



## **AGENDA**

### **Regular Meeting of Council**

Village of Clinton Council Chambers, 1423 Cariboo Highway  
Wednesday, February 26, 2026 at 6:30 pm

---

**Mission Statement:** *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

**Vision Statement:** *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

#### **Call to Order**

*"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation"*

#### **Adoption of Agenda**

#### **Adoption of the Minutes**

	Minutes of the Regular Minutes dated February 11, 2026.	<b>Page 4</b>
--	---	---------------

#### **Delegations**

	Cairnstone Planning on behalf of Norther Development Initiative Trust (NDIT)	<b>Page 9</b>
--	--	---------------

#### **Question Period**

**\*Only questions related to items on the agenda are permitted.**

## Correspondence and Reading File

<b>Action</b>	None	
---------------	------	--

<b>Information</b>	None	
--------------------	------	--

<b>Reading File</b>	February 6, 2026 to February 19, 2026	<b>Page 26</b>
---------------------	---------------------------------------	----------------

## Administrative Reports

CAO	Trails Project Financials – For information	<b>Page 27</b>
	Development Permit CD-202401 – For desicison	<b>Page 28</b>
	Tennis Court – Updated Strategy – For approval	<b>Page 43</b>
CFO	None	
DCO	None	
CDC	None	
Public Works	None	
Fire Department	None	
FireSmart Coordinator	None	
Bylaw Officer	None	
Committees	Minutes of the Accessibility Committee dated February 5, 2026 – For information	<b>Page 45</b>
	Minutes of the Spirit of Clinton Meeting dated February 3, 2026 – For information	<b>Page 47</b>

## Bylaws/Policies

CAO	Village of Clinton Election Bylaw No. 609, 2026 – For Adoption	<b>Page 52</b>
	Village of Clinton Zoning Bylaw No. 607, 2025 – For adoption	<b>Page 54</b>
	Special Initiatives Capacity Reserve Bylaw No. 610, 2026 – For first, second and third readings	<b>Page 132</b>

## Council Reports

Mayor Stanke	Council Report - Written	<b>Page 134</b>
Councillor Burrage	Council Report – Verbal	
Councillor Kosovic	Council Report - Verbal	
Councillor Park	Council Report – Verbal	
Councillor Schapansky	Council Report – Verbal	

**New Business**

None

**List of Outstanding Council Previous Action Items**

	Current List of Motions	<b>Page 137</b>
--	-------------------------	-----------------

**Calendar of Events**

Mar 25 – Spring Tea (formerly Daffodil Tea) Memorial Hall

Apr 05 - Bethel Pentecostal Church Easter Breakfast – Memorial Hall

Apr 11 – Quilt Show – Memorial Hall

Apr 18 – Volunteer Appreciation Night – Memorial Hall

Apr 19 – Seedy Sunday Memorial hall 10am to 2pm

**Notice to Proceed to In-Camera**

- Motion to proceed to Closed Meeting as per Section 90.1 (c) of the Community Charter

**Re-call Regular Meeting**

**Adjournment**



## MINUTES

### Regular Meeting of Council

Clinton Council Chambers, 1423 Cariboo Highway

Wednesday, February 11, 2026, at 6:30 pm

In Attendance: Mayor Stanke, Councilors: Burrage, Kosovic, Park, Schapansky

Absent:

Staff: CAO Doddridge, CFO McKague, DCO Smith

Media: 0 Public: 0

**Mission Statement:** *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

---

**Vision Statement:** *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

#### Call to Order

The meeting was called to order at 6:30 pm

*"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation."*

#### Adoption of the Agenda

Moved and Seconded

**R019-26** That Council approves the amended Agenda dated February 11, 2026, to include SILGA Resolutions and who is attending SILGA under New Business. **CARRIED**

#### Adoption of the Minutes

Moved and Seconded

**R020-26** That the Minutes of the Regular Council Meeting dated January 28, 2026, be adopted. **CARRIED**

#### Question Period

None

#### Action Items

None

#### Information

Legislative Assembly of BC – Letter re: Revitalization of BC Rail Corridor due to CN Rail discontinuance.

Received for information.

#### Reading File

Received for Information.

**Administrative Reports**

**CAO**

None

**Chief Financial Officer**

Report on Council Remuneration  
Received for information.

**Community Development Coordinator**

NDIT Business Façade Improvement Program 2026  
Moved and Seconded

**R021-26 THAT, Council supports the application to Northern Development Initiative Trust from the Village of Clinton for a grant of up to \$20,000 for the Business Façade Improvement Program 2026 from the Cariboo-Chilcotin Lillooet Regional Development Account. CARRIED**

NDIT Grant Writer Program 2026  
Moved and Seconded

**R022-26 THAT, Council supports the application to Northern Development Initiative Trust from the Village of Clinton for a grant of up to \$8,000 for grant writing support. CARRIED**

**Deputy Corporate Officer**

None

**Public Works**

2025 Public Works Highlights  
Received for information as presented.

**Fire Department**

None

**FireSmart Coordinator**

None

**Bylaw Officer**

None

**Committees**

None

**Bylaws/Policies**

Village of Clinton Election Bylaw  
Moved and Seconded

**R023-26 THAT, Council gives first reading to Village of Clinton Election Bylaw No. 609, 2026. CARRIED**

Moved and Seconded

**R024-26 THAT, Council gives second reading to Village of Clinton Election Bylaw No. 609, 2026. CARRIED**

Moved and Seconded

**R025-26 THAT, Council gives third reading to Village of Clinton Election Bylaw No. 609, 2026. CARRIED**

Final Changes to OCP

Moved and Seconded

**R026-26 THAT, Council gives second reading to the Village of Clinton Official Community Plan Bylaw No. 606, 2025. CARRIED**

Moved and Seconded

**R027-26 THAT, Council gives third reading to the Village of Clinton Official Community Plan Bylaw No. 606, 2025. CARRIED**

Moved and Seconded

**R028-26 THAT, Council adopts the Village of Clinton Official Community Plan Bylaw No. 606, 2025. CARRIED**

Final Changes to Zoning Bylaw

Moved and Seconded

**R029-26 THAT, Council gives second reading to the Village of Clinton Zoning Bylaw No. 607, 2025 as amended to include the following changes:**

**19.5.1 changed to: "Exterior storage and garages intended for equipment repair or maintenance are not permitted for uses allowed under Sections 19.2 and 19.3, unless such activities are clearly incidental to the Principal Use. Examples of permitted storage include hay or firewood, or garages for maintaining personal vehicles or equipment."**

**9.5.1 changed to: "Exterior storage and garages intended for equipment repair or maintenance are not permitted for uses allowed under Sections 9.2 and 9.3, unless such activities are clearly incidental to the Principal Use. Examples of permitted storage include hay or firewood, or garages for maintaining personal vehicles or equipment." CARRIED**

Moved and seconded

**R030-26 THAT, Council gives third reading to the Village of Clinton Zoning Bylaw No. 607, 2025. CARRIED**

**Council Reports**

**Mayor Stanke – Verbal**

Attended Sign Bylaw walkabout.

Attended the swearing in of the new Chief and Council of Whispering Pines Clinton Indian Band.

Received for information as presented.

**Councillor Burrage – Verbal**

Feb 3 – Attended the Sign Bylaw Walkabout

Feb 3 – Attended an E-Fry Meeting

Feb 3 – Attended Spirit of Clinton Meeting – April 18 Volunteer Appreciation night. Will be honoring youth volunteers. Heritage week will be full of exciting activities.

Received for information as presented.

**Councillor Kosovic – Verbal**

The Rural Remote Education Program will be doing something for Tumbler Ridge.

Released a video re: Railway decommissioning.

Received for information as presented.

**Councillor Park – Verbal**

Missed the sign meeting walkabout and the Accessibility Committee meeting.

Received for information as presented.

**Councillor Schapansky – Verbal**

No meetings.

Attended the Whispering Pines Clinton Indian Band swearing in of new Chief and Council.

Received for information as presented.

**New Business**

SILGA Resolution idea

Bring a motion to SILGA to increase guidelines for tax sales.

SILGA 2026

Let DCO Smith know who would like to attend SILGA this year.

**List of Outstanding Council Previous Action Items**

Received for information.

**Calendar of Events**

Feb 14 – CADOSA Ice Fishing Derby 6am to 12pm \*\$20 entry fee Beaverdam Lake

Mar 25 – Spring Tea (formerly Daffodil Tea) Memorial Hall

Apr 05 - Bethel Pentecostal Church Easter Breakfast – Memorial Hall

Apr 11 – Quilt Show – Memorial Hall

Apr 18 – Volunteer Appreciation Night – Memorial Hall

Apr 19 – Seedy Sunday Memorial hall 10am to 2pm

**Notice to Proceed to Closed Meeting**

Moved and Seconded

**R031-26 Motion to proceed to Closed Meeting as per Section 90.1 (a) of the Community Charter at 7:51pm. CARRIED**

**Adjournment**

Moved and Seconded

**R032-26 That the Regular Meeting of Council be adjourned 8:01 pm. CARRIED**

---

MAYOR

---

CORPORATE OFFICER



## DELEGATION REQUEST FORM

In order to appear before Council as a delegation, please take the time to complete this form. It will help in providing Council and staff with an overview of the presentation and the key points Council needs to be aware of. We ask that the presentation be **kept to a MAXIMUM of ten (10) minutes** so that there will be reasonable time for Council to ask questions, should they wish to do so.

**PLEASE NOTE** that the information contained on this form and any supporting materials will be included on the agenda (time permitting) and will be therefore made available to the public and the media at the time the agenda is published.

1. Name of Organization or Group

Cairnstone Planning on Behalf of Northern Development Initiative Trust

---

2. Name(s) and title(s) of Person(s) making presentation

Peter Scholz, Registered Professional Planner and Professional Transportation Planner, Cairnstone Planning (on behalf of NDIT) (confirmed)

---

3. The topic of the presentation to Council

Prince George to North Vancouver Railway: Transitioning from Class 1 Management

---

4. What is the desired outcome of the presentation (funding, letter of support, change in bylaw or policy, to provide information only)

Letter of Support; Guidance for Next Steps; Introduction to Potentially Interested 3rd Parties  
Continuation and enhancement of regional economic development through improved railway service.

---

5. If funding assistance is requested, please explain why Council should be funding the request

---

---

6. If seeking funding please attach a budget for the project and expected sources of revenue

Budget attached including expected sources of revenue



301 - 1268 Fifth Avenue  
Prince George, BC V2L 3L2  
Tel: 250-561-2525  
Fax: 250-561-2563

info@northerndevelopment.bc.ca  
www.northerndevelopment.bc.ca

## BCR Cariboo Chilcotin Line: Project Introduction

January 16, 2026

### Background:

In July 2025, CN Rail announced plans to terminate its lease on the Squamish–100 Mile House rail corridor, returning control to BC Rail, a provincial Crown corporation. Starting July 2026, interested parties may assume operations for existing or new train services. Should no party come forward, the corridor could be sold for net salvage value.

Northern Development Initiative Trust heard from multiple communities that the railway is an essential transportation corridor for the region. Enhanced passenger and freight service is critical for economic growth, and rail access provides small and medium businesses with significant competitive advantages over trucking or other transportation alternatives.

In response, Northern Development Initiative Trust has been asked by local governments to lead a consulting project. The consultant will mitigate political risk, advocate as a unified municipal voice, and coordinate initial steps toward a First Nations-led corporate structure.

### What Success Looks Like

- A credible railway investment partner actively engaged in due diligence and business planning.
- A letter of interest from all or most First Nations confirming their interest in future involvement, ownership and management of a new railway organization.
- Common understanding among communities and senior governments of the railway's strategic and economic importance.
- Discussions about dismantling the railway for salvage have ended.

### Contacts:

**Councillor Trudy Klassen, City of Prince George:** [Trudy.Klassen@princegeorge.ca](mailto:Trudy.Klassen@princegeorge.ca) 250-613-8299

**Peter Scholz, Cairnstone Planning Inc:** [cairnstone@outlook.com](mailto:cairnstone@outlook.com) 587-876-1663

**Anna Duff, Northern Development:** [anna@northerndevelopment.bc.ca](mailto:anna@northerndevelopment.bc.ca) 250-561-2525

Building a  
**Stronger North**

### **Project Phases:**

The project is being completed over five months (January–May 2026) to align with CN’s lease termination in July 2026.

- **Phase 1 – Project Mobilization (Month 1):**
  - Consultants’ scope and workplan confirmed with Northern Development to support early-phase coordination of all communities along the corridor (complete).
  - Create contact list of all First Nations, municipal and industry partners impacted by CN Rail’s July 2025 announcement and establish working committee (nearing completion).
  - Liaise with CN Rail, BC Rail and Transport Canada to gather technical and financial data.
  - Request meetings with all First Nations governments in proximity to the rail corridor
  - Outreach to multiple short-haul rail operators (underway).
  
- **Phase 2 – Local Government and First Nation Engagement (Months 1–3)**
  - Explore frameworks for a Multi-Nation Rail Governance and Ownership Model, drawing on proven precedents.
  - Request meetings with 24+ Nations and five Tribal Councils, led by an Elder.
  - Coordinate with local governments to confirm regional priorities
  - High-level assessment of freight and passenger demand scenarios.
  
- **Phase 3 – Market Sounding and Investment Readiness (Months 2–4)**
  - Summarize opportunities for joint use of corridor rights-of-way for walking, cycling or utility co-location.
  - Identify potential funding opportunities
  - Advance discussions among First Nations toward a letter of interest outlining principles for future participation, governance and ownership.
  
- **Phase 4 – Preliminary Business Case and Next Steps (Months 5–6)**
  - Synthesize findings into a short-form business case covering infrastructure condition and risk profile, market opportunity assessment, First Nation governance and ownership proposal and recommended funding, corporate structure and transaction pathway.
  - Present findings to participating local governments and First Nations.
  - Deliver a final report and data package suitable for provincial and federal funding applications and operator negotiations.

# Prince George to North Vancouver Railway

Transitioning from Class 1 Management

# Key Points

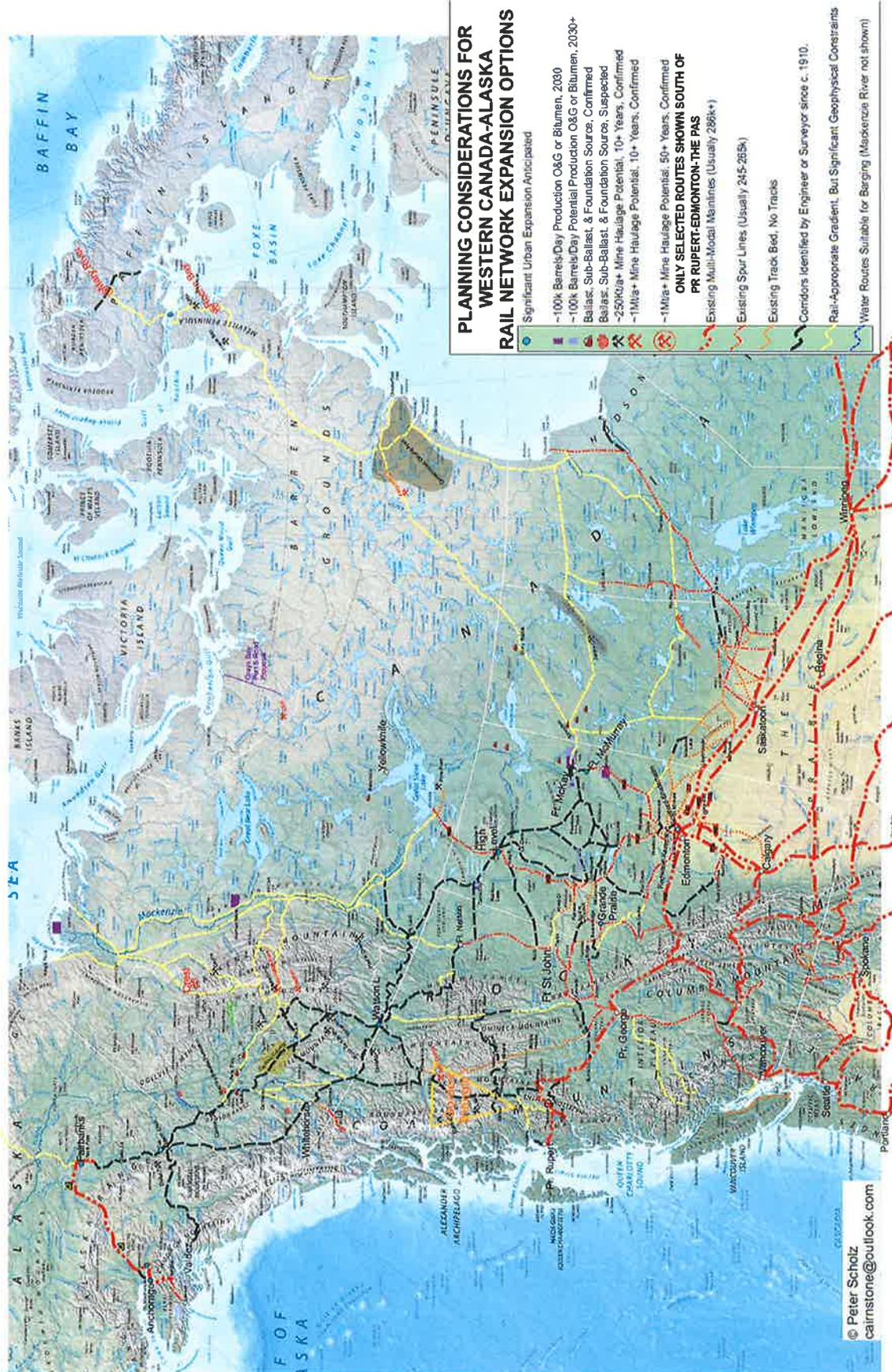
- Canadian National planning to shut down Squamish to 100 Mile House
- July 2026 is a Key Date: Potential for Track Removal after This Date. Once they're gone, they're gone.
- Municipalities between North Vancouver and Prince George have worked together to facilitate transfer to a short haul operator(s) with strong focus on Indigenous reconciliation.
- Contract is led by Northern Development Initiative Trust and led by Cairnstone Planning

