Regulations**

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

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
a. Amended Lot 69B (146909F) Townsite of Clinton	N/A	To permit: • Multi-Family Dwelling

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 10 C1 Downtown Commercial

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
b. Lot 80 Townsite of Clinton	N/A	To permit: • Multi-Family Dwelling

## **SECTION 11      C2 HIGHWAY SERVICE COMMERCIAL**

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### **11.1      Purpose**

11.1.1 The purpose of this Zone is to 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 Uses are 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 Uses are 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

## Village of Clinton Zoning Bylaw 607, 2025

### Section 11 C2 Highway Service Commercial

#### 11.4 Regulations

- 11.4.1 On a Parcel located in an area Zoned as C2, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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	758 m <sup>2</sup> (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 person conducting business or activity within the C2 Zone shall do so within a completely enclosed Building or areas otherwise screened from public view except for parking and loading facilities, Vehicle Service and Repair, 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

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 11 C2 Highway Service Commercial

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 Sales

## **SECTION 12 I1 LIGHT INDUSTRIAL**

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### **12.1 Purpose**

12.1.1 The purpose of this Zone is to 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 Uses are 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 Uses are permitted as Secondary Uses in the I1 Zone:

- a. Agri-Tourism
- b. Outdoor Storage
- c. Retail Sales

### **12.4 Regulations**

12.4.1 On a Parcel located in an area Zoned as I1, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

**Village of Clinton Zoning Bylaw 607, 2025****Section 12 I1 Light Industrial**

COLUMN 1	COLUMN 2
a. Minimum Parcel size	0.1 ha, 1.011 m <sup>2</sup> (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 Every person conducting activity in the I1 Zone shall do so 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 rent may be displayed within the required Front Setback area, subject to the condition that any display area shall be Setback from an abutting roadway or Parcel by not less than two (2) metres (6.6 feet).
- 12.5.3 A person shall not conduct a Use in the I1 Zone that emits or discharges to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation, or vibrations which exceed applicable standards set out by Provincial or Federal enactments.

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 12 I1 Light Industrial

12.5.4 Retail Sales in the I1 Zone 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**

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### **13.1      Purpose**

13.1.1 The purpose of this Zone is to 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 Uses are 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 Uses are 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, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	1.0 ac (0.41 ha, 4,047 m <sup>2</sup> )
b. Minimum Parcel width	-

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### Section 13 I2 Heavy Industrial

COLUMN 1	COLUMN 2
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 Every person conducting activity in the I2 Zone shall do so 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 A person may display items for sale or rent within the required Front Setback area, subject to the condition that any display area shall be Setback from an abutting roadway or Parcel by not less than two (2) metres (6.6 feet).
- 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,

## **Village of Clinton Zoning Bylaw 607, 2025**

### Section 13 I2 Heavy Industrial

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 enactments.
- 13.5.7 Retail Sales in the I2 Zone must be directly related to the Principal Use and cannot occupy more than maximum 20% of the Building's total area.

## **SECTION 14 P1 PUBLIC USE**

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### **14.1 Purpose**

14.1.1 The purpose of this Zone is to provide essential public facilities and services that support the well-being of the community.

### **14.2 Principal Uses**

14.2.1 The following Uses are 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 Uses are 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, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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	450 m <sup>2</sup> (4,843 sqft.)

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 14 P1 Public Use

COLUMN 1	COLUMN 2
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 The purpose of this Zone is to provide for Parks, open spaces, and recreational areas for public enjoyment and community gathering.

### **15.2 Principal Uses**

15.2.1 The following Uses are permitted as Principal Uses in the P2 Zone:

- a. Park
- b. Recreation and Entertainment - Outdoor

### **15.3 Secondary Uses**

15.3.1 The following Uses are 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 a P2 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
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:	

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## Section 15 P2 Parks and Recreation

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.)

## **SECTION 16 R1 LOW DENSITY RESIDENTIAL**

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### **16.1 Purpose**

16.1.1 The purpose of this Zone is to 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 Uses are 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 Uses are 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 R1 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel Area	350 m <sup>2</sup> (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
d. Minimum setback of Principal Building to:	

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 16 R1 Low Density Residential

COLUMN 1	COLUMN 2
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**

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### **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 Uses 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 Uses 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 R2 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel Area	350 m <sup>2</sup> (3,767 sqft)
b. Minimum Parcel Width	12.0 m (40.0 ft.)

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 17 R2 Medium Density Residential

COLUMN 1	COLUMN 2
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**

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### **18.1      Purpose**

18.1.1 Accommodate existing Manufactured Homes within designated Manufactured Home Parks.

### **18.2      Principal Uses**

18.2.1 The following Uses shall be permitted as Principal Uses in the R3 Zone:

- a. Manufactured Home Park

### **18.3      Secondary Uses**

18.3.1 The following Uses 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 R3 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	5.0 ac (2.02 ha, 20,234 m <sup>2</sup> )
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 no. 272, 1990*.

