VILLAGE OF
Ashcroft
HEART OF THE TRUE DESERT




# ZONING BYLAW

## Bylaw No. 890, 2026

LIVEABLE COMMUNITY

SUSTAINABLE GROWTH

STRONG NEIGHBOURHOODS

CELEBRATING OUR HERITAGE

# Village of Ashcroft
# Zoning Bylaw No. 890, 2026

WHEREAS Council wishes to repeal Village of Ashcroft Zoning Bylaw No. 823, 2018, and amendments thereto, and wishes to adopt a new Zoning Bylaw, pursuant to Section 479 of the *Local Government Act*;

AND WHEREAS Council has held a Public Hearing pursuant to Section 465 of the *Local Government Act*.

NOW THEREFORE Council of the Village of Ashcroft, in open meeting assembled hereby enacts as follows:

1. Village of Ashcroft Zoning Bylaw No. 823, 2018, and all amendments thereto are hereby repealed.

2. This Bylaw shall be cited as the "Village of Ashcroft Zoning Bylaw No. 890, 2026".

3. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the Zoning Bylaw for the Village of Ashcroft:
   .1 Schedule A (Zoning Bylaw Text)
   .2 Schedules B (Zoning Bylaw Map)

READ A FIRST TIME THIS 10th DAY OF JULY, 2026
RECEIVED APPROVAL OF THE MINISTRY OF TRANSPORTATION AND TRANSIT THIS 22nd DAY OF SEPTEMBER, 2026.
PUBLIC HEARING HELD ON THIS 13th DAY OF OCTOBER, 2026
READ A SECOND TIME THIS 13th DAY OF OCTOBER, 2026
READ A THIRD TIME THIS 13th DAY OF OCTOBER, 2026

ADOPTED THIS 16th DAY OF OCTOBER, 2026.

Original Signed by Mayor
MAYOR

Original Signed by CAO
CHIEF ADMINISTRATIVE OFFICER

**SCHEDULE A**

**ZONING BYLAW TEXT**

---

# TABLE OF CONTENTS


**1.0 DEFINITIONS ..... 1**

**2.0 ADMINISTRATION ..... 18**

**3.0 GENERAL PROVISIONS ..... 20**

**4.0 ESTABLISHMENT OF ZONES ..... 32**

**5.0 A1 (AGRICULTURE 1) ZONE ..... 34**

**6.0 RR1 (RURAL RESIDENTIAL 1) ZONE ..... 36**

**7.0 R1 (RESIDENTIAL 1) ZONE ..... 38**

**8.0 RM 1 (RESIDENTIAL MULTIPLE DWELLING UNIT 1) ZONE ..... 41**

**9.0 MH1 (MOBILE HOME PARK 1) ZONE ..... 43**

**10.0 C1 (COMMERCIAL MIXED USE 1) ZONE ..... 44**

**11.0 M1 (INDUSTRIAL 1) ZONE ..... 47**

**12.0 M2 (INDUSTRIAL 2) ZONE ..... 50**

**13.0 P1 (PARK AND PUBLIC USE 1) ZONE ..... 51**

**14.0 CD1 (COMPREHENSIVE DEVELOPMENT 1) ZONE – RODEO GROUNDS ..... 53**

**15.0 CD2 (COMPREHENSIVE DEVELOPMENT 2) ZONE – MESA VISTA ..... 55**

**16.0 VR (VILLAGE RESERVE) ZONE ..... 57**

**17.0 SCREENING AND LANDSCAPING ..... 58**

**18.0 OFF-STREET PARKING AND LOADING REGULATIONS ..... 60**

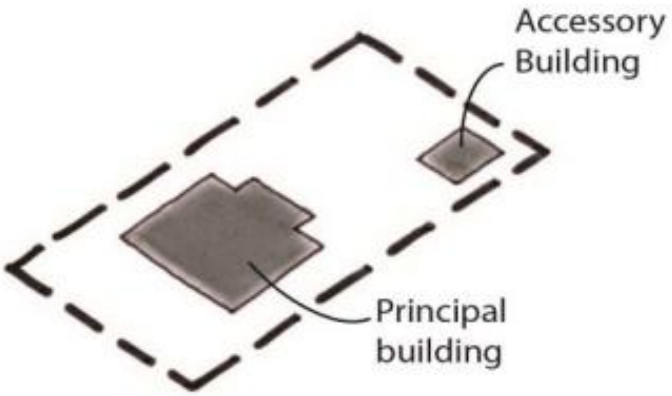
## 1.0 DEFINITIONS

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

**Abut or Abutting** means immediately contiguous to, or physically touching. When used with respect to two parcels separated by a road or lane, means two parcels that share the road or lane centreline.