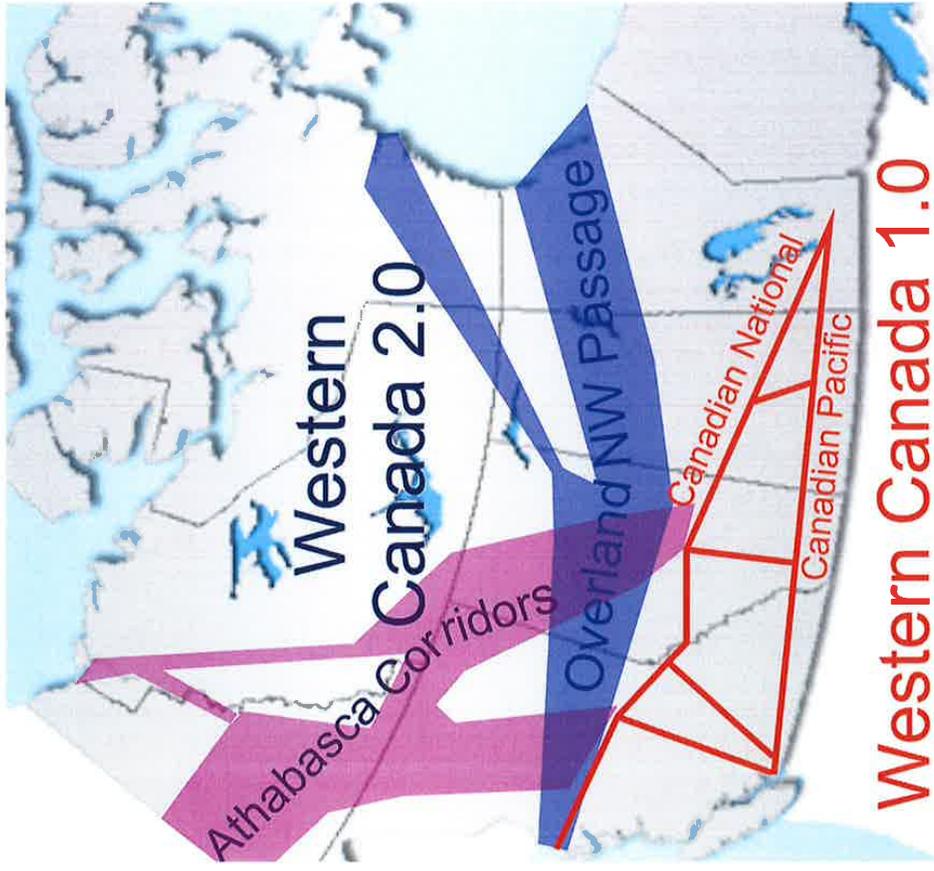
# Dean Dokkie

- Worked with the Nations for 44 years, Western Canada
- Councillor and Leader (West Moberly FN)
- Developer consultant for projects and programs
- Worked at A2A Rail
- Passion for mutual benefit for First Nations in every element of community development

# **Peter Scholz, MA, MSc, PTP (Transportation Planner), RPP (Town & Regional Planner)**

- **Raised partly in Deka Lake**
- **5 Years Head Transportation Policy for Nunavut Planning Commission**
- **1 Year Rail Route Planner and Community Economic Development for Alaska to Alberta Railway**



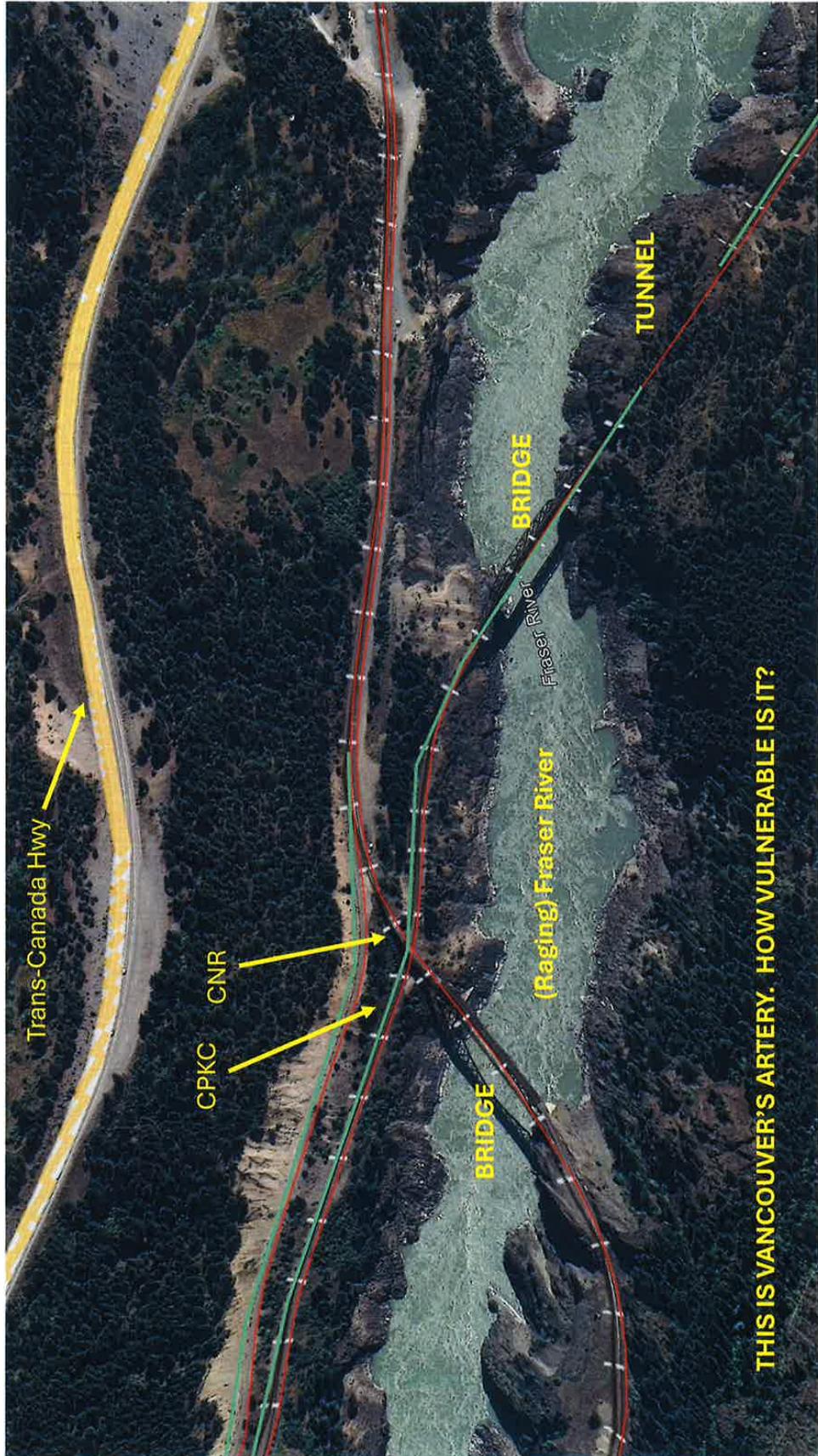


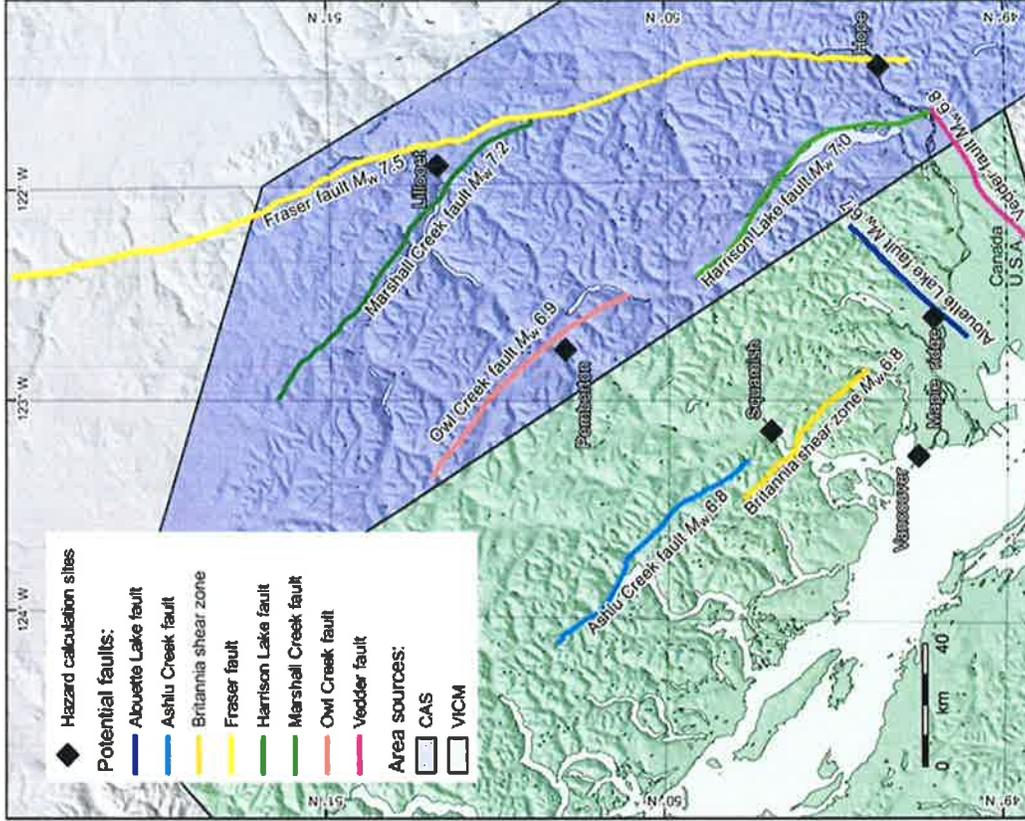
Western Canada  
Infrastructure Design is  
a Triangle: Winnipeg to  
Vancouver and Pr  
Rupert, with 3 N-S  
Connections

We need to complete  
Western Canada 1.0,  
Then Discuss Options  
for Western Canada 2.0



## The Abandoned Railways of the West (In White)





SEPTEMBER 02, 2025

Exploring Seismic Hazard Scenarios of Potentially Active Faults in the Southern Coast Mountains of British Columbia, Canada Available to Purchase

Raul Benjamin Mendoza;

Tiegan E. Hobbs;

Michael G. Bostock

# Strategic Redundancy on the Pacific: Western Canada 1.0 Was Never Completed

- Red Lines: CNR
- Green Lines: CPKC
- White Lines: Abandoned
- Yellow: Strategic Bypass  
Never Built



# Project Tasks

Politically De-Risk the Investment

Coordinate Government Parties

Find Funding Sources

First Nations Letter of Interest on Next Steps, Possibly An  
Investment/Corporate Group, and Guide on Any Subsequent Work

Liaise with Multiple Short-Line Operators as Potential Investors/Business  
Strategists/Operators

## Success Looks Like:

- Credible (successful railway company) investment partner actively undertaking due diligence and business planning
- MOU amongst all or most FN's on their future involvement, ownership, and management in the new railway organization
- Common understanding amongst communities and senior governments of the strategic and economic importance of the railway
- Active discussion of scrapping the railway has ceased

# Indigenous Mgmt Consortium

- Indigenous Nations as Railway Proponents/Owners
- Usually Co-Owned by Multiple FN Development Corps
- Ensures Profit-Sharing, Environmental Stewardship, Community Service, Protection from Direct and Indirect Political Blocks, Helps Secure Funding, Helps Get Things Through Bureaucracy
- Local Governments may, in some cases, be suitable shareholders
- Build off lessons/experiences of other Canadian Indigenous-Owned Railways
  - → Early Findings: Keewatin Rail, Arctic Gateway, Wawatewak, Neestanan, and Tschuueten Rail: none have responded, but outside research indicates each has a unique corporate structure that works for them. Developing such a structure for BC Rail would be a key element of Phase 2.

# Next Steps

- All parties will be asked for insights and priorities, and potential/existing railway clients in their community.
- Attending group/1-on-1 meetings in Prince George 3<sup>rd</sup> week January
- Budget allows some in-person visitation from Prince George to North Vancouver.
- First Nations and Tribal Councils
  - Dean now reaching out
- Municipalities, GovBC + GoC, BCRail Properties, Short-Haul Operators, CNR, Indigenous-Owned Railways
  - Peter now reaching out





# Staff Report to Council Regular Meeting

**Date: February 25, 2026**

**From: CAO**

**Subject: Trails Project Financials**

**Attachments:**

None

**Recommendations:**

**For Information**

**Background:**

In order to respond to public concern regarding the financial situation surrounding the 2018/2019 Phase 1 trail development project, Staff has compiled the financial information associated with the project.

The Village was approved for a total of \$36,000 for the project from the Cariboo Strong Fund (Administered through the Cariboo Regional District) and \$100,000 from the Province of BC's Rural Dividend program.

Total costs came in at \$147,229.91 broken down as follows:

\$120,555.65	DIG Trails
\$ 8,595.88	True Engineering
\$ 5,903.94	Home Hardware
\$ 6,003.01	Other (Labour, legal, fence mesh, other supplies, etc.)
<hr/>	
\$141,058.48	Total

External funding covered \$136,000, while the Village contributed the remaining \$5,058.48. The grant reporting was completed once the grant-funded amounts were expended, while some additional village-funded transactions occurred after this date.

The project completed the engineering/mapping and development of the Tin Can Trail and Mosquito Run, and erected two kiosks and picnic tables.

In conclusion, records show that the Village received the full grant amount from the funders and spent the full amount on the project, plus a capital contribution from the Village.

**Financial Impacts:**

None.

Brian Doddridge  
CAO

CFO Initial



## Staff Report to Council Regular Meeting

**Date: February 25, 2026**

**From: CAO**

**Subject: Development Permit CD-202401**

**Attachments:**

Development Permit Application and drawings  
Highway Commercial Development Permit Guidelines

**Recommendations:**

**THAT Council refer Commercial Development Permit CD-202401 back to the applicant to make additional form and character improvements, especially regarding colour schemes, heritage features, lighting, and fence material.**

**OR**

**THAT Council issue Commercial Development Permit CD-202401 to 1493767 BC Ltd. for the installation of above-ground gasoline reservoirs and other changes to 1303 Highway 97, in substantial accordance with the application and that the Corporate Officer be duly authorized to execute the permit.**

**Background:**

The Village received the attached Development Permit Application on October 9<sup>th</sup>, 2024. Due to stipulations of Contaminated Sites Regulation B.C. Reg. 375/96, the Ministry of Environment notified the Village it was obligated to postpone consideration of the permit. On February 9, 2026 the Ministry of Environment issued a release notice allowing the application to proceed. It is now being presented for Council's consideration.

The permit application was submitted while the former Zoning Bylaw and Official Community Plan were in effect. The application should be considered under the bylaws that were in effect at the time of application.

The application is to permit form and character developments associated with the installation of above-ground tanks, the removal of accessory buildings, the addition of pumps, and other changes to the "old Emporium" site, located at 1303 Highway 97. These changes are for the purpose of altering the use of the property to a "Gas Bar" as defined in the Zoning Bylaw.

**Scope of this Development Permit**

The purpose of the commercial development permit requirements are to "ensure that new development and redevelopment of lands in the Village's highly visible highway commercial area, enhances the visual quality of the community by creating a consistent and appealing identity that is valued by the community, visitors, developers and business persons" (2016 OCP, Page 51). 1303 Cariboo Hwy is within the zone identified in the 2016 Official Community Plan in which form and character developments must receive a development permit before proceeding.

The development permit extends only to parts of the property being altered. The existing building is not undergoing alterations under this permit and is therefore not part of the scope of the permit approval. However, Administration has been informed that additional plans to update the building façade are in process. These will be brought to Council as a new development permit application or as a request to amend the existing development permit once those plans are finalized. The proponent also intends to operate a convenience store from inside the building, but this is beyond the scope of the development permit application as the business license for this has already been approved as a part of a separate application.

Council’s role is to determine if the applicant has sufficiently met the conditions of the Commercial Development Permit Area Guidelines, which are attached to this report. The most applicable sections are highlighted below.

Staff Assessment



**Figure 1: The site in its current state**

**4.b Buildings should be sympathetic to the scale, mass, materials and colours found in nearby heritage and commercial buildings, without being exact replicas.**

The existing building is not included in the scope of this development permit application. The colour of new structures (fuel tanks, fencing) is not indicated on the application, and the fence material (chain link) is not in keeping with the DP guidelines.

**4.c Wherever possible, local materials should be encouraged. Local materials would include stone, wood, brick, glass and products developed to look like natural materials (cement fibre board) and present heritage character. Exterior building materials that are discouraged include: corrugated metal, plain or unfinished cement, plywood, plain concrete block, vinyl siding, particle board, fabrics and synthetic materials such as cultured stone.**

The applicant is likely not permitted under other regulations to clad the tanks with a façade, but the fence material proposed is chain link which does not use local materials.

**4.d Buildings should promote a “Western Heritage” theme with frequent use of wood siding and false fronts.**

While wagon wheels are proposed for the section of fence facing Cariboo Avenue, the overall design lacks any other major features that impart a theme.

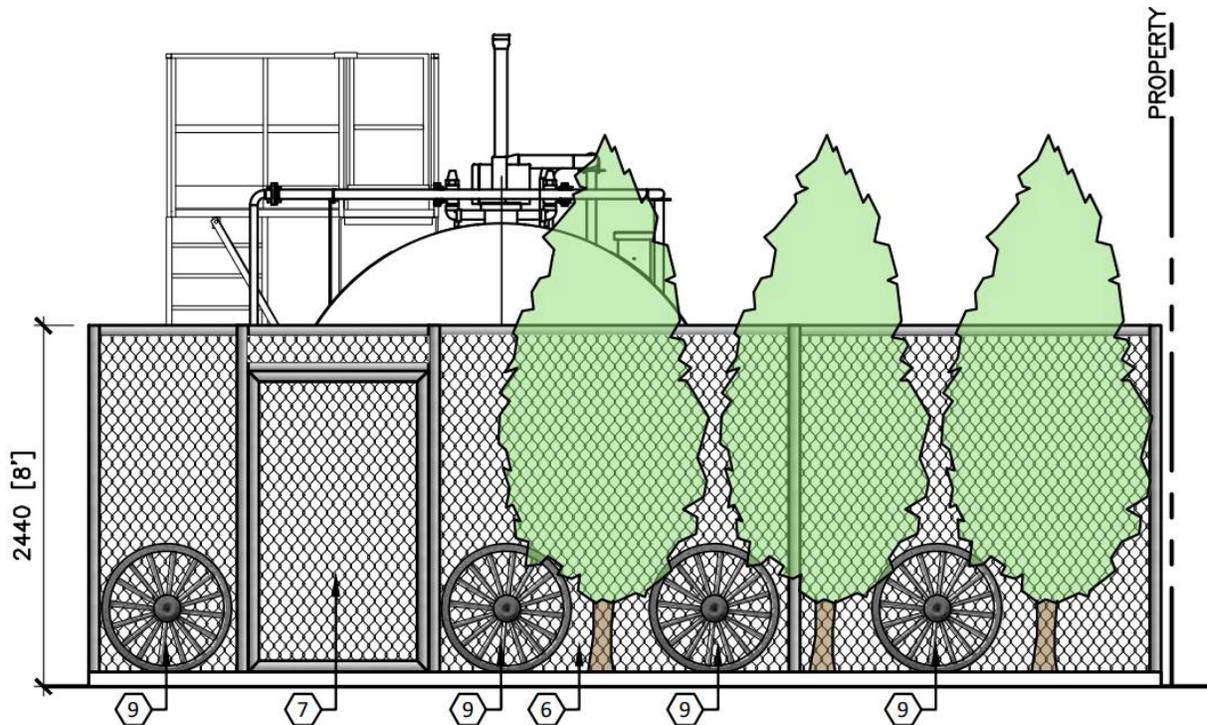


Figure 2: Wagon wheels added to fence line facing Cariboo Avenue

**4.e Design buildings to present positively to the highway interface and sidewalks.**

The fuel tanks are at the rear of the property and efforts have been made to screen them from the sidewalk through the use of landscaping. The side facing the highway is blank chain link fence.