## **SECTION 19      R4 COUNTRY RESIDENTIAL**

---

### **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 Uses are 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) are 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 On a Parcel located in an R4 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision 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.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	0.40 ha, 4,047 m <sup>2</sup> (1 ac)
b. Minimum Parcel Width	-

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 19 R4 Country Residential

COLUMN 1	COLUMN 2
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, a person shall not use a Parcel for exterior storage of any kind and shall not construct garages for the repair and maintenance of equipment.

## **SECTION 20      OFF-STREET PARKING AND LOADING**

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### **20.1 Application of Regulations**

- 20.1.1 Parcel Owners or Occupiers shall provide and maintain Off-Street Parking and Loading as required to support Uses within each Zone in accordance with the regulations of this section.
- 20.1.2 Parcel Owners or Occupiers shall not credit Off-Street Parking Spaces as Off-Street Loading spaces or vice versa.
- 20.1.3 The Village may allow property Owners or Occupiers to provide less than the required amount of parking outlined in this Bylaw if the Parcel Owner or Occupier can demonstrate to the satisfaction of the Village that:
  - a. sufficient On-street Parking is available for the proposed Uses,
  - b. there would be no undue negative harm to surrounding properties, **or**;
  - c. the proposed Use for the Parcel does 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:
  - a. Owners or Occupiers of a Parcel shall provide and maintain Off-Street Parking and Loading in accordance with this section for any addition to any existing Building and Structure or any change or addition to such existing Use; and
  - b. Owners and Occupiers of a Parcel shall not reduce Off-Street Parking and Loading that existed prior to the adoption of this Bylaw 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.
- 20.3.2 If a proposed Use is not specifically referred to in Column 1, the number of Off-Street

## Village of Clinton Zoning Bylaw 607, 2025

### Section 20 Off-Street Parking and Loading

Parking and Loading spaces shall be calculated on the basis of requirements for a similar listed Use.

- 20.3.3 All calculations that result in a fraction shall be rounded up.
- 20.3.4 If 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 metres (2 feet) is assumed to accommodate one person.
- 20.3.5 If 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.
- 20.3.6 If a Building or Parcel contains more than one Use and the hours of operation for the Uses 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
<b>Residential Uses</b>	
• 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
<b>Uses located in the A1 Zone</b>	
Farm Retail Sales including Green houses and Nurseries	One (1) parking space per 15 m <sup>2</sup> of retail area
<b>All Other Uses</b>	
Animal Clinic	4 spaces per veterinarian, minimum 4 spaces
Campground	1 space per campsite

**Village of Clinton Zoning Bylaw 607, 2025**

## Section 20 Off-Street Parking and Loading

COLUMN 1	COLUMN 2
	Plus 2 spaces per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area for all accessory 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 <sup>2</sup> (269 sqft) of Retail Floor Area.
Club or Lodge	1 space per 40 m <sup>2</sup> (430 sqft) of Gross Floor Area
Commercial Uses, not listed	1 space per 20 m <sup>2</sup> (215 sqft) of Gross Floor Area
Education Facility	1.5 spaces per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area
Emergency and Protective Services	1 space per 25 m <sup>2</sup> (269 sqft) of Gross Floor Area
Financial Institution	1 space per 20 m <sup>2</sup> (215 sqft) of Gross Floor Area
Funeral Services	1 space per 10 seats
Government Services	1.5 spaces per 50 m <sup>2</sup> (538 sqft) of Gross Floor Area
Health Services	1 space per 30 m <sup>2</sup> (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 <sup>2</sup> (1076 sqft) of Gross Floor Area Plus 1 space per service bay.
Industry, Light	1 per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area
Industrial Use, not listed	1 per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area
Motel	1 space per guest room Plus 1 space per 5 seats in Restaurant Use.
Office	1 space per 30 m <sup>2</sup> (323 sqft) of Gross Floor Area
Personal Service Establishment	1 space per 15 m <sup>2</sup> (161 sqft) of Service Floor Area Plus 1 space per 200 m <sup>2</sup> (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 <sup>2</sup> (1076 sqft) of Gross Floor Area
Religious Assembly	1 space per 4 seats

## Village of Clinton Zoning Bylaw 607, 2025

### Section 20 Off-Street Parking and Loading

COLUMN 1	COLUMN 2
Restaurant	1 space for 5 seats
Retail Sales - Commercial (C) Zone Includes Gas Bar	1 space per $25\text{ m}^2$ (269 sqft) of Retail Floor Area. Plus 1 space per $200\text{ m}^2$ (2153 sqft) of storage area.
Retail Sales - Industrial (I) Zone	1 space per $100\text{ m}^2$ (1076 sqft) of Retail Floor Area. Plus 1 space per $200\text{ m}^2$ (2153 sqft) of storage area.
Vehicle Service and Repairs	1 space per $70\text{ m}^2$ (753 sqft) of Retail Floor Area Plus 2 spaces per service bay.