**Accessory Building** means any building or structure that is used in conjunction with the principal building, but is separate from the principal building, and is located on the same parcel and includes garages, carports, sheds, soft-sided structures, and greenhouses. An accessory building or structure may be located on the common property in a bare land strata plan or on a strata parcel in that strata plan. Accessory buildings exclude heat pumps and other mechanical or electrical equipment, gas meters or propane tanks that are permanently affixed to a building or structure by way of plumbing or other duct work.

**Figure 1.1 Principal and Accessory Buildings**




**Accessory Dwelling Unit** means a self-contained, dwelling unit located in a building completely separate from the principal single detached dwelling, which has one or more habitable rooms used or intended for use as a residence by one or more persons living as a household or as a Short-Term Rental Accommodation. An accessory dwelling unit has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling located on the same parcel and may be contained within a separate building on the same parcel as a single detached dwelling (garden suite) or as part of a detached garage (garage suite).

**Accessory Use** means a use or structure on the same parcel, with and of a nature customarily incidental and subordinate to, the principal use or structure. An accessory use may or may not be within the same building as the principal use. An accessory use is permitted at the same time or after a principal use is established on a parcel.

**Aggregate Storage and Processing** means the use of a parcel, buildings or structure for the production of asphalt, gravel, sand, stone, soil and other aggregate materials through processes involving moving, storage, washing, screening, crushing and refining.

**Agricultural Use** means a use providing for the growing, rearing, producing and harvesting of agricultural products, including the storing and processing on an individual farm of the primary agricultural products harvested, reared, or produced on that farm and the storage of farm machinery and implements used on the farm; and specifically includes a kennel and the keeping of horses, cattle, sheep, hens, pigeons, ducks, geese, and other livestock.

**Aisle** means the area used by motor vehicles for access to and from all off-street parking spaces, but does not include an access driveway.

**Animal Hospital** means a building where domestic animals (household pets), birds and livestock are kept for examination and/or treatment, including surgery, and where veterinary drugs and other related products, including pet food, may be sold.

**Apartment** means a single building consisting of five or more dwelling units on a parcel, where each dwelling unit has its principal access from a shared common entrance or hallway. Ground level dwelling units may have the principal access from a shared common entrance or hallway or may have direct ground level access to the outside.

**Attached Suite** means a self-contained, secondary dwelling unit located within a single-detached or duplex dwelling. An attached suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling in which the attached suite is located. Attached suites must contain a separate private entrance, which is enclosed from the rest of the principal dwelling unit. Attached suites are most commonly in the form of a "basement suite".

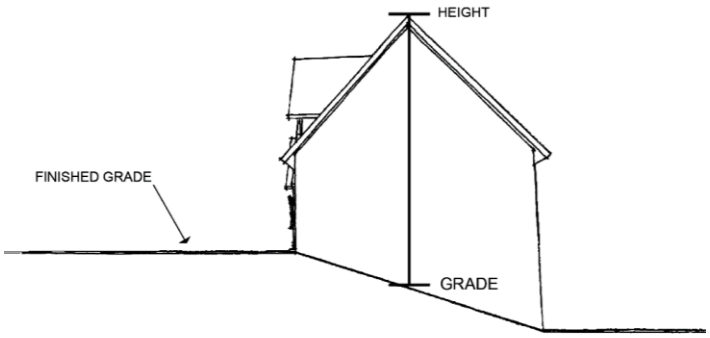
**Automobile Sales and Repair** means a business engaged primarily in car, truck, farm equipment, tractor and recreational vehicle sales and/or rental. Automobile repair, painting, part sales and body or glass services may also be included, provided that these services are fully contained within the principal building. Automobile sales and vehicle servicing may exist separately as a use on a parcel or be combined.

**Auto Wrecking Yard** means an area outside of an enclosed building where motor vehicles are disassembled, and where vehicles are not in operable condition and used parts of motor vehicles are stored and sold.

**Average Grade** means the average of the finished ground at the center of the face with the highest ground level and the finished ground at the center of the face with the lowest ground level, except that localized ground level changes such as vehicle or pedestrian entrances or window wells need not be

considered in the determination of average levels of finished ground, generally as seen in Figure 1.2 illustrates Grade and Height.

**Figure 1.2 Grade and Height**




**Boarder or Lodger** means a person who pays compensation to reside in a separate or shared sleeping room in a dwelling unit, and who is not a member of the family residing in the residence.

**Boutique Industrial** means the design, processing, fabrication, assembly, treatment, and packaging of products entirely within a building or structure in a small-scale manner that creates minimal odors, noises or fumes and includes the incidental storage, sales and distribution of such products. Typical products include, but are not limited to electronic goods; food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; small tool manufacturing; glass or ceramic production; and paper manufacturing.