**4.f Provide a cohesive design program for the entire building (i.e. structural, mechanical, lighting and landscaping).**

The application shows no indications of a cohesive design program, but there are some landscape and heritage-related additions (trees and wagon wheels).

**4.g & 4.h The high standard set for the highway frontage should continue onto other building faces. Blank walls are to be avoided.**

The site does not feature blank walls, but contains a long row of featureless chain link fence.

**4.o Provide barrier free access. Building and landscaping design should be inherently accessible to old and young people, people without disabilities and people with disabilities.**

The site is open and accessible, and provides easy access to the building from the sidewalk. Through-lanes appear to be sufficient for vehicle access, and an accessible parking spot has been proposed.

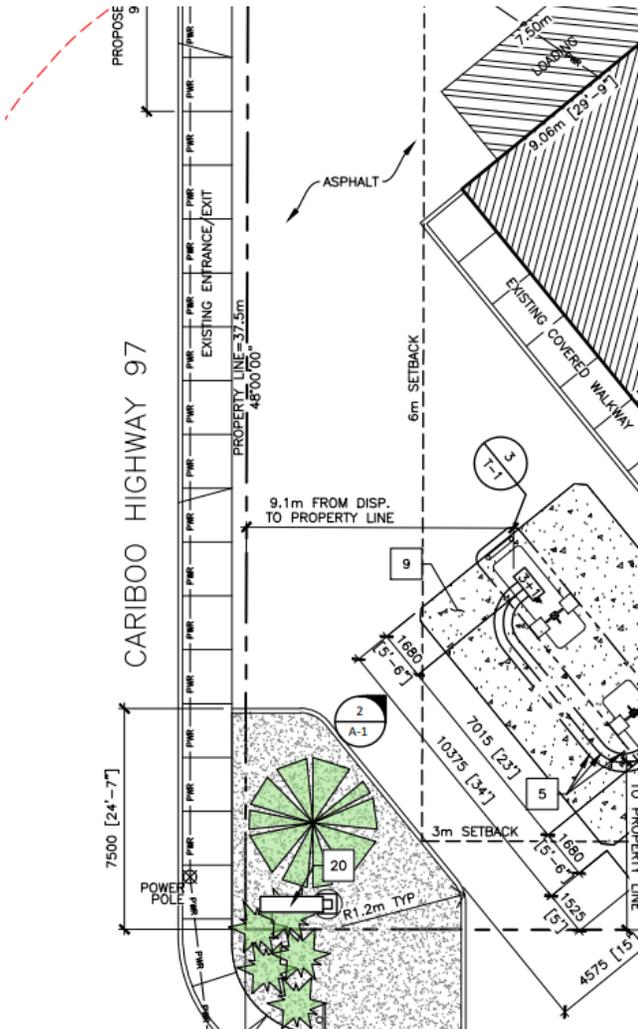
**5.a Apply building colours that complement nature's spectrum, from the hues of earth, foliage and sky. Brighter colours might be appropriate as accents for doors, window frames and signs but should not be the dominant colour.**

The application does not indicate the colour of the tanks or the fencing proposed.

**6.a Landscaping should be water smart and durable so as not be harmed by snow clearing.**

The application proposes asphalt on the entire site, except for the landscaped areas at the SW and SE corners of the property, and at the SE corner of the building. This is not expected to pose a concern for snow clearing, nor over-consumption of water, but may have an impact on drainage for the street or neighbouring properties.

**6.b Consider front yard setbacks that increase public space along the highway frontage. Increased setback areas can be used for wider sidewalks, seating areas and the installation of interpretive displays of historical settlement artifacts. Setback improvements should have 4 season appeal.**



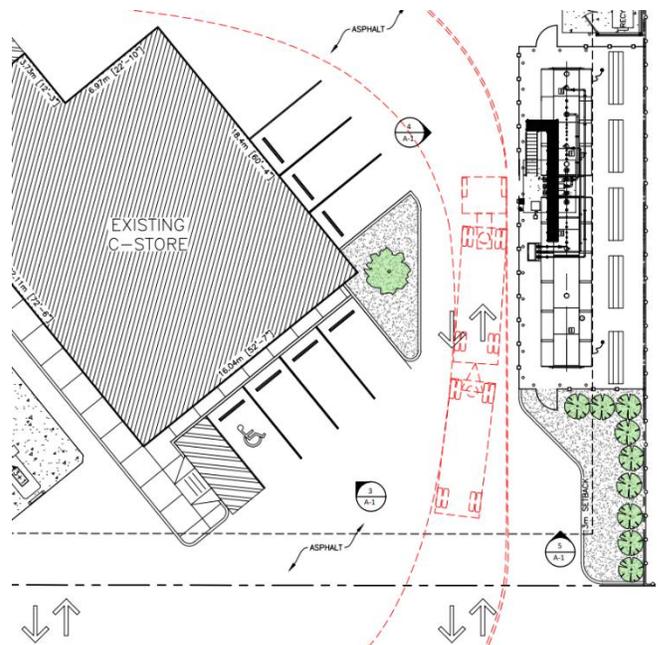
**Figure 3: Highway Frontage.**

The applicant has proposed locating three of seven parking spaces behind the building. The other four are fully visible from the highway, however these sites provide easy access to the building for persons with mobility challenges and include a designated accessible parking spot.

Refuse storage area is located in the back of the property.

No amendments are proposed the setback between the highway and the building. Most of this area will be used as a thoroughfare for traffic accessing the pumps, but it provides some empty space for possible design features. There is also a landscaped portion in the SW corner of the property.

**6.c Parking and storage areas should be located behind buildings and screened with landscaping.**



**Figure 4: Proposed Parking Locations**

The applicant has proposed locating three of seven

parking spaces behind the building. The other four are fully visible from the highway, however these sites provide easy access to the building for persons with mobility challenges and include a designated accessible parking spot.



Figure 5: visibility of parking areas from Highway 97.

**6.d and 6.e Landscaping and building lighting should improve safety and should enhance visibility of pedestrian areas and building entrances and should not shine on adjoining properties. Decorative hanging lights should enhance heritage character.**

The only lighting identified in the application is the light fixture at the tank fill area (number 22 on Site Plan and Details page). No other lighting is indicated, nor the character of the lighting.

**6.f The Village is working towards “no aerial [hydro] lines”. Services to properties should be underground. If pole replacement is required, services should be underground and sidewalk areas “pole-friendly”.**

The applicant has not proposed installing underground electrical services.

Of the above Development Permit Guidelines, the application only clearly conforms to accessibility and water conservation standards. While the applicant is not constructing a new building, the effect of the fuel tanks and chain link fencing on the streetscape will be significant, especially in such a visible location. Administration believes that requiring additional screening – either by replacing the chain link with a more attractive material, or fronting it with a façade – Indicating a colour palette, including a lighting scheme, and possibly adding additional heritage-related features could be necessary prerequisites to the issuance of the development permit.

**Financial Impacts:**

The Applicant has paid the appropriate fees.

Brian Doddridge  
CAO

CFO Initial

VILLAGE OF CLINTON  
DEVELOPMENT PROCEDURES BYLAW NO. 510, 2014

SCHEDULE "A"

APPLICATION FOR A DEVELOPMENT PERMIT

I/We hereby make application for a Development Permit.

1. Name of Applicant(s): JANINE CASTRO / 993997 AB LTD O/A HASEGAWA Engineering LTD
2. Address: 1220-31 STREET NORTH, LETHBRIDGE, AB Folio # \_\_\_\_\_
3. Telephone Number: Business: 403-328-2686 Residence: 403-818-4476
4. Name of Owner(s): 1493767 BC LTD (WISHUDEEP TOOR / TANVIR TOOR)  
(If different from Applicant)
5. Address: 201-2622 PANDOSY ST, KELLOWNA, BC, V1Y 1V6
6. Legal Description of Property: PID: 012-805-696 | PID: 012-805-734 |  
PID: 012-805-793
7. Street Address of Property: 1301 & 1305 CARIBOO HWY, CLINTON, BC,
8. Existing Use of Subject Property: COMMERCIAL RETAIL & TIRE REPAIR SHOP
9. Existing Use of Adjacent Property:  
North: Highway 97 & Empty lot across street  
South: Auto Repair / Towing  
East: Commercial - The Mystery Shack  
West: Home - Hardware
10. Official Community Plan Map Designation: \_\_\_\_\_
11. Present Zoning: Commercial Development Area

12. Detailed Description of Permit:

Attach two (2) Site Plans. Site plan should illustrate legal information, setbacks, parking, access, outer perimeter of buildings and structures, topographic features, water courses, proposed elevations, cross sections or relevant detail drawings.

WE WOULD LIKE TO TAKE THE EXISTING PROPERTY AND  
REVERT IT IN TO A GAS BAR & CONVENIENCE STORE.  
PLEASE REFER TO ATTACHED DRAWINGS.

13. The following items are attached:

- Application Fee of \$\_\_\_\_.00
- Current, date stamped State of Title Certificate
- Letter of Consent from the Owner (if the Applicant is not the Owner)

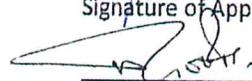
**I/WE HEREBY DECLARE THAT THE ABOVE STATEMENTS AND THE INFORMATION CONTAINED IN THE MATERIAL SUBMITTED IN SUPPORT OF THIS APPLICATION ARE TO THE BEST OF MY/OUR BELIEF TRUE AND CORRECT IN ALL RESPECTS.**

Dated this 27 day of SEPTEMBER, 2024

JANINE CASTRO  
Print Name of Applicant

  
Signature of Applicant

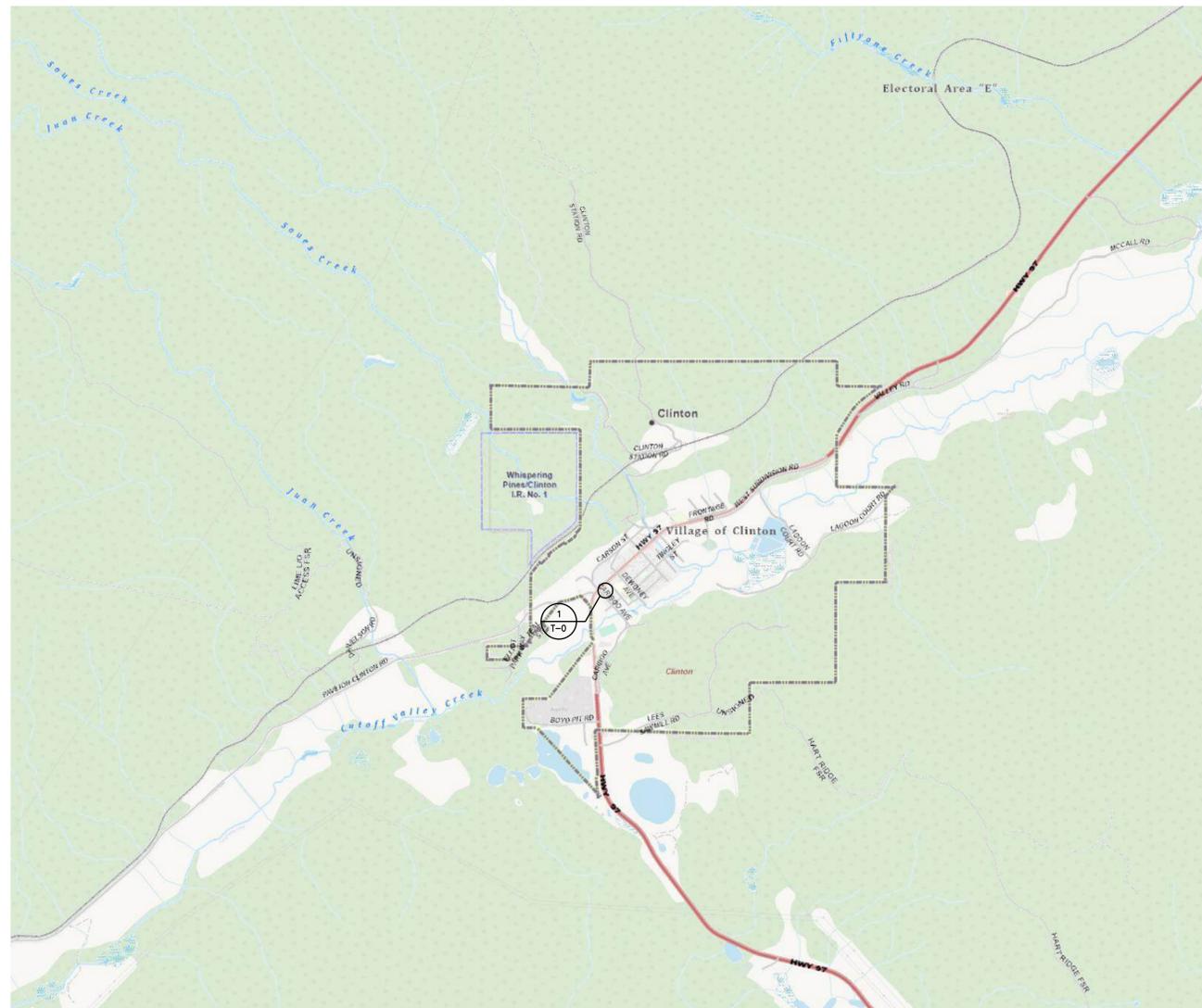
WISHUDEEP TOOR  
Print Name of Applicant

  
Signature of Applicant

NOTES:

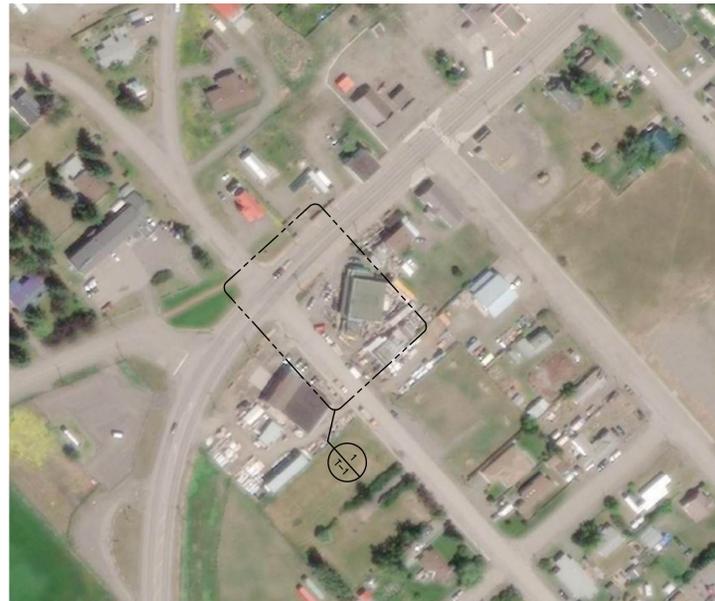
1. The *Local Government Act* states that a development permit shall not vary:
  - a. The use or density of land from that specified in the Bylaw; or
  - b. The flood plain specification
2. Prior to the issuance of a Development Permit, the Village may require, as a condition of issuing the Permit, security to guarantee the performance of obligations under the Permit.

# FETCH PANDA CLINTON PETROLEUM TRANSFER SYSTEM CLINTON, BC



1 MAP LOCATION  
SCALE: NTS

**BUILDING LOCATION**  
MUNICIPAL ADDRESS: 1301-1305 BC-97 (CARIBOO HIGHWAY 97) Clinton BC, V0K 1K0  
LEGAL ADDRESS: PID 012-805-793, THE SOUTHWESTERLY 24 FEET OF LOT 28, TOWNSITE OF CLINTON HAVING A FRONTAGE OF 24 FEET ON CARIBOO ROAD BY THE FULL DEPTH OF SAID LOT (1305 CARIBOO HIGHWAY 97)  
PID 012-805-734, LOT 27A TOWNSITE OF CLINTON (1301 CARIBOO HIGHWAY 97)  
PID 012-805-696, LOT 27 TOWNSITE OF CLINTON (1301 CARIBOO HIGHWAY 97)  
ZONING: C-2 HIGHWAY SERVICE COMMERCIAL



2 OVERALL SITE  
SCALE: NTS

ISSUE	DRAWING STATUS / REVISION	(TYPICAL)
1	REVISIONS	-
D	FOR CONSTRUCTION	-
C	BUILDING PERMIT	-
B	DEVELOPMENT APPROVAL	24/09/05
A	CLIENT REVIEW	24/05/10
		24/09/05

**HASEGAWA**  
CONSULTING PROFESSIONAL ENGINEERS  
1220 31st Street North, Lethbridge, AB T1H 5J8  
P: 403-328-2886 F: 403-328-2728 E: office@hasegawa.ca

NOTES  
This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer. Contractor to check and verify all dimensions before construction. Any errors and omissions shall be reported to the engineer immediately. Drawing shall not be used for construction until approved for construction by engineer. Do not scale the drawing. All construction shall be in accordance with latest codes, may it be construction, mechanical, etc.