- 20.3.7 In addition to the requirements listed above, Building Owners or Occupiers must provide the minimum number of Accessible Parking Spaces in the *BC Building Code*.
- 20.3.8 Of the required number of Parking Spaces required, an Owner or Occupier may designate a maximum of 20% to accommodate small-sized vehicle parking.
- 20.3.9 Owners or Occupiers shall use all Off-Street Parking 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.
- 20.3.10 Owners or Occupiers of Parcels in in R or P Zones shall use Parking Spaces solely for parking of private non-commercial vehicles.

## 20.4 Location of Off-Street Parking Spaces

- 20.4.1 All Owners and Occupiers of Parcels shall locate Off-Street Parking Spaces on the same Parcel as the Use they serve.
- 20.4.2 Despite the above, in the case of C Zones, Off-Street Parking may be located on another Parcel, provided:
- the alternative location is within 150 metres (492 feet) of the Building or Use they serve, and
  - the Owner or Occupier of the Parcel using the Parking Spaces can assure, to the satisfaction of the Village, that such Parking Spaces are used only for parking that serves that Building or Use.

## 20.5 Design Standards

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

## Village of Clinton Zoning Bylaw 607, 2025

### Section 20 Off-Street Parking and Loading

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.)

- 20.5.2 Owners or Occupiers shall ensure that each Accessible Parking Space is:
- located as close as possible to a handicapped-accessible Building entrance, and
  - clearly identified for exclusive use by accessible parking permit holders.
- 20.5.3 Owners or occupiers shall clearly identify all Parking Spaces to facilitate ease of use and maximum efficiency.
- 20.5.4 Owners or Occupiers shall make adequate provisions 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 Owners or Occupiers shall surface all parking areas to be hard-surfaced and Graded to increase durability, prevent dust creation, reduce the likelihood of them becoming muddy, and minimize environmental contamination.
- 20.6.2 All Owners or Occupiers of Parcels with 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 If a Parking Lot includes more than three (3) spaces and is located on a Parcel that is abutting or facing an R or P Zone, the Owner or Occupier of the Parcel shall provide and maintain a Landscape Screen of not less than 1.5 metres (5 feet) along the edge of the

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Parking Lot facing or abutting an R or P Zone.

- 20.6.4 If a Parking Lot abuts a Highway or a sidewalk, the Owner or Occupier of the Parcel shall place curb stops at the end of each Parking Space to prevent vehicles from encroaching into pedestrian areas. The Owner or Occupier of the Parcel shall place the curb stops at a distance of not less than 0.75 metres (2.5 feet) from the sidewalk or Highway.

## 20.7 Other Regulations

- 20.7.1 If more than fifteen (15) Parking Spaces are required for a Parcel, the Owner or Occupier of the Parcel must provide lighting to enhance user safety.

## 20.8 Off-Street Loading

- 20.8.1 A person shall not undertake a Use 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.
- 20.8.3 If 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.
- 20.8.4 Each Off-Street Loading Space shall be designed in accordance with Table 20-2 Dimensions of Off-Street Parking Spaces.
- 20.8.5 Despite 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
a. Agricultural and Industrial Uses	
i. less than 1,000 m <sup>2</sup> (10,764 sqft)	1
ii. 1,000 m <sup>2</sup> to 2,500 m <sup>2</sup> (26,910 sqft)	2
iii. greater than 2,500 m <sup>2</sup>	3
b. Uses in P1 Zone	
i. less than 3,000 m <sup>2</sup> (32,293 sqft)	1
ii. 3,000 m <sup>2</sup> or greater	2
c. Commercial Zones	
i. less than 2,500 m <sup>2</sup> (26,910 sqft)	0

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COLUMN 1	COLUMN 2
ii. greater than 2,500 m <sup>2</sup>	1

20.8.6 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 metres (25 feet) 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.

20.8.7 Despite Section 30.8.3.b, Off-Street Loading Spaces required for Commercial Uses under 2,500 square metres (26,910 square feet) may be permitted within a Side Yard.

20.8.8 Owners or Occupiers of a Parcel shall not reduce Off-Street Loading Spaces existing on the effective date of this Bylaw below the applicable requirement for Off-Street Loading Spaces of this Bylaw.