**Building** means a structure located on the ground and supported by columns or walls which is designed, erected or intended for the support, enclosure or protection of persons, animals, or property.

**Building Inspector** means the official or officials appointed by the Council of the Village of Ashcroft to administer and enforce the provisions of the BC Building Code, the Village of Ashcroft Building Regulations Bylaw and this Bylaw.

**Building, Principal** means a building in which is conducted the main or principal use of the parcel on which it is located.

**Building Supply and Lumber Yards** means the supply and storage of materials that are incorporated into the structure of a building including hardware, lumber, wall-paneling, and carpet, but excluding furniture and appliances that are normally removed by the owner upon the sale of a building, and excluding concrete mix plants and other building supply manufacturing and processing plants. Materials may be stored outside of the principal building on the same parcel.

**Building Width** means the lesser of the two horizontal dimensions of a building or structure. In the case of a mobile home, this means the width of the mobile home exclusive of any structural additions

attached thereto which were not a section or intended to be a section of the mobile home at the time of its manufacture.

**C Zone** means the C1 zone.

**Campground and RV Park** means land that is used to provide temporary accommodation in tents, tent trailers, travel trailers, recreational vehicles and non-permanent structures that contains no more than one single-family dwelling and no more than one convenience store but does not include a worker camp.

**Cannabis** means all parts of the genus cannabis whether growing or not and the seed or clone of such plants.

**Caretaker Suite** means a dwelling unit used solely to accommodate a person or persons for the purposes of providing on-site surveillance, maintenance or security for the primary use of the parcel.

**Cardlock Fuel Installation** means any building or land used or intended to be used for the sale of fuels or lubricants to vehicles and equipment, either through the use of keys, cards or service attendants, but does not include a motor vehicle service station.

**Carport** means a roofed structure that is enclosed less than 75% around the perimeter and is used for the residential parking of automobiles.

**Cargo Container** means a container designed for the storage or transport of goods, including a container designed for the intermodal transportation of freight or goods, but excludes dumpsters and recycling receptacles. Commonly referred to as a sea-can or a shipping container.

**Cemetery** means and includes any parcel or tract of land set aside, used, maintained or operated as a place for the interment of the remains of dead persons.

**Chief Administrative Officer** means the person duly appointed by the Council, and includes the Chief Administrative Officer designate.

**Club or Lodge** means a building or establishment used by an association or organization for fraternal, social, or recreational purposes with cooking facilities and which will be operated for the use of club members and their guests only.

**Council** means the Council of the Village of Ashcroft.

**Day Care, Commercial** means a commercial or not-for-profit facility licenced under the *Community Care and Assisted Living Act* that provides care to either children or adults.

**Day Care, Home-based** means a facility licenced or otherwise permitted in accordance with the *Community Care and Assisted Living* Act, that is located in a single-detached dwelling and operates as a daycare for no more than 8 people.

**Deck** means a platform with at least one side open that is attached to or adjacent to a dwelling unit with a minimum vertical distance to the finished grade below the deck of 0.6 m (2.00 ft.). Decks may or may not have direct ground access.

**Density, Gross** means a measure of the intensity of development to the area of the parcel. Gross density is typically measured in units/hectare and is calculated by the total number of residential units in a development area divided by total development area, which includes all roads, utility rights-of-way and greenspaces within the development area.

**Derelict Vehicle** means any motor vehicle that has not been licensed for more than twelve months or is incapable of being driven, except for any non-licensed off-road or construction vehicle currently being used or property stored for construction, maintenance or recreation on the site.

**Dwelling Definitions:**

**Accessory Dwelling Unit** means a dwelling unit that is secondary to the use of the principal building on the same parcel. An accessory dwelling unit:

a. is a self-contained residential accommodation unit;
b. has cooking, sleeping and bathroom facilities;
c. is secondary to a principal building located on the same property; and
d. is on the same parcel within residential, commercial, industrial, and institutional zones

**Dwelling** means a standalone building designed to contain one or more dwelling units for the purpose of permanent habitation on a full-time basis. A dwelling does not include hotels, motels, or community care facilities.

**Duplex Dwelling** means a Building used or designed for use as two (2) principal self-contained Dwelling Units, and no suites. A Duplex may be designed and constructed as two (2) Dwelling Units at initial construction or through the conversion of an existing Building. Figure 1.3 illustrates two types of Duplex Dwellings.




**Figure 1.3 Examples of Duplex Dwellings**

**Dwelling Unit** means two or more rooms used or intended to be used as the permanent home or residence of a family that contains only one cooking facility, with sleeping and bathing facilities