CLIENT  
**CENTEX PETROLEUM**

PROJECT  
**CLINTON  
Petroleum Transfer System  
1303 BC-97 Clinton BC, V0K 1K0  
LOTS 27, 27A & 28 LILLOOET DISTRICT**

DRAWING  
**OVERALL SITE  
EXTERIOR ELEVATIONS**

PROJECT NUMBER: **24-035** SHEET NUMBER: **T-0**

IF NOT 2 INCHES ADJUST SCALES 2 INCH SCALE(S) SHOWN ARE INTENDED FOR ARCH D (24X36) SIZE DRAWINGS, TABLOID (11X17) SIZE DRAWINGS ARE 1/2 SCALE(S) SHOWN UNLESS NOTED OTHERWISE



**1 SITE PLAN: DEMO**  
SCALE: 1:500

**ABOVE GROUND STORAGE TANK(S) WITH UNDERGROUND PIPING & DISPENSERS**

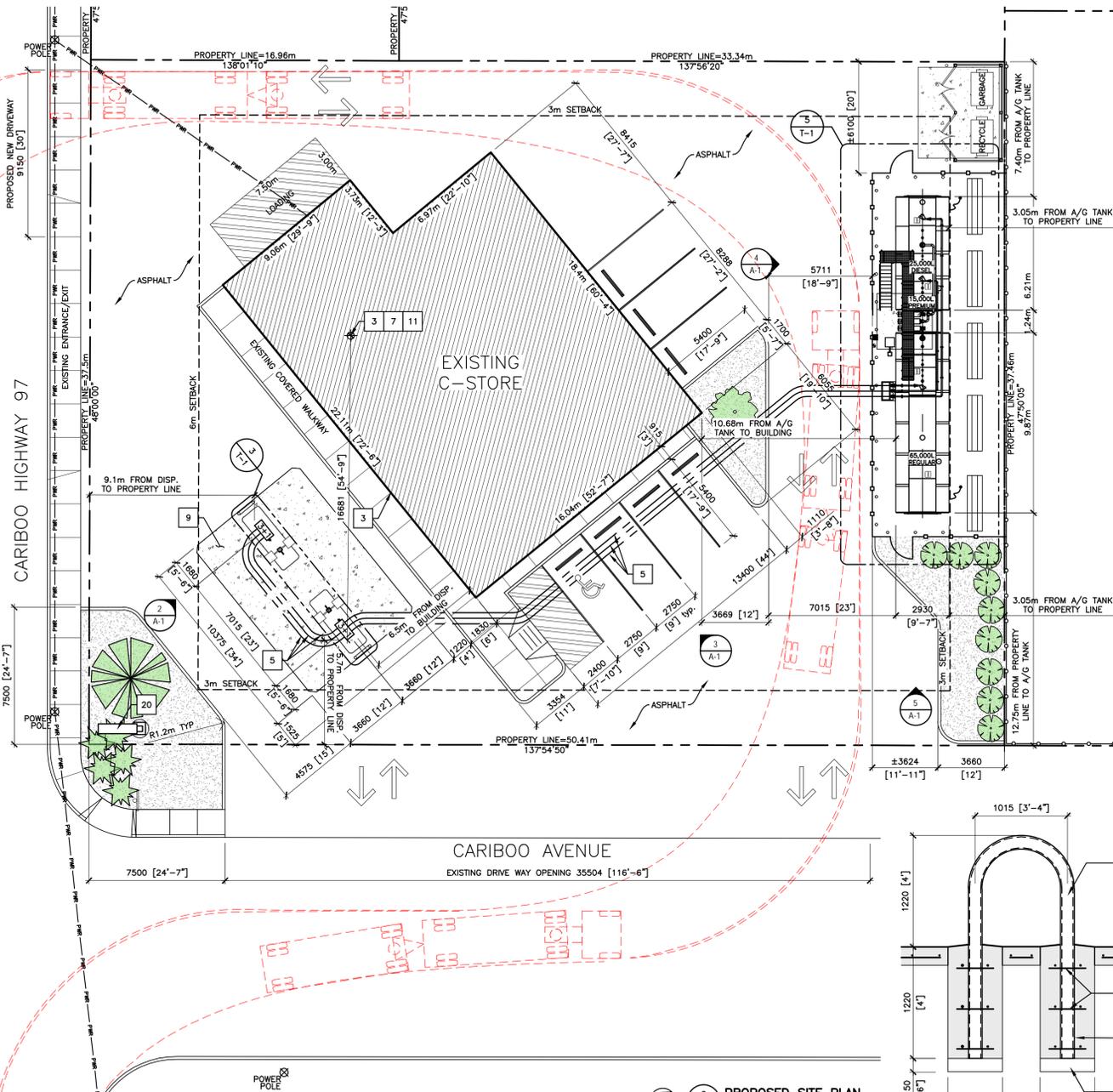
NO.	REGULATION	BC FIRE CODE REFERENCE	RECOMMENDED	ACTUAL
1.	TANK DISTANCE TO BUILDINGS AND PROPERTY LINES	4.3.2.1.(2)	3.0m	PROPERTY LINE=3.05m, BUILDING=10.70m
2.	TANK CONTENTS & CAPACITY (MAX. 80,000L OR 200,000L AGGREGATE)	4.3.1.2.	---	65,000L REGULAR 25,000L DIESEL, 15,000L PREMIUM
3.	SPACING BETWEEN STORAGE TANKS.	4.3.2.2.	1.0m	1.242m
4.	CLEARANCES FROM LIQUEFIED PETROLEUM GAS (LPG) CYLINDERS AND TANKS	4.3.2.3.	6.0m	N/A
5.	TANK SUPPORTS AND FOUNDATION DETAILS (>300mm MIN. 2 HR. FIRE-RESISTANCE RATINGS, MINIMIZE DESIGN STRESS THRESHOLDS, ANCHORED [FLOOD HAZARD AREAS]) AND AS PER MANUFACTURER'S INSTRUCTIONS	4.3.3.1.	---	YES
6.	VALVE DETAILS (MATERIAL, TYPES, CONSTRUCTION STANDARDS)	4.3.6.	---	YES
7.	COLLISION PROTECTION (TYPE AND SPACING)	4.3.7.4.(3)	POSTS OR GUARDRAIL	BOLLARDS /w 1.5m MAXIMUM SPACE BETWEEN.
8.	SECONDARY CONTAINMENT (DOUBLE-WALLED, GO TO 9. OR CONTAINMENT AREA (SEE A - H))	4.3.7.	---	DOUBLE WALLED TANK
a.	CONSTRUCTION (NONCOMBUSTIBLE MATERIALS)	4.3.7.2.	---	N/A
b.	WITHSTAND FULL HYDROSTATIC HEAD	4.3.7.2.(1)(a)	---	N/A
c.	PERMEABILITY AS PER CLAUSE 4.3.7.2.(1)(b) OF NFC(AE)	4.3.7.2.(1)(b)	---	N/A
d.	MEMBRANE AS PER CAN/ULC-S668	4.3.7.2.(2)	---	N/A
e.	CAPACITY AS PER ARTICLE 4.3.7.3. OF NFC(AE)	4.3.7.3.	---	N/A
f.	CLEARANCE (MIN. 1.5m TO TANK[S])	4.3.7.4.	---	N/A
g.	ACCESS (TO VALVES, EQUIP., EGRESS, FIREFIGHTING)	4.3.7.5.	---	N/A
h.	MONITORING AND LIQUID REMOVAL	4.3.7.8.	---	N/A
9.	SIGNS (NO SMOKING/IGNITION OFF, EMERGENCY SHUT-OFF, CONTENTS ID/PLACARDS), CFA 1990 MARKINGS	4.6.8.8.	---	YES
10.	VENT PIPING (NORMAL AND EMERGENCY AS PER TANK DESIGN STANDARDS AND API 2000)	4.3.5.	---	YES
a.	FLAMMABLE LIQUIDS (MIN. 3.5m ABOVE GRADE/1.5m TO OPENINGS)	4.3.5.2.	NOTED IN BRACKETS	YES
b.	COMBUSTIBLE LIQUIDS (MIN. 2m ABOVE GRADE/1.5m TO OPENINGS)	4.3.5.2.	NOTED IN BRACKETS	YES
11.	EVIDENCE OF BONDING AND GROUNDING	4.7.4.5.	---	YES
12.	PIPING DETAILS (MATERIALS AND CAN/ULC STD. AS PER ARTICLE 4.5.2.1. AND ARRANGEMENT AS PER ARTICLES 4.5.6.5. AND 4.5.6.6. OF NFC(AE)).	4.5.2.1. 4.5.6.5. 4.5.6.6.	---	YES
13.	FILL LINE (VALVE AT FILL POINT, ANTI-SIPHONING PROTECTION)	4.3.1.8.	---	TANK LEVEL GAUGE
14.	GRAVITY DISCHARGE PROTECTION (WHERE REQUIRED)	---	---	---
15.	LEAK DETECTION METHODS AND COMMISSIONING AS PER SUBSECTION 4.4.1. OF NFC(AE)	4.4.1.	---	VEEDER ROOT ATG (AUTOMATIC TANK GAUGE) SYSTEM
16.	REMOTE EMERGENCY SHUT OFF VALVE	4.6.4.	---	YES
17.	PUMPING SYSTEM (SUCTION OR PRESSURE)	4.6.3.1.	---	SUBMERSIBLE TURBINE PUMP
18.	DISPENSER SUMPS AS PER ULC/ORD-C107.2	4.6.3.2.	---	YES
19.	DISPENSER COLLISION PROTECTION	4.6.3.4.(1)	POST OR GUARDRAILS	100mm HIGH CONCRETE ISLANDS AND BOLLARDS
20.	DISPENSER EMERGENCY VALVES (SHEAR VALVES)	4.6.6.3.(1)	---	YES
21.	DELIVERY HOSE AND NOZZLES AS PER SUBSECTION 4.6.5. OF NFC(AE)	4.6.5.	4.5m	6.0m-HIGH HOSE RETRACTORS (4.6.5.1.(3))
22.	FIXED DISPENSER LOCATIONS FOR CLASS 1 LIQUIDS TO:	4.6.3.3.	---	---
a.	PROPERTY LINES AND RIGHT-OF-WAYS/BUILDING OPENINGS	4.6.3.3.(1)(a)&(f)	3.0m	5.7m TO PROPERTY LINE AND 6.5m TO NEAREST BUILDING
b.	PROPANE AND NATURAL GAS DISPENSERS AND STORAGE TANKS/CYLINDERS	4.6.3.3.(1)(b)	1.5m	N/A
c.	FIXED IGNITION SOURCES	4.6.3.3.(1)(d)	6.0m	UNKNOWN
d.	MANHOLE OR SEWER OPENINGS	4.6.3.3.(1)(g)	6.0m	N/A
23.	SPILL CONTROL AS PER SUBSECTION 4.6.7. OF NFC(AE)	4.6.7.	---	YES
24.	ABSORBENT MATERIAL AND AT LEAST 2 PORTABLE FIRE EXTINGUISHERS (MIN. 40-B-C RATING)	4.6.9.1. 4.6.9.2.	---	YES

**GENERAL REQUIREMENTS:**

- INSTALLATION OF LINES AND EQUIPMENT TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA FIRE CODE AND MUNICIPAL BYLAWS.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS. TYPE 50 SULPHATE RESISTANT PORTLAND CEMENT.
- ENTRAINED AIR SHALL BE MAINTAINED BETWEEN 4% TO 6% BY VOLUME OF ALL CONCRETE.
- SLUMP SHALL BE MAINTAINED AT BETWEEN 100mm TO 150mm FOR PILE CONCRETE AND 75mm FOR ALL OTHER CONCRETE.
- REINFORCING STEEL - 400 MPa DEFORMED BILLET STEEL CONFORMING TO C.S.A. SPECIFICATION 630.12-M-1977.
- PROVIDE COLD WEATHER PROTECTION IN ACCORDANCE WITH THE NATIONAL BUILDING CODE & CAN-3-A23.1-M77.
- REBAR SUPPORTS SHALL BE PROVIDED.
- ASPHALT PAVEMENT (COMMERCIAL 'B' MIX) MIN. 100mm THICK REPAIR ALL ASPHALT DAMAGED OR REMOVED DURING THE CONSTRUCTION PROCESS.
- SURVEILLANCE CAMERA SYSTEM CCTV. FEED TO CASHIER
- 100mm# U-SHAPED BOLLARD (SEE 4/T-1).
- CONC. PAD, SIZE AS INDICATED. REFER TO GENERAL REQUIREMENTS FOR SPECIFICATIONS.
- ELECTRICAL DISTRIBUTION AND CONNECTIONS AS REQUIRED FOR COMPLETE OPERATION AS PER CODE AND LOCAL AUTHORITY.
- 2-WAY INTERCOM COMMUNICATION BETWEEN DISPENSERS AND CONTROL CONSOLE.
- TANK FILL c/w SPILL CONTAINMENT SYSTEM

**KEY NOTES:**

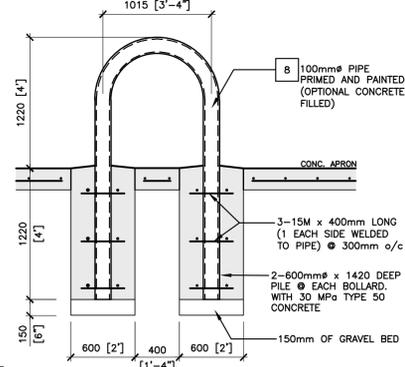
- NEW ULC APPROVED ISLANDS, SIZE AS INDICATED.
- NEW DISPENSERS CONFORMING TO CSA B346-M AND UNDER DISPENSER SUMPS CONFORMING TO ULC/ORD-C107.21 (A.F.C. 2019 D.V.B 4.6.3.), DELIVERY HOSES AND NOZZLES TO MEET APPLICABLE CODES c/w HOLD-OPEN DEVICES w/ BREAK AWAY COUPLING. (SEE DETAIL 4/T-2)
- EMERGENCY STOP BUTTON.
- FIRE EXTINGUISHER 4.6kg. Type 40-B-C.
- 1 1/2" (38mm) ALL PIPING APT DOUBLE WALL (POLYURETHANE) INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND CONFORMING TO CAN/ULC-S660 (SEE DETAIL 3/T-2)
- INSTALL SIGNAGE INDICATING NO SMOKING, TURN IGNITION OFF, EMERGENCY INFORMATION, ETC. TO BE VISIBLE FROM BOTH SIDES OF PUMP
- SURVEILLANCE CAMERA SYSTEM CCTV. FEED TO CASHIER
- 100mm# U-SHAPED BOLLARD (SEE 4/T-1).
- CONC. PAD, SIZE AS INDICATED. REFER TO GENERAL REQUIREMENTS FOR SPECIFICATIONS.
- SPILL KIT FOR CONTAINMENT, CLEAN-UP AND DISPOSAL OF MINOR SPILLS.
- 2-WAY INTERCOM COMMUNICATION BETWEEN DISPENSERS AND CONTROL CONSOLE.
- TANK FILL c/w SPILL CONTAINMENT SYSTEM
- TANK GROUNDING WIRE (BONDING) (REFER TO DETAIL 5/T-2)
- TRANSITION SUMP (REFER TO DETAIL 6/T-2)
- TANK CONTENTS SIGNAGE TO BE POSTED ON 2 SIDES OF TANK (MIN. 6" LETTERING)
- 10'x6' CONCRETE SPILL APRON (REFER TO DETAIL 8/T-2)
- 100mm# BOLLARD (SEE 9/T-2) SPACED MAX 1525mm APART AND MIN. 1000mm FROM A/G TANK (TYP.)
- 8'-0" (1830mm) HIGH CHAINLINK FENCE /w PRIVACY SLATS. 1000mm MINIMUM FROM A/G TANK.
- 4'-0" (1220mm) WIDE x 7'-0" (2135mm) CHAINLINK SHINGING FENCE GATE, /w PRIVACY SLATS. FINAL LOCATIONS OF TWO GATES TO BE DETERMINED ON SITE.
- 4'-0" (1220mm) WIDE x 7'-0" (2135mm) CHAINLINK SLIDING FENCE GATE /w PRIVACY SLATS.
- 5'-6" (1675mm) PYLON SIGN
- JERSEY BARRIER
- LIGHT FIXTURE



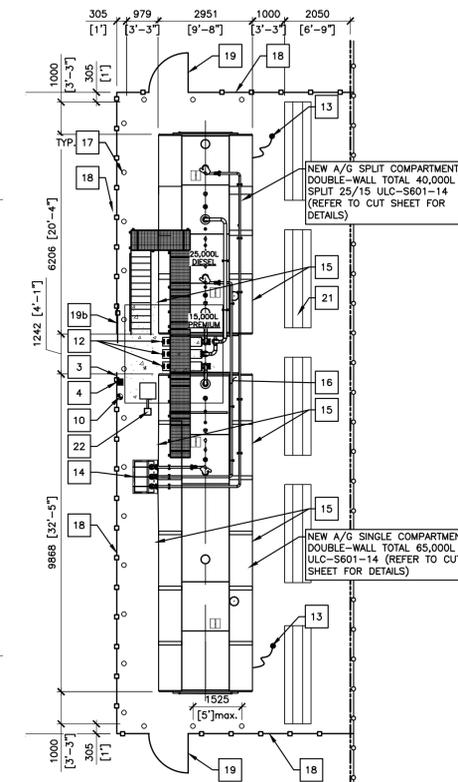
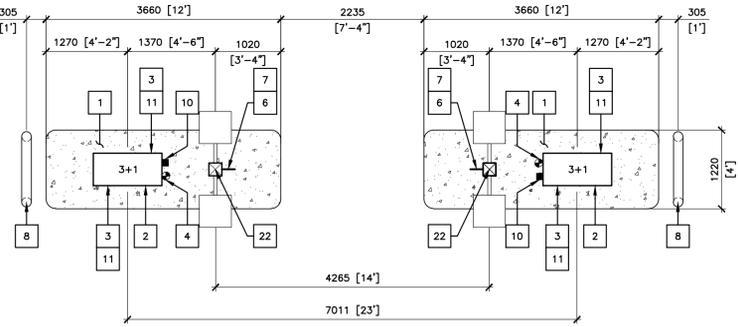
**2 PROPOSED SITE PLAN**  
SCALE: 1:150

NOTE: SURFACE RUNOFF APPEARS TO FLOW TO THE NORTH AND WEST. APPROXIMATELY 274.3m (900') NORTH OF THE PROPERTY IS A SMALL CREEK. A SPILL PREVENTION PLAN MUST BE IMPLEMENTED TO PROTECT THE ENVIRONMENT FROM SPILLS AND LEAKS.

**4 U SHAPED BOLLARD DETAIL**  
SCALE: 1 : 30



**3 MAIN ISLAND DETAIL**  
SCALE: 1 : 50



**5 A/G STORAGE TANK PLAN**  
SCALE: 1 : 100

REVISIONS		
D	FOR CONSTRUCTION	-
C	BUILDING PERMIT	-
B	DEVELOPMENT APPROVAL	24/09/05
A	CLIENT REVIEW	24/05/10
ISSUE DRAWING STATUS / REVISION		(17) MAX/01 24/09/05
DESIGNED	DRAWN	CHECKED
PC	AS NOTED	APPROVED
		D 24X36



NOTES: This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer. Contractor to check and verify all dimensions before construction. Any errors and omissions shall be reported to the engineer immediately. Drawing shall not be used for construction until approved for construction by engineer. Do not scale the drawing. All construction shall be in accordance with latest codes, may it be construction, mechanical, etc

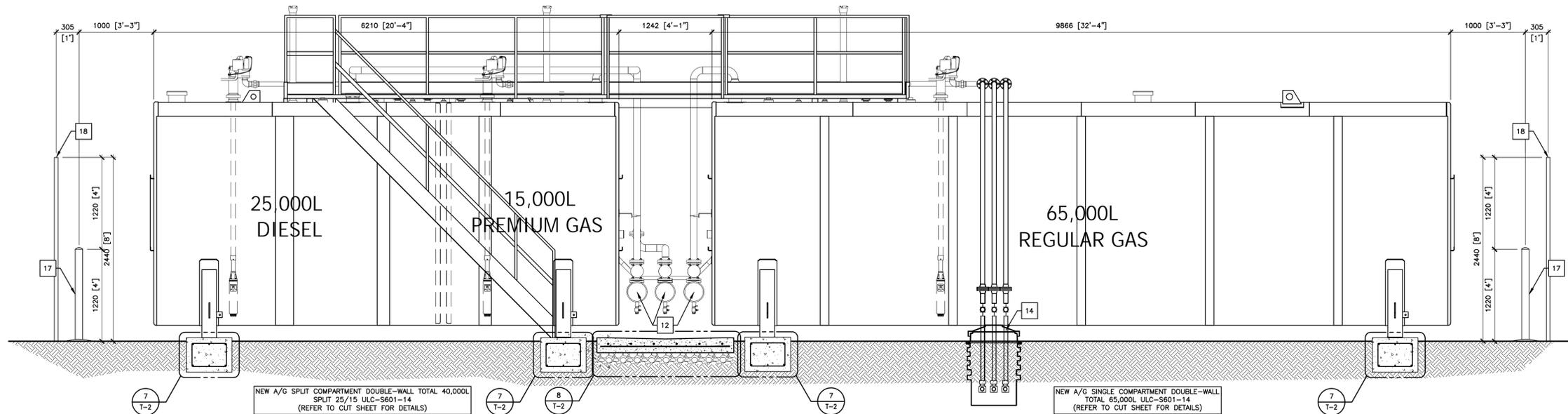
CLIENT  
**CENTEX PETROLEUM**

PROJECT  
**CLINTON  
Petroleum Transfer System**  
1303 BC-97 Clinton BC, V0K 1K0  
LOTS 27, 27A & 28 LILLOET DISTRICT

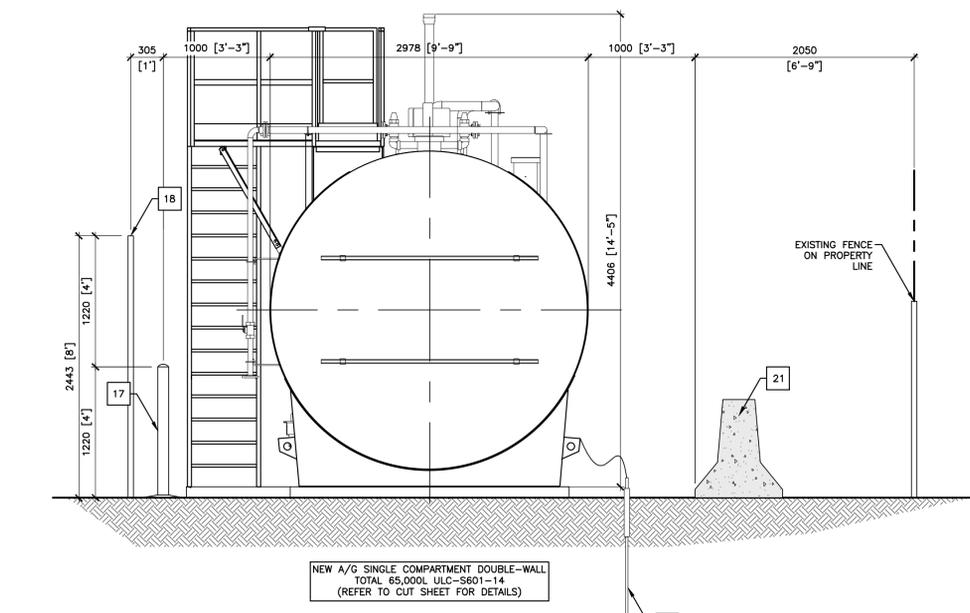
**SITE PLAN & DETAILS**

PROJECT NUMBER  
**24-035**

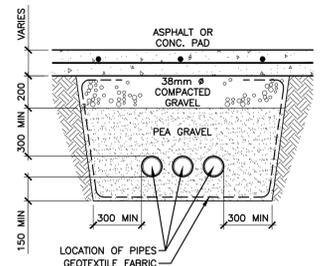
SHEET NUMBER  
**T-1**



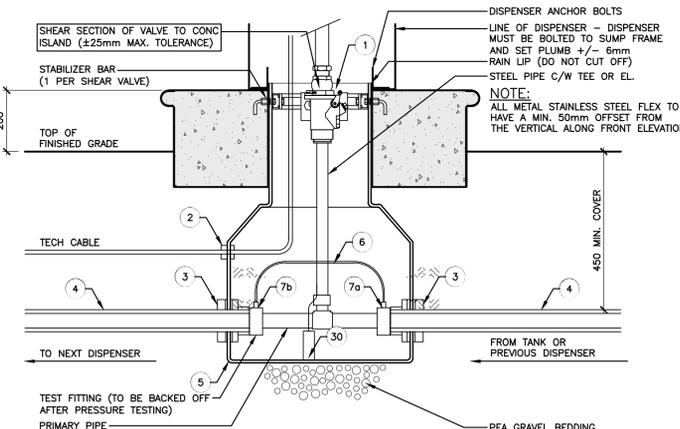
1 A/G STORAGE TANK SIDE ELEVATION  
SCALE: 1 : 30



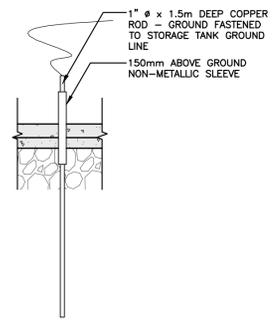
2a A/G STORAGE TANK SECTION DETAIL  
SCALE: 1 : 30



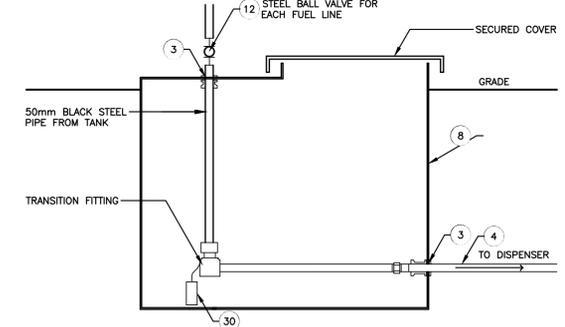
3 TYP. PIPE TRENCH  
SCALE: 1 : 20



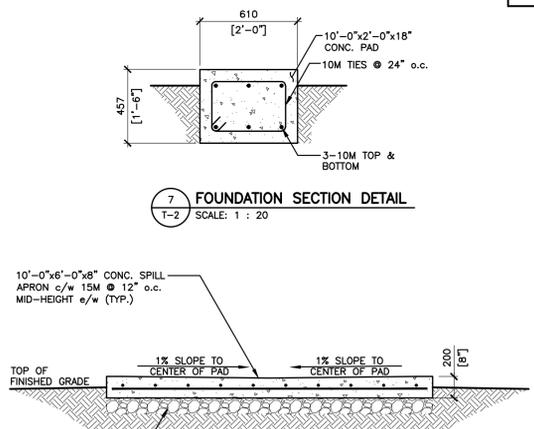
4 TYP. ISLAND SUMP DETAIL  
SCALE: 1 : 20



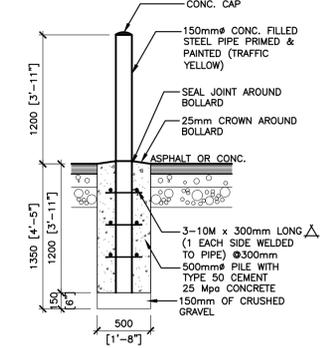
5 TANK GROUNDING WIRE  
SCALE: 1 : 20



6 TYP. TRANSITION SUMP DETAIL  
SCALE: 1 : 20



8 CONCRETE SPILL APRON DETAIL  
SCALE: 1 : 30



9 TYPICAL BOLLARD DETAIL  
SCALE: 1 : 30

**GENERAL NOTES:**  
THE MATERIAL LIST IS STRICTLY INTENDED FOR 2" (50mm) PRODUCT AND VENT LINES. SUBSTITUTE WITH 3" (75mm) FITTINGS WHERE SPECIFIED.

**GENERAL:**  
PIPING AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE DRAWINGS PROVIDED AND THE FOLLOWING SPECIFICATIONS AND STANDARDS.

1. PIPING MANUFACTURER'S INSTALLATION AND HANDLING INSTRUCTIONS.
2. PROVINCIAL FIRE CODE - FUEL SAFETY REGULATIONS OR ANY OTHER APPLICABLE LOCAL GOVERNING REGULATIONS OR BY-LAWS.
3. PETROLEUM CONTRACTOR MUST NOT SUBSTITUTE MATERIALS AND EQUIPMENT WITHOUT PRIOR APPROVAL OF THE OWNER.
4. ALL ELECTRICAL WORK MUST CONFORM TO N.E.C. CLASS 1, DIVISION I & II STANDARDS.
5. REFER TO SITE PLAN FOR LOCATION & CONFIGURATION OF PUMP ISLANDS & PIPING.

**PIPING:**

1. MINIMUM DEPTH OF ALL UNDERGROUND PRODUCT AND VENT PIPES SHALL BE 1'-0" BELOW FINISHED GRADE IN PAVED AREA; 1'-6" IN UNPAVED AREA.
2. PIPING SHALL BE SURROUNDED BY 6" OF TANK BACKFILL MATERIAL. ENSURE THAT ALL VOIDS UNDER THE PIPES ARE FILLED.
3. NO SHIMMING, BLOCKING OR TEMPORARY SUPPORT SHALL BE LEFT IN PLACE.
4. NO CONSTRUCTION TRAFFIC UNTIL 1'-6" OF BACKFILL IS IN PLACE.
5. USE A NON-HARDENING SOLVENT FREE, TEFLON BASED THREAD SEAL SEALANT ON ALL FRP OR FRP-TO-METAL THREADED CONNECTIONS.

**TESTING:**

1. TANKS AND PIPING SHALL BE PNEUMATICALLY TESTED IN CONFORMANCE WITH PROVINCIAL FIRE CODE AND GENERAL SPECIFICATIONS DIVISION 15, SECTION 15177.
2. ALL TANKS AND LINES TO BE PRECISION TESTED.
3. CONTAINMENT MANHOLES ARE TO BE LIQUID TESTED (WATER) FOR TIGHTNESS, STATIC FOR 24 HR. DURATION.

**SAFETY:**

1. CONTRACTOR MUST ADHERE TO ALL PROVINCIAL, LOCAL AND OWNER SAFETY REGULATIONS WHEN PERFORMING ALL TANK AND PIPE ASSOCIATED WORK.

**REQUIREMENTS:**

ALL STEEL PIPE TO BE CARBON STEEL SCHEDULE 40 SEAMLESS OF SPECIFICATIONS ASTM A106B.

ALL NIPPLES SHALL BE CARBON STEEL OF SPECIFICATION TYPE ASTM A106B.

ALL THREADED FITTINGS SHALL BE NPT 3000# STEEL OF SPECIFICATION TYPE ASTM A105.

ALL PIPE FITTINGS TO BE U.L.C. APPROVED FOR UNDERGROUND PIPING FOR FLAMMABLE LIQUIDS ENVIRON.

ALL PVC PIPE & FITTINGS TO BE SCHEDULE 40.

STAINLESS STEEL PIPES TO BE ANAMET FLEXPipe, OPW FLEXPRESSION.

CONTAINMENT SUMPS TO HAVE TOTAL CONTAINMENT ENV. DBS 4248A / ENV. SBS 4242A.

- MATERIALS LIST:**
- 1 1-1/2" UNDERPUMP EMERGENCY SHEAR VALVE DOUBLE POPPET FEMALE THREADED INLET & OUTLET
  - 2 TECH/CONDUIT ENTRY BOOT (1/2", 3/4", OR 1")
  - 3 PIPE ENTRY BOOT (1 1/2" OR 2")
  - 4 POLYTECH COAXIAL - DOUBLE WALL FLEXIBLE PIPING SYSTEM c/w S/S MALE SWIVEL CONFORMING TO CAN/ULC-S660 (1 1/2" OR 2")
  - 5 DISPENSER CONTAINMENT SUMP c/w STABILIZER BARS CONFORMING TO ULC/ORD-C107.21
  - 6 TEST LEAD CONNECTOR
  - 7a SECONDARY TEST BOOT /w AIR TEST NIPPLE
  - 7b SECONDARY TEST BOOT (BLANK)
  - 8 TRANSITION CONTAINMENT SUMP
  - 9 2" TURBINE PIPE
  - 10 2" HP TURBINE (PREMIUM)
  - 11a 3/4 HP TURBINE (REGULAR)
  - 11b 1-1/2 HP TURBINE (REGULAR)
  - 11c 2 HP TURBINE (DIESEL)
  - 12 2" BALL VALVE - NPT FEMALE 300# BRASS
  - 13 TANK MONITORING PROBE
  - 14 95% SHUT OFF VALVE
  - 15 LEAK DETECTOR CONFORMING WITH CAN/ULC-S675.1-14 & CAN/ULC-S675.2-14
  - 16 DISPENSER CONTAINMENT SUMP: INCON DISPENSER SHUT DOWN SENSOR.
  - 17 TRANSITION CONTAINMENT SUMP: INCON TURBINE SHUT DOWN SENSOR.

REVISIONS	
D	FOR CONSTRUCTION
C	BUILDING PERMIT
B	DEVELOPMENT APPROVAL
A	CLIENT REVIEW

ISSUE	DRAWING STATUS / REVISION	DATE
A	CLIENT REVIEW	24/09/05
B	DEVELOPMENT APPROVAL	24/05/10
C	BUILDING PERMIT	24/09/05
D	FOR CONSTRUCTION	

DESIGNED	DRAWN	CHECKED	APPROVED	SCALE	SHEET SIZE
	PC			AS NOTED	D 24X36

**HASEGAWA CONSULTING PROFESSIONAL ENGINEERS**  
1200 31st Street North, Lethbridge, AB T1H 5J8  
P: 403-328-2586 F: 403-328-2725 E: office@hasegawa.ca

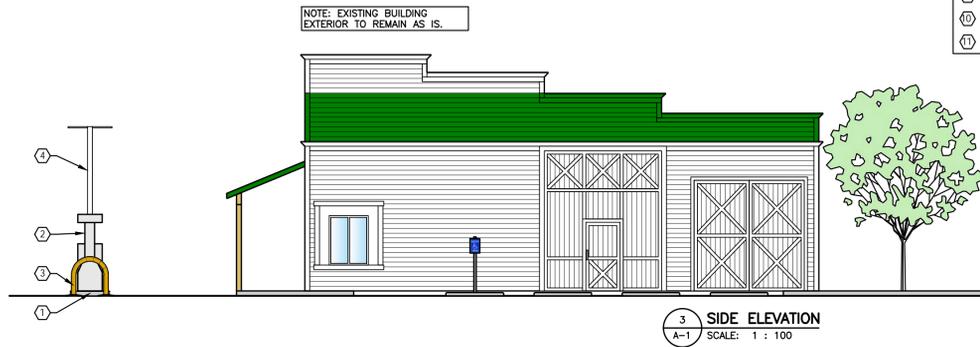
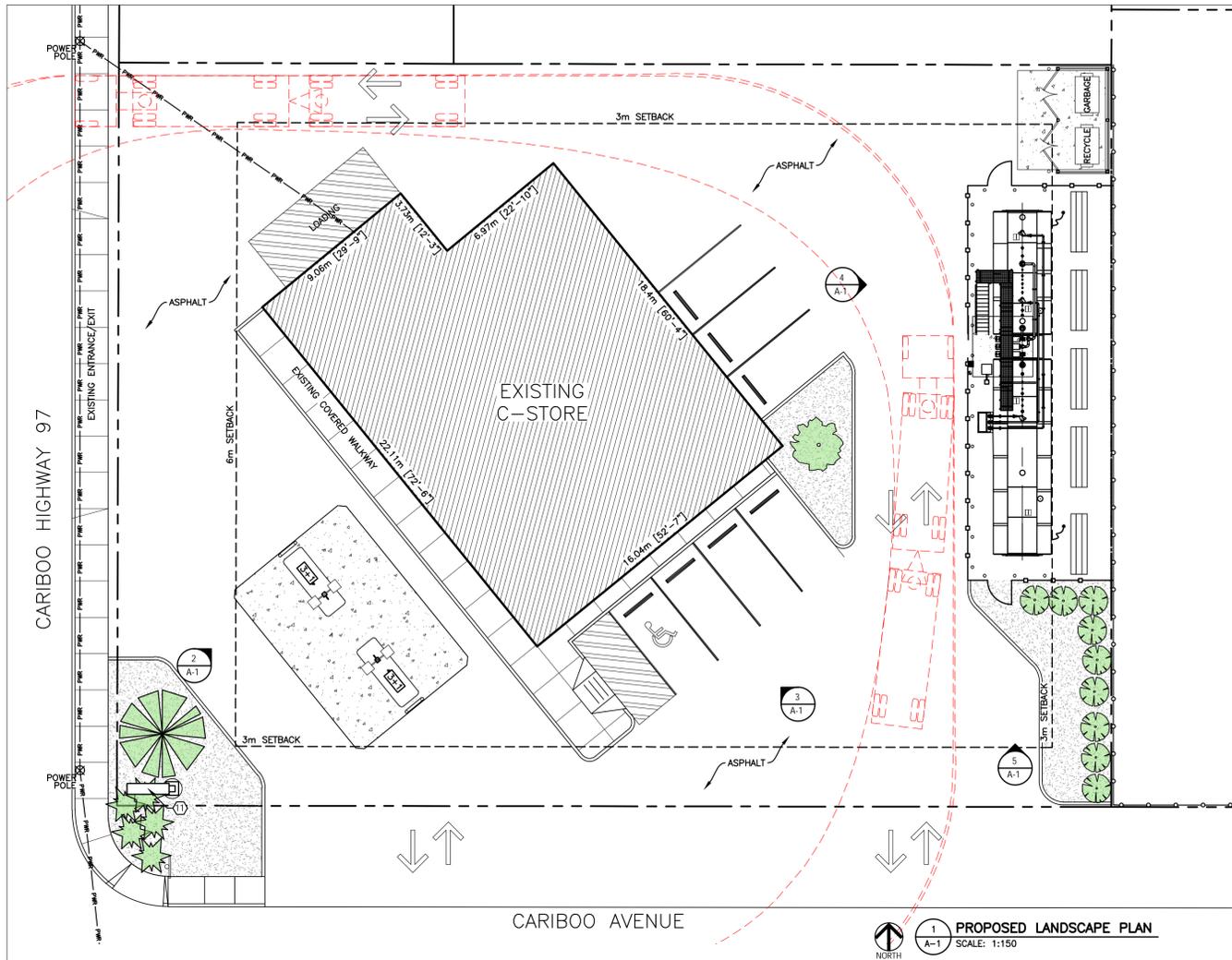
**NOTES:**  
This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer. Contractor to check and verify all dimensions before construction, any errors and omissions shall be reported to the engineer immediately. Drawing shall not be used for construction until approved for construction by engineers. Do not scale the drawing. All construction shall be in accordance with latest codes, may it be construction, mechanical, etc.

CLIENT: **CENTEX PETROLEUM**

PROJECT: **CLINTON Petroleum Transfer System**  
1303 BC-97 Clinton BC, V0K 1K0  
LOTS 27, 27A & 28 LILLOET DISTRICT

DRAWING: **TANK ELEVATIONS & DETAILS**

PROJECT NUMBER	SHEET NUMBER
24-035	T-2



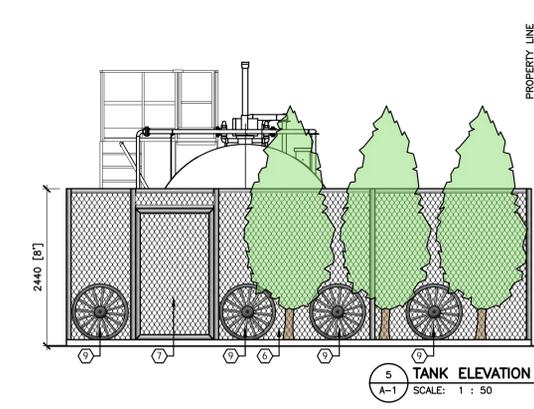
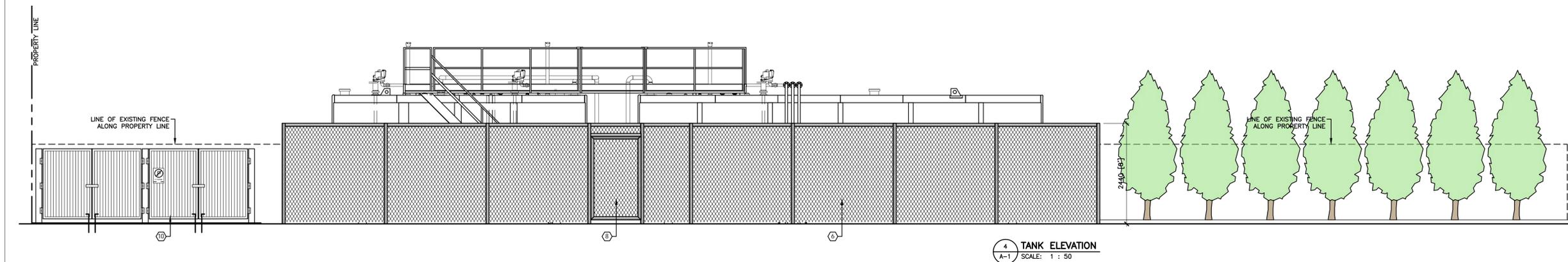
**LANDSCAPE LEGEND:**  
**PLANT HARDINESS ZONE 3b**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE AT MATURITY HEIGHT/SPREAD (METRIC)	QTY.
	LOMBARDY POPLAR	Populus nigra 'Italica'	15m/3.6m	1
	EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Smaragd'	3.6m/1.2m	9
	MUGO PINE	Pinus Mugo var Mughus	3.0m/4.5m	1
	EXISTING JUNIPER BUSH			

- KEY NOTES:**
- NEW ISLAND
  - NEW DISPENSER
  - 100mm U-SHAPED BOLLARD (SEE 4/T-1).
  - LIGHT FIXTURE
  - NEW SIGNAGE
  - 8'-0" (1830mm) HIGH CHAINLINK FENCE /w PRIVACY SLATS. 1000mm MINIMUM FROM A/G TANK.
  - 4'-0" (1220mm) WIDE x 7'-0" (2135mm) CHAINLINK SWINGING FENCE GATE. /w PRIVACY SLATS. FINAL LOCATIONS OF TWO GATES TO BE DETERMINED ON SITE.
  - 4'-0" (1220mm) WIDE x 7'-0" (2135mm) CHAINLINK SLIDING FENCE GATE /w PRIVACY SLATS.
  - DECORATIVE WAGON WHEELS
  - NEW GARBAGE/RECYCLING ENCLOSURE
  - PYLON SIGN

**SITE LEGEND:**

	EXISTING BUILDINGS
	EXISTING CONCRETE SIDEWALK
	NEW CONCRETE PAD
	MULCH BED /w 200x200 CONCRETE PINNED CURB



ISSUE	DRAWING STATUS / REVISION	DATE
-	REVISIONS	-
D	FOR CONSTRUCTION	-
C	BUILDING PERMIT	-
B	DEVELOPMENT APPROVAL	24/09/05
A	CLIENT REVIEW	24/09/04
	ISSUED FOR CONSTRUCTION	24/09/05

DESIGNED: PC CHECKED: APPROVED: SCALE AND SHEET SIZE: AS NOTED D 24X36

**HASEGAWA**  
CONSULTING PROFESSIONAL ENGINEERS  
1220 31st Street North, Lethbridge, AB T1H 5J8  
P: 403-328-2886 F: 403-328-2728 E: office@hasegawa.ca

**NOTES:**  
This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer. Contractor to check and verify all dimensions before construction. Any errors and omissions shall be reported to the engineer immediately. Drawing shall not be used for construction until approved for construction by engineer. Do not scale the drawing. All construction shall be in accordance with latest codes, may it be construction, mechanical, etc.

CLIENT: **CENTEX PETROLEUM**

PROJECT: **CLINTON Petroleum Transfer System**  
1303 BC-97 Clinton BC, V0K 1K0  
LOTS 27, 27A & 28 LILLOOET DISTRICT

DRAWING: **LANDSCAPE PLAN EXTERIOR ELEVATIONS**

PROJECT NUMBER: **24-035** SHEET NUMBER: **A-1**

9. Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both location and use.
10. Reconstruction, repair or renovation of a permanent structure on its existing foundation in accordance with a Building Permit issued by the Village.
11. Change of the exterior building colour of a building or structure, provided it adheres to the applicable DPA guidelines.
12. Residential development of less than three (3) dwelling units and not in a Streamside or Hazard Land DPA.
13. Addition of canopies or decorative building features adhering to the applicable DPA guidelines.
14. Balconies, decks or patios less than 20m<sup>2</sup> and adhering to the applicable DPA guidelines.
15. Signs, including interpretive or way finding signs.

## 8.4 Commercial Development Permit Area

1. The Commercial Development Permit Area is designated under Section 919.1(1)(f) of the Local Government Act, establishment of objectives for the form and character of commercial, industrial or multi-family residential development and Section 919.1(1)(d), revitalization of an area in which a commercial use is permitted.

### Area

2. The area is defined as properties abutting Highway No. 97 or within the same block as properties facing Highway 97 as shown on Schedule G.

### Justification

3. The Village designates the Commercial Development Permit Area to ensure that new development and redevelopment of lands in the Village's highly visible highway commercial area, enhances the visual quality of the community by creating a consistent and appealing identify that is valued by the community, visitors, developers and business persons. Buildings should be consistent with small town rural character with abundant use of natural materials in strong, simple and functional structures.

## Guidelines

### 4. Building Form

- a. The heritage character of the municipal office building and the museum should be preserved.
- b. Buildings should be sympathetic to the scale, mass, materials and colours found in nearby heritage and commercial buildings, without being exact replicas.
- c. Wherever possible, local materials should be encouraged. Local materials would include stone, wood, brick, glass and products developed to look like natural materials (cement fibre board) and present heritage character. Exterior building materials that are discouraged include: corrugated metal, plain or unfinished cement, plywood, plain concrete block, vinyl siding, particle board, fabrics and synthetic materials such as cultured stone.
- d. Buildings should promote a “Western Heritage” theme with frequent use of wood siding and false fronts.
- e. Design buildings to present positively to the highway interface and sidewalks.
- f. Provide a cohesive design program for the entire building (i.e. structural, mechanical, lighting and landscaping).
- g. The high standard set for the highway frontage should continue onto other building faces.
- h. Blank walls are to be avoided.
- i. Encourage decks, balconies and porches to provide interest and useable outdoor spaces.
- j. Encourage the frequent use of windows and building articulation to increase interest and to reduce the massing effect.
- k. Consider side by side, up and down or staggered unit configuration to maximize the number of units facing the street.
- l. Where new commercial development is connected to an existing residential unit, façade treatment should have continuity to visually connect building components.



False fronts create visual variety and define business spaces with their unique character. The pedestrian experience is enhanced with covered walkways.

- m. Architectural interest can be enhanced with the addition of roof features such as chimneys, cupolas, towers and venting.
- n. Roof top equipment should be screened.
- o. Provide barrier free access. Building and landscaping design should be inherently accessible to old and young people, people without disabilities and people with disabilities.
- p. Building designs accommodating a mix of commercial and residential uses are supported, particularly where commercial uses are in highly visible ground floor storefronts and residential is on the upper floors. Building form should reflect the different functions, e.g. balconies for residential floors and large windows for commercial uses but should share a common overall design character.



Architectural detail on windows and eaves adds character to structural designs and can be replicated on other buildings. Setbacks are valued outdoor space for restaurant seating or heritage artifacts.

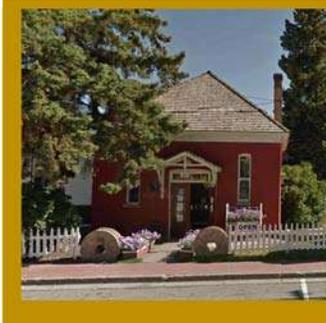
**5. Construction Materials**

- a. Apply building colours that complement nature’s spectrum, from the hues of earth, foliage and sky. Brighter colours might be appropriate as accents for doors, window frames and signs but should not be the dominant colour.



The streetscape is enhanced when building colours are co-ordinated. Warm earthy hues of blue, brown and green are appropriate to the “western heritage” context.

- b. Roofing materials should be fire smart and natural colours.



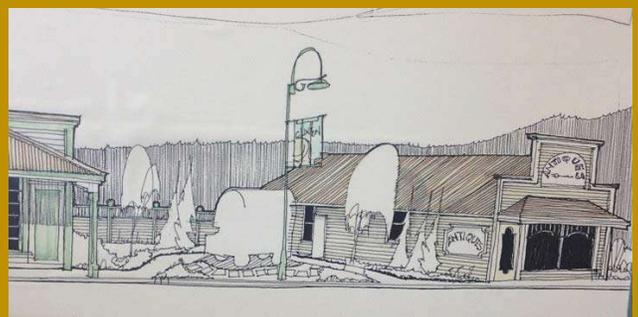
Historical mill grinding wheels provide an interpretive display that is integrated into the landscaping.



The streetscape is enhanced when historic buildings are repurposed while retaining their original character. Chimneys, cupolas, towers and venting can help to provide visual interest to the roof structure.

## 6. Streetscape Improvements and Landscaping

- a. Landscaping should be water smart and durable so as not be harmed by snow clearing.
- b. Consider front yard setbacks that increase public space along the highway frontage. Increased setback areas can be used for wider sidewalks, seating areas and the installation of interpretive displays of historical settlement artifacts. Setback improvements should have 4 season appeal.
- c. Parking and storage areas should be located behind buildings and screened with landscaping.
- d. Landscaping and building lighting should improve safety and should enhance visibility of pedestrian areas and building entrances and should not shine on adjoining properties.
- e. Decorative hanging lights should enhance heritage character.
- f. The Village is working towards “no aerial [hydro] lines”. Services to properties should be underground. If pole replacement is required, services should be underground and sidewalk areas “pole-friendly”.



Encourage the use of open space between buildings or setback areas for the installation of interpretive displays of historical settlement artifacts.



# Staff Report to Council Regular Meeting

**Date: February 25, 2026**

**From: CAO**

**Subject: Updated Financing Strategy for Multi-Use Court**

**Attachments:**

None

**Recommendations:**

**THAT Council commit to dedicating \$50,000 from the Community Forest reserve for the Multi-use Court Project as part of the 2026 Financial Planning Process.**

**Background:**

In consultation with the Village’s engineering consultant, staff have developed an alternate model for managing the Reg-Conn Multi-use Court Project, which stands to reduce project costs by approximately 42%. A combination of conducting work in-house and managing the individual components of the project internally rather than through a general contractor are estimated to reduce project costs from \$260,000 (lowest proposal obtained in the 2025 RFP process) to \$130,000. Quotes obtained for the work present a high degree of accuracy, and Staff are confident that the project can be completed with \$150,000 barring unforeseen circumstances. As all individual project components are under \$50,000, the Village is not required to issue a request for Proposals.

This change will require an additional contribution of \$50,000, which may be taken from the Community Forest Reserve during the 2026 Financial Planning process. Administration recommends that Council commit to assigning the funds to the project in order to allow staff to begin the work.

**Financial Impacts:**

The project breakdown is as follows:

**Revenue:**

NDIT Community Places Grant:	\$30,000
2025 Community Forest Reserve Contribution:	\$70,000
<u>2026 Community Forest Reserve Contribution:</u>	<u>\$50,000</u>
<b>Total:</b>	<b>\$150,000</b>

**Expenses (estimated):**

Earthworks and gravel	\$45,000
Paving	\$35,000
Nets, fencing, engineering, and other costs	\$50,000
<u>Contingency:</u>	<u>\$20,000</u>
<b>Total:</b>	<b>\$150,000</b>

Fixing & relocating irrigation, line painting, relocating hoops, and site restoration may be completed by Village staff.

The Community Forest Reserve currently contains \$340,372. The community forest reserve bylaw allows the Village to use up to ¼ of the reserve funds for special community-oriented projects each year. This means \$85,093 is eligible to be used in 2026. A \$50,000 withdrawal will leave \$35,093 available, which may be drawn upon in the event of unexpected cost overruns. In the unlikely event this were to happen, staff would be required to return to Council for a Financial Plan Bylaw Amendment.



Brian Doddridge  
CAO

CFO Initial 

PW Foreman 



## CLINTON ACCESSIBILITY COMMITTEE

### Minutes

6:00 PM, February 05, 2026

Council Chambers (1423 Cariboo Hwy)

Members Present:

R. Armit

J. Johnson

M. Painter

A. Smith, DCO

B. Doddridge, CAO

Members Absent:

D. Park

C. Boscott

Meeting Called to Order 6:02 PM

**1. Approval of the Agenda**

**2. Adoption of the Minutes**

THAT the minutes of the August 21, 2025, meeting of the Clinton Accessibility Committee be adopted.

**Carried**

**3. Correspondence**

None

**4. New Member Endorsements**

Newest member of the Accessibility Committee, Jim Johnson, was welcomed.

**5. Age-Friendly Sub-Committee**

Jim Johnson volunteered to join the Age-Friendly Sub-committee. The sub-committee now has enough members.

**6. New Business/Comments on Village programs and Services**

Rick Hansen Foundation – Barrier Buster Grant

Discussion took place and it was decided that the most important project for this grant would be to upgrade the playground equipment to foster inclusive play by installing tactile surfacing that supports sensory engagement and safe mobility. This, in turn, would enhance play value with ground-level sensory panels. The committee feels that also adding the outdoor exercise equipment to Reg Conn Park would be beneficial to the whole community. We already have the outdoor exercise equipment so it's just a matter of installing it.

Moved and Seconded

THAT, the Accessibility Committee recommends that the Village of Clinton applies for the Barrier Buster Grant before the March 15, 2026, deadline and that the grant be used to buy and install sensory equipment and the outdoor exercise equipment at Reg Conn Park.

**7. Schedule next meeting**

The next meeting will be scheduled for early May. DCO Smith will reach out in April to schedule a date.

**8. Adjournment**

Meeting adjourned at 7:00 PM

---

Richard Armit, Chair

---

Brian Doddridge, Corporate Officer

**Minutes**  
**February 3, 2026 | Memorial Hall | 7:00 PM**

**Attendees:**

**Call to Order:**

*“The Chair and Executive of the Spirit of Clinton Committee would like to acknowledge that we are within the traditional territory of the Secwépemc Nation”*  
*The Chair called the meeting to order at 7:00 PM*

**Adoption of Agenda**

THAT the agenda for the February 3, 2026 meeting of the Spirit of Clinton Committee be adopted.

**Moved:** Lee S. **Seconded:** Maria McFarland **Carried**

**Approval of the Minutes**

THAT the minutes from the January 6, 2026 meeting of the Spirit of Clinton Committee be approved.

**Moved:** Brenda Horsley **Seconded:** Jim Thompson **Carried**

**Delegation:**

None

**Correspondence:**

**Business:**

**Volunteer Recognition Event — finalize the model + details**

The Committee discussed the Volunteer Recognition format and confirmed a shift to a category-based recognition model. The Focus category for this year will be “Youth”

***Key decisions / direction:***

Invite all volunteers; groups to help ensure their volunteers are invited/represented.

Each group will receive an invitation package (coordinated through Councillor Sandi Burrage. She will handle the invitations but needs information on all of the volunteers).

The Committee will meet early at the next meeting to finalize food, drink, and decoration details.

***Target date:***

April 18, 2026 (anticipated start 6:00 PM). Doors at 6:00 PM; start time to be confirmed (6:00–6:30 PM discussed).

***Action items:***

Brett to look into funding for items such as logo cups and certificates.

Nomination forms to be prepared (Laurie and Sandi noted; target date March 18).

**Heritage Week — confirm overall schedule outline + fill remaining gaps**

The Committee reviewed and confirmed the working Heritage Week structure and dates.

***Draft schedule (confirmed as working plan):***

May 15 — Business Decoration Judging

May 16 — Clinton Annual Ball

May 17 — Car Cruise (Rich noted as coordinating timing/advertising)

May 20 — Geocache Crawl (ghost walk idea discussed as a possible add-on / future item)

May 22 — Old Timers' Tea / Legion BBQ (confirm timing/coordination)

May 23 — Parade + Rodeo Dance (note added to clearly include “dance”)

May 24 — Rodeo

***Additional notes:***

Locating judges and preparing certificates was discussed.

A theme question was noted: “What does our heritage mean to you?”

Encourage businesses to decorate and dress up during Heritage Week (bragging-rights style awards discussed).

**Community Calendar/Comms: reminder on event submissions process + any needed next steps for visibility/links**

The CDC noted an email had been sent regarding the community events calendar and event submission process.

Adding committee members required a secondary email address for access; a Gmail account was offered for this purpose.

Permission was noted to post a written calendar in the Village Office.

The idea of a digital/electronic calendar display was discussed.

**Other:**

**Committee Reports – Updates from attending members**

***CMSA (Clinton Minor Sports Association):***

- Bottle drive reported; amount noted as approximately \$2,400.
- Nerf Battle on Saturday
- Received Grant in Aid and funding from The Legion

***Legion (Royal Canadian Legion):***

- Reported 69 entries during a busy period; a \$600 payout was noted; Super Bowl Sunday referenced.

***Annual Ball (Clinton Annual Ball):***

- Planning update provided; colours noted as pink & burgundy; decorations update noted.

***Communities in Bloom / Roots & Blooms:***

- Seedy Sunday date noted (Apr 19);
- Craft fair date noted (Oct 24).

***Old Timers Tea:***

- Have received Insurance

***Assisted Living:***

- Interest was noted from residents about how to get on the waiting list.

***Clinton Health Association:***

- Doctor will be in town. Dates noted (Feb 6, 9, 24).

***CADOSA:***

- Ice fishing date noted (Feb 15).
- Family Day Skiing (Feb. 15)

***Bethel:***

- Furnace/hot water tank status update noted.
- Soups On scheduling resuming.
- Should hear about Seniors Grant by end of Feb.

***Food Bank:***

- Still waiting on grants was noted.

- Received neighborhood small grants

***Community Forest:***

- Closure date noted as March 31.

<b>Next meeting:</b>	March 3, 2026   6:30 PM	Clinton Memorial Hall
----------------------	-------------------------	-----------------------

**Adjournment: The meeting was adjourned at 8:16 PM**



## THE VILLAGE OF CLINTON ELECTION BYLAW NO. 609, 2026

A bylaw to provide for the procedures and conduct of local government elections and other voting within the Village of Clinton

---

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

### 1. CITATION

This Bylaw shall be cited as the "*Village of Clinton Election Bylaw No. 609, 2026*".

### 2. REPEAL

The "*Village of Clinton Election Bylaw No. 548, 2017*" and all its amendments are hereby repealed.

### 3. NOMINATION DOCUMENTS

3.1. In addition to the requirements under Local Government Act Section 89(7)(a), Nomination documents shall be available for public inspection by means of the Village Website from the date after it is received by the Chief Election Officer until 30 days after the declaration of the election results under section 146 of the Local Government Act.

### 4. ELECTOR REGISTRATION

4.1. A person may register as an elector only at the time of voting for all elections and assent voting.

### 5. ADVANCE VOTING OPPORTUNITIES

5.1. The required advance voting opportunity will be held on the 10<sup>th</sup> day before the general voting day from 8:00 am to 8:00 pm.

### 6. SPECIAL VOTING OPPORTUNITIES

7.1 The Chief Election Officer may establish the dates, locations and voting hours within the limits set in the *Local Government Act*, for the special voting opportunities.

7.2 The Chief Election Officer may limit the number of candidate representatives who may be present at the special voting opportunity.



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

A Bylaw to adopt the Zoning Bylaw

---

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”.

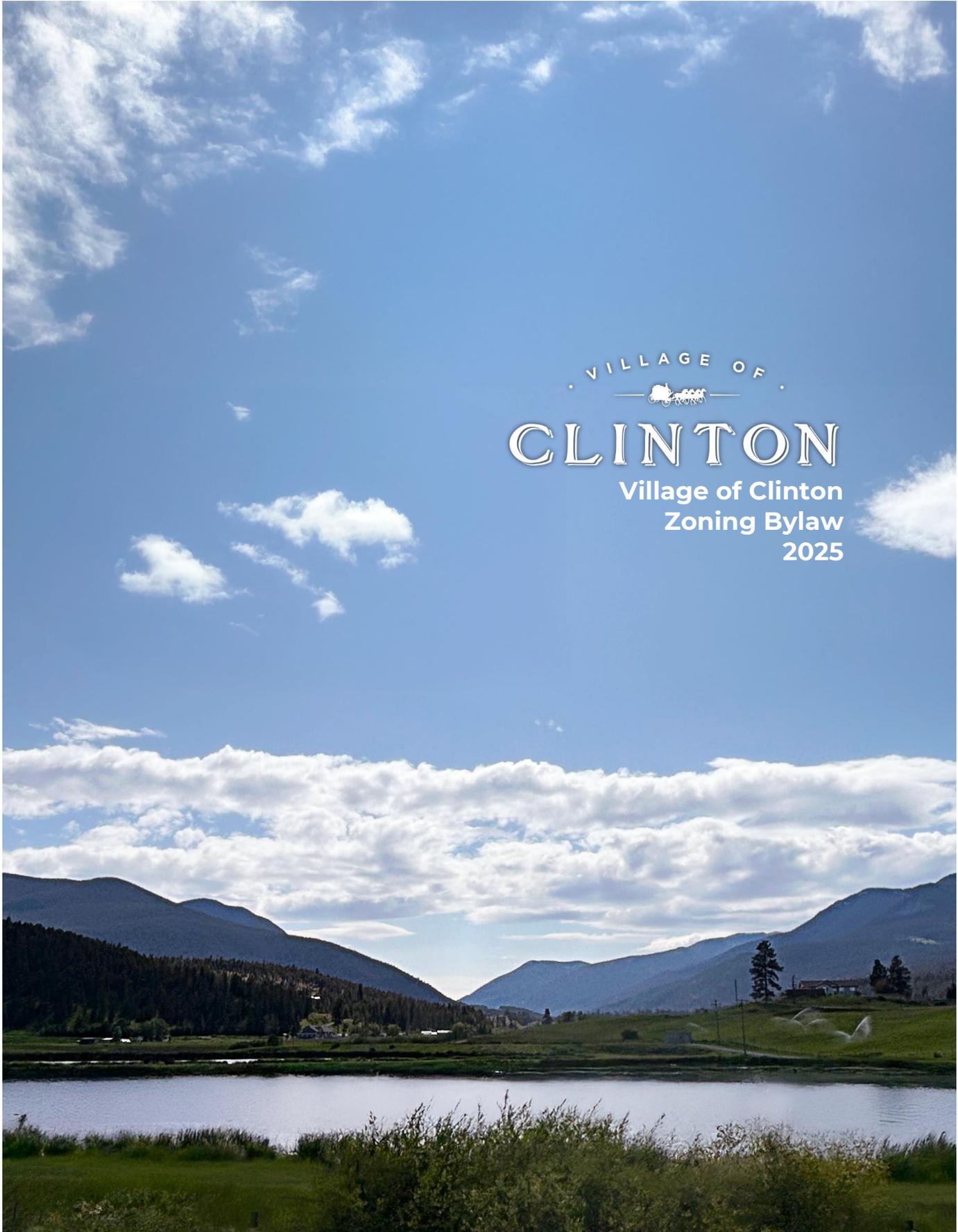
**2. AMENDMENTS**

- 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

<b>READ A FIRST TIME</b>	this 22 day of October 2025.
<b>PUBLIC HEARING HELD</b>	this 11 day of February, 2025.
<b>READ A SECOND TIME</b>	this 11 day of February, 2025.
<b>READ A THIRD TIME</b>	this 11 day of February, 2025.
<b>RECONSIDERED and FINALLY ADOPTED</b>	this ___ day of _____, 2025.

-----  
Mayor

-----  
Corporate Officer



VILLAGE OF  
CLINTON

Village of Clinton  
Zoning Bylaw  
2025

## Table of Contents

Section 1	Based Provisions .....	1
Section 2	Administration.....	3
Section 3	Definitions .....	4
Section 4	General Regulations.....	24
Section 5	Storage, Landscaping, and Screening .....	28
Section 6	Specific Use Regulations .....	31
Section 7	Establishment of Zones.....	38
Section 8	A1 Agriculture.....	39
Section 9	A2 Rural.....	42
Section 10	C1 Downtown Commercial .....	45
Section 11	C2 Highway Service Commercial .....	48
Section 12	I1 Light Industrial.....	51
Section 13	I2 Heavy Industrial.....	54
Section 14	P1 Public Use .....	57
Section 15	P2 Parks and Recreation.....	59
Section 16	R1 Low Density Residential .....	61
Section 17	R2 Medium Density Residential.....	63
Section 18	R3 Manufactured Home Park Residential.....	65
Section 19	R4 Country Residential .....	66
Section 20	Off-Street Parking and Loading .....	68

## SECTION 1            BASIC PROVISIONS

---

### 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,

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

---

### 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

---

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.

**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.

**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 travellers 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.

**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**

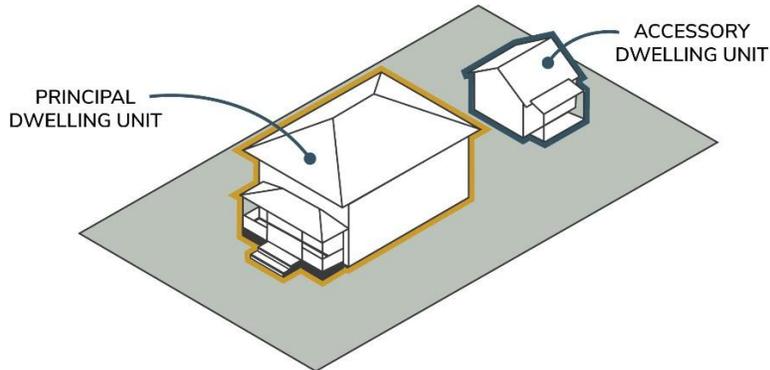
**DAYCARE** means a Use under which a premises is used for the purpose of providing childcare which is designated and licensed under the *Community Care and Assisted Living Act*.

**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.

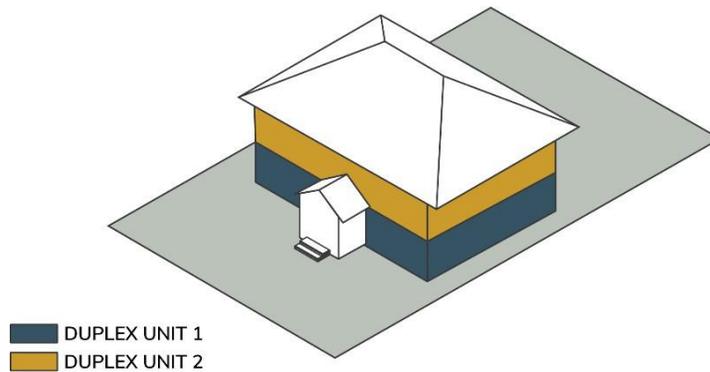
**DWELLING, ACCESSORY DWELLING UNIT** means a Use consisting of a self-contained Dwelling Unit located within an Accessory Building, situated on the same Parcel as a separate Principal Use, as illustrated in Diagram 3-1 Illustration of an Accessory Dwelling Unit. See also Section 6 Specific Use Regulations.

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



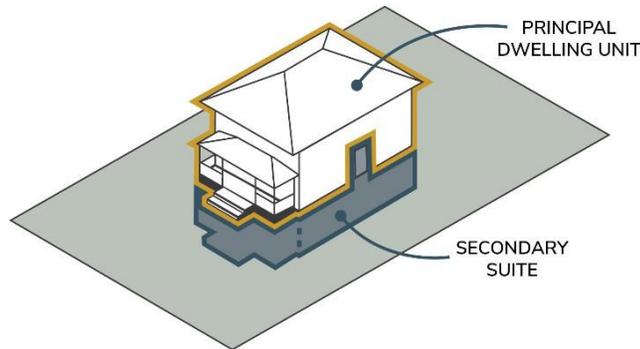
**DWELLING, MANUFACTURED HOME** means a Use of a detached structural dwelling, constructed in a factory to CSA Z240 standards, transported on its own chassis and placed on a Parcel for year-round occupancy in similar fashion as a Dwelling Unit, but excludes Recreational Vehicles. Section 6 Specific Use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

triplexes, and fourplexes.

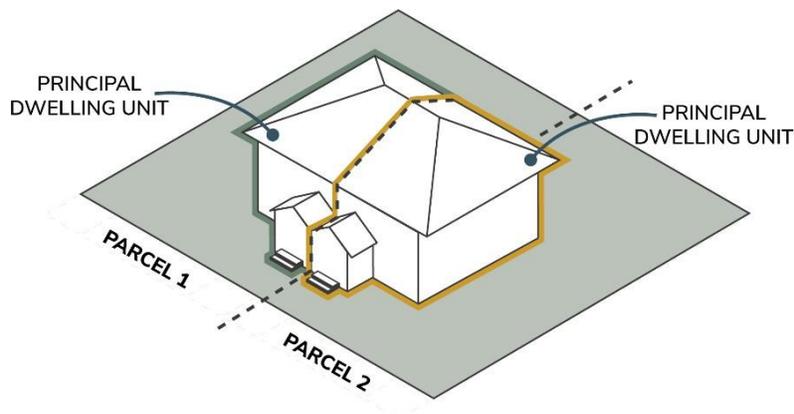
**DWELLING, SECONDARY SUITE** means a Use consisting of a self-contained Dwelling Unit located within a Principal Dwelling Unit, as illustrated in Diagram 3-3 Illustration of a Secondary Suite. This Use does not include a Duplex. See also Section 6 Specific Use Regulations.

*Diagram 3-3 Illustration of a Secondary Suite*



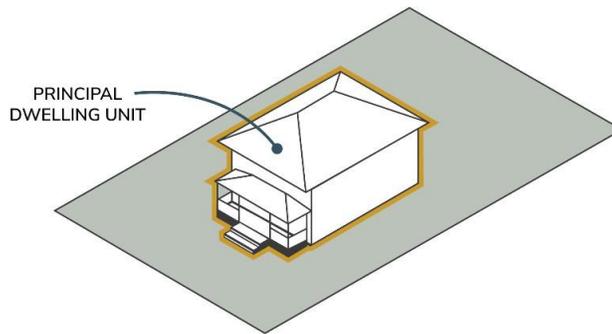
**DWELLING, SEMI-DETACHED** means a Use consisting of a residential Building, as illustrated in Diagram 3-4 Illustration of a Semi-Detached Dwelling, which is divided vertically into two separate Principal Dwelling Units, each of which has an independent entrance directly from the outside.

*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.

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.

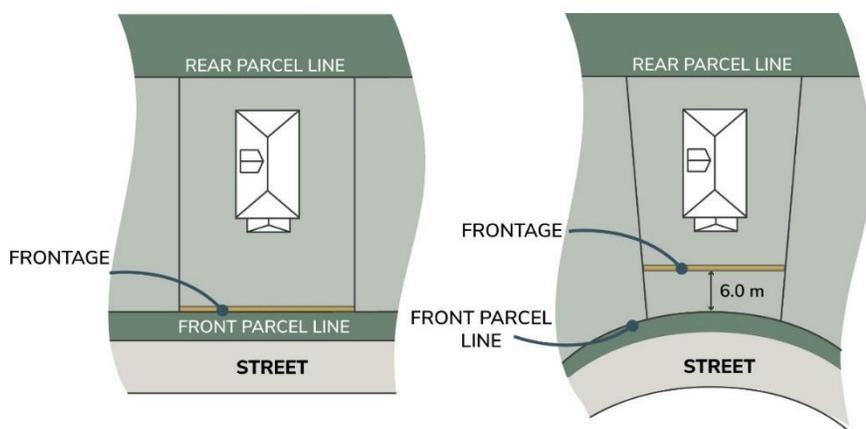
**FENCE** means a constructed barrier of any material or combination of materials erected to enclose or screen areas of Land.

**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.

**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.

## I

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

**INDUSTRY, LIGHT** means a Use involving the fabrication, processing, assembly, treatment, testing, packaging, storage, or wholesale distribution of materials, goods, or products, primarily using previously prepared materials. This Use may include the sale of automotive and agricultural equipment and machinery 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.

**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

such materials. This Use includes gravel processing.



**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*.

## 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.

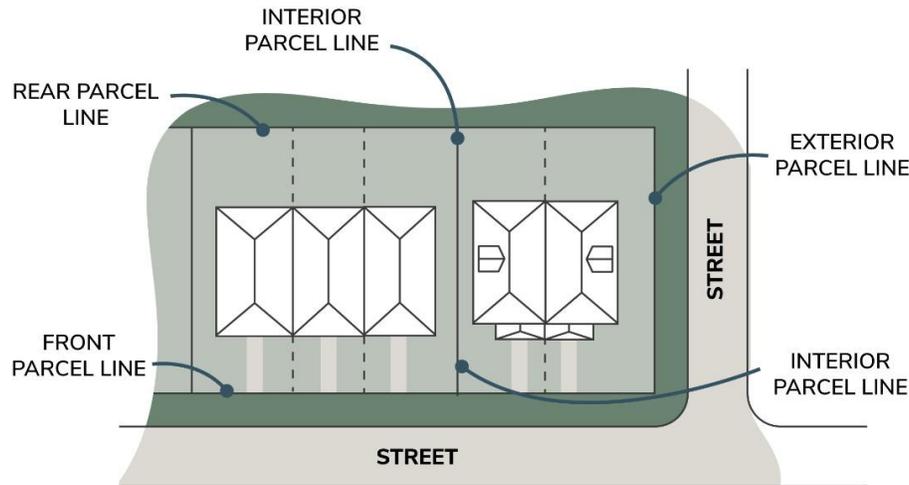
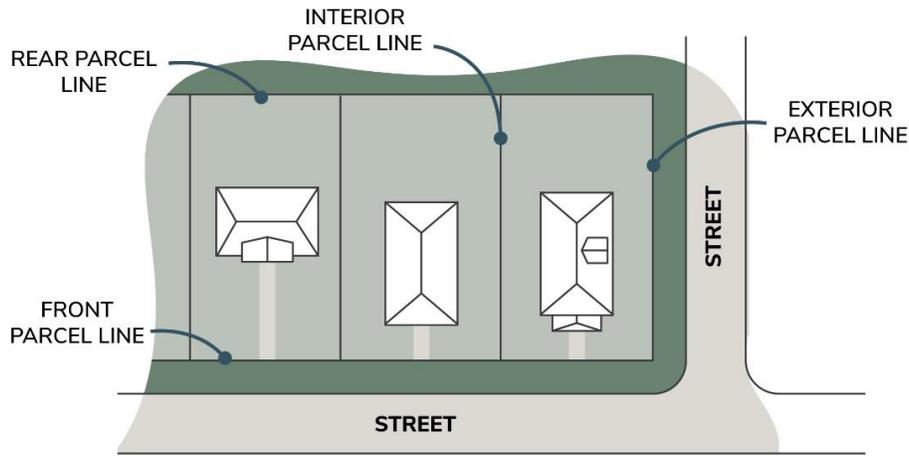
**PARCEL LINE, EXTERIOR** means a Parcel Line, referring to a corner lot, which is perpendicular to the front and rear Parcel line and that is common to a public roadway, as illustrated in Diagram 3-7 Illustration of Parcel Lines.

**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.

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

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

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

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.

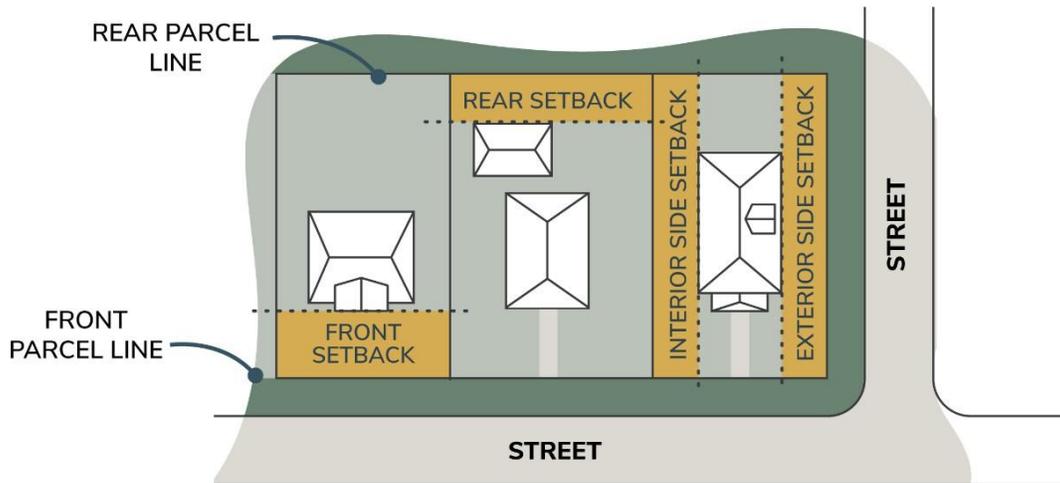
**SETBACK** means the distance that a Building or Structure must be set back from a Parcel Line, or any other Building or Structure specified by this Bylaw, as illustrated in Diagram 3-8 Illustration of Setbacks.

**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.

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

**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.

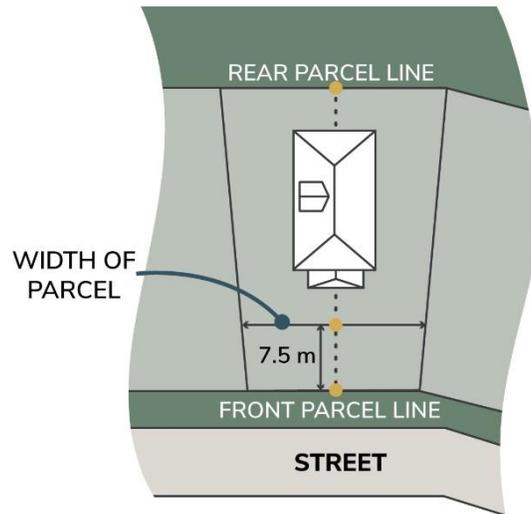
## W

**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.

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.

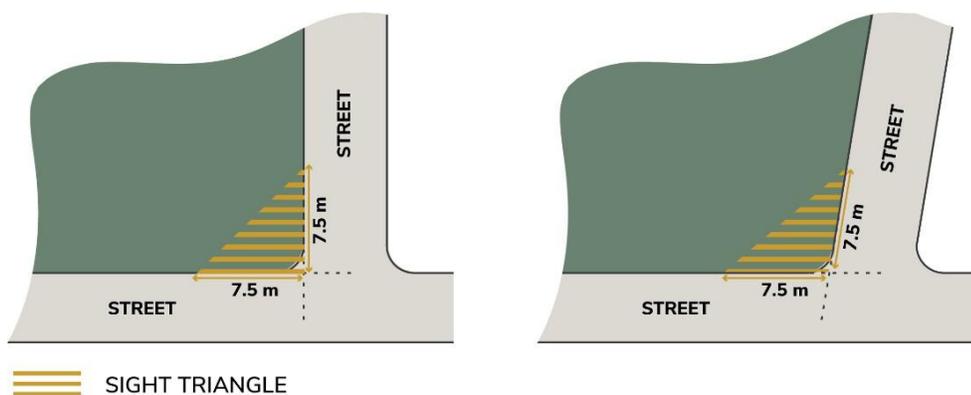
### 4.2 Provincial Highways

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.

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:

- a. 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
- b. 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:

- a. house all Livestock in a secure and sanitary Structure located a minimum of 1.5 metres from all Parcel Lines;
- b. keep all Livestock in a manner that does not cause a nuisance to neighbouring properties through noise, odour, unsanitary conditions, or other means; and
- c. 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

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;

- 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**

---

### **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

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

---

### 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:

- 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

- 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 Gas 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

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.

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;

- 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.

## **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

## 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

---

### 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

- 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.

COLUMN 1	COLUMN 2
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	
i. Principal Farm Residence, plus (if applicable)	2,000 m <sup>2</sup>
ii. Additional Farm Residence, plus (if applicable)	1,000 m <sup>2</sup> per residence
iii. Temporary Farm Working Housing	35 m <sup>2</sup> per residence
f. Maximum Floor Area for Farm Residences	
i. Principal Farm Residence	500 m <sup>2</sup>
ii. Additional Farm Residence on parcel less than 40 ha	90 m <sup>2</sup>
iii. Additional Farm Residence on parcel greater than 40 ha	186 m <sup>2</sup>
iv. Temporary Farm Working Housing	15 m <sup>2</sup> per residence
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.)

## 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

---

### 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.

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

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 Exterior storage and garages intended for equipment repair or maintenance are not permitted for uses allowed under Sections 9.2 and 9.3, unless such activities are clearly incidental to the Principal Use. Examples of permitted storage include hay or firewood, or garages for maintaining personal vehicles or equipment.
- 9.5.3 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**

---

### **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.

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: <ul style="list-style-type: none"> <li>Multi-Family Dwelling</li> </ul>

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
b. Lot 80 Townsite of Clinton	N/A	To permit: <ul style="list-style-type: none"><li>• Multi-Family Dwelling</li></ul>

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

---

### **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

## 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

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: <ul style="list-style-type: none"><li>• Gas Bar</li><li>• Vehicle Service and Repairs</li></ul>
b. Lot A Townsite of Clinton Lillooet District Plan 35067	1429 Highway 97, Clinton	To permit: <ul style="list-style-type: none"><li>• Gas Bar</li><li>• Vehicle Service and Repairs</li></ul>
c. Parcel J (Being a consolidation of Lots 3A and 4, see LB495076) Townsite of Clinton	1302 Highway 97, Clinton	To permit: <ul style="list-style-type: none"><li>• Cannabis Sales</li></ul>

## **SECTION 12      I1 LIGHT INDUSTRIAL**

---

### **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.

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.

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: <ul style="list-style-type: none"><li>• Vehicle Service and Repairs</li></ul>

## SECTION 13 I2 HEAVY INDUSTRIAL

---

### 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.

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

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. 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,

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

---

## 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.)

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.

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

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

# SECTION 16 R1 LOW DENSITY RESIDENTIAL

## 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.

COLUMN 1	COLUMN 2
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:	

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

### 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.

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

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

---

## 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.

COLUMN 1	COLUMN 2
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.

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

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 Exterior storage and garages intended for equipment repair or maintenance are not permitted for uses allowed under Sections 19.2 and 19.3, unless such activities are clearly incidental to the Principal Use. Examples of permitted storage include hay or firewood, or garages for maintaining personal vehicles or equipment.

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

---

### **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

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*

<b>COLUMN 1</b>	<b>COLUMN 2</b>
<b>Residential Uses</b>	
<ul style="list-style-type: none"> <li>• Dwelling, Single Detached, Sem-Detached, Duplex, Dwelling, Multi-unit</li> </ul>	2 spaces per Dwelling Unit
<ul style="list-style-type: none"> <li>• Dwelling, Multi-Unit (Comprehensive Site Development)</li> </ul>	1.5 spaces per Dwelling Unit Plus 0.5 spaces per Dwelling Unit for visitors
<ul style="list-style-type: none"> <li>• Dwelling, Secondary Suite, Accessory Dwelling Unit</li> </ul>	1 space per Dwelling Unit
<ul style="list-style-type: none"> <li>• Dwelling, Manufactured Home</li> </ul>	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

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

COLUMN 1	COLUMN 2
Restaurant	1 space for 5 seats
Retail Sales - Commercial (C) Zone Includes Gas Bar	1 space per 25 m <sup>2</sup> (269 sqft) of Retail Floor Area. Plus 1 space per 200 m <sup>2</sup> (2153 sqft) of storage area.
Retail Sales - Industrial (I) Zone	1 space per 100 m <sup>2</sup> (1076 sqft) of Retail Floor Area. Plus 1 space per 200 m <sup>2</sup> (2153 sqft) of storage area.
Vehicle Service and Repairs	1 space per 70 m <sup>2</sup> (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.

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:
  - a. located as close as possible to a handicapped-accessible Building entrance, and
  - b. 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

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 30,00 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

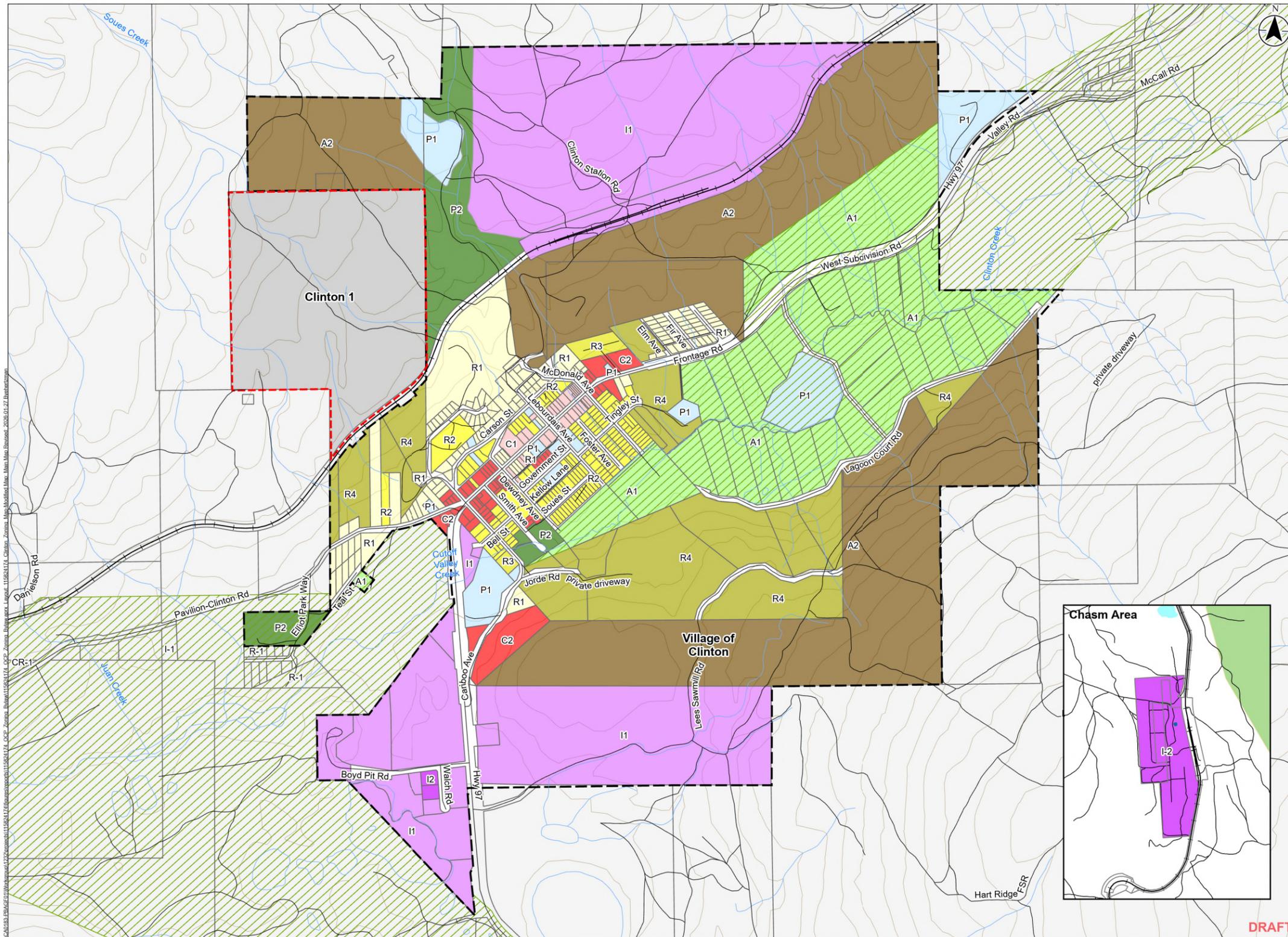
COLUMN 1	COLUMN 2
ii. greater than 2,500 m <sup>2</sup>	1

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.

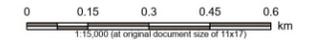
20.8.8 Owners or Occupiers of a Parcel shall not reduce Off-Street Loading Spaces existing on the effective date of this Bylaw below the applicable requirement for Off-Street Loading Spaces of this Bylaw.



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

**Title**

**Schedule B:  
Zoning Bylaw Map**



**Notes:**

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



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

Project Number: 115824174  
Requested by: A4 20250130  
Prepared by: ECH 20250203

Client/Project/Report: Village of Clinton OCP and Zoning Bylaw Review

**DRAFT**

Disclaimer: Startec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Startec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

**Date:** February 25, 2026  
**From:** Chief Financial Officer  
**Subject:** **Special Reserve for Grant Wages**

**Attachments:**

Draft of the Special Initiatives Capacity Reserve Bylaw no. 610, 2026.

**Recommendations:**

**That Council gives first Reading to the Village of Clinton Special Initiatives Capacity Reserve Bylaw no. 610, 2026;**

[Separate Resolution] **That Council gives second reading to the Village of Clinton Special Initiatives Capacity Reserve Bylaw no. 610, 2026;**

[Separate Resolution] **That Council gives third reading to the Village of Clinton Special Initiatives Capacity Reserve Bylaw no. 610, 2026;**

**Background:**

As the scope of grant projects are evolving, projects can be extensive and require many hours of the CAO and Public Works foreman time. During reporting, staff have included this time and equated what the wages would be. These wages are being claimed as part of the project costs. In an effort to manage and control costs, staff recommend creating a reserve fund for these claimed wages. The reserve would provide flexibility to add to Village staff capacity based on a 100% grant funding.

Staff recommend that these funds not be tied to a designated position, which would allow them to be allocated based on evolving priorities and strategic needs. These funds would remain in the reserve until dedicated by Council during the financial planning process. Any allocation of this fund would be accompanied by public engagement, specifically highlighting that capacity is 100% grant funded. Administration proposes that all other costs pertaining to a newly funded position be drawn from this reserve. Additional costs could include office supplies and equipment, mandatory related employer costs and employee benefits.

**Financial Impacts:**

From 2025, staff plan to claim a total of \$65,227.00 from four different projects. Should Council choose to adopt the draft reserve bylaw, these funds would be transferred from 2025 general surplus and transferred into the new reserve "Special Initiatives Capacity Reserve".

  
Mandy McKague  
Chief Financial Officer

CAO Initial 





# Council Report

January 5, 2026

From: **ROLAND STANKE, MAYOR**

Subject: Council Report

---

**Portfolio\Working Groups Update:**

- A. Community & Government Liaison:
- B. Emergency Planning
- C. TNRD -Director
- D. Seniors

**Meetings Attended** :tnrd Feb 12<sup>th</sup> presentation by Grasslands conservation council discussed that there is less than 1% of BC as grasslands with that 18.2% of that percentage being in the TNRD area. Changes in the zones and the demand for housing is threatening these grasslands.

Presentation by CCCTA. Operated for 63 years and promoted responsible tourism ops. Covers all of Clinton, Jesmond and Big Bar and is featuring the gold rush trail. Last year they had 2 familiarization tours in the area with foreign journalists to promote secondary gravel roads. Currently they are a regional trails strategy covering project ideas such as General stores, creating a food map of restaurants and updating their web site. They are also creating an online store to sell tourism items. They are also taking a marketing roadshow on the road with Clinton being slated on April 16<sup>th</sup>

**TNRD** entered into another 1 year agreement with 911 primary for \$382,489. Next gen 911 was federally mandated to be completed by March 31, 2027, but has been unsuccessful for the last 3 years.

Grant writer program of \$8G for area E and I have been submitted to NDI for use by the regional areas and Clinton.

**TNRD cow February 13<sup>th</sup>** - mobile library service is currently under review. With thought of introducing tiny library options in areas where the Bus cannot meet the demands. Also introducing a grade 3 library card service to create increased awareness.

Discussed building permit fees which has not seen an increase since 2016. 7 communities participate in building permits process. Building permits are down throughout the entire region. With a housing shortage hopefully, there will be encouragement in construction. There is lots of building activity throughout the region, but no building permits have been taken out.



## Council Report

**Regional solid waste** service is going under review as well. The last increase was in 2009. Their proposal is to increase the bag from \$1.00 to \$2.00, as well as increase the tonnage from \$30.00 to \$50.00 to take effect April 1<sup>st</sup>. Currently 54% of the residents haul their own garbage. With the mattress fee increase that occurred on January 1<sup>st</sup> that should bring in an anticipated extra \$100,000. to offset the increases in hauling costs. There will be more education in recycling, which is free due to subsidies by the province and end of life recovery costs from metals, cardboard and plastics.

**Presentation on Feb 13<sup>th</sup>** by Reece Harding from young and Anderson law firm. Discussed first nation traditions, practices and customs. Discussed the Cowichan tribe and Canada in Richmond and how it affects investments due to loss of public land and infrastructure. As this affects all aboriginal title lands in the province affecting municipalities taxation, service delivery and liability. 7 parties appealed the court ruling including 3 first nations. This is going to take years to settle, costing tax payers billions of dollars in legal and court costs.

Discussed DRIPA and UNDRIP which was adopted by the UN general assembly in 2007 covering 46 articles outlining a minimum standard of living for indigenous peoples all around the world. As all this is still in the courts before implementation but once completed it has direct impact on municipal government.

**Feb 18<sup>th</sup>** met with representative from BC ambulance. Discussed the ER blackout challenges, once again requested a 2<sup>nd</sup> car in Clinton due to ambulance being out of town for an indetermined amount of time. Advocated again for a community coordinator. (since the retirement of the last coordinator a year ago, the position hasn't been posted yet.) discussed the delay in the new 911 service and how it affects locals and tourism due to spotty cell coverage. Also brought up coverage during large local events if the single car is out of service for an undetermined number of hours. Discussed emergency management with local evacuation of seniors and people with disabilities. Brought up topics such as air ambulance, first nations involvement in emergency management.

**February 19<sup>th</sup>** met with Frank Caputo Federal MP. At time of writing this report meeting hasn't been held yet, will provide verbal update at the meeting.

### **OTHER:**



## Council Report

**Planned Activities:**

**New Business:**

**Financial Implications:**

Respectfully submitted,

Roland Stanke

## Action items arising from Council Meetings

Date updated: February-18-26

Resolution/Direction to Staff	WHO/DONE
<b>January 2026</b>	
<b>Heritage Registry</b> – <i>Staff is working with the Museum</i>	CAO <b>In progress</b>
<b>Multi-Use Court</b> – <i>Staff pursuing individual contractors for the work rather than an RFP.</i>	CAO <b>In progress</b>
<b>Bill M216</b> – <i>That, Council directs staff to send a letter outlining concerns and expressing opposition.</i>	CAO <b>Completed</b>
<b>SILGA Resolution</b> – <i>Staff to draft a resolution regarding responsibilities and authority over regulations governing tax sales.</i>	CAO/DCO <b>Completed</b>

Fire Truck Replacement: Waiting for Grant Decision

Long-term Financial Plan Project: Waiting for Grant Decision

Flood Early Warning System Project: Grant approval delayed to next intake

Wastewater Lagoon Armouring Project: Grant approval delayed to next intake

Wayfinding and marketing project: Obtaining Quotes and designing signage

Whispering Pines Clinton Indian Band MOU Development: Whispering Pines is reviewing the draft

Food Hub Development: Seeking other funding sources

Reg Conn Pond Dredging Project: Waiting for Grant Decision

Lot 9 Development: Staff working on report for other options

Dam Safety Review: Fieldwork and test drilling complete. Awaiting final Dam Safety Review in the next few weeks

Fire Department Equipment Upgrade Project: Waiting for Grant Decision

Grant Writing Project: **Have reapplied for 2026 funding – awaiting decision.**

BC Hydro Property (Clinton Station Road): Preparing background information to inform an application for Crown Land Grant

Bell Street Extension Project: Waiting for final title transfer by Province

Business Façade Improvement Program – **Have reapplied for 2026 funding – awaiting decision.**

Accessibility Upgrades Grant – **We have been approved for \$25,000 for accessibility upgrades.**

Reg Conn Park Multi-Use Court Project: **In consultation with an engineering consultant. We will manage the project in house and hire contractors for each part of the job independently. We expect this will reduce the project cost by up to 40%.**

The above projects are not exhaustive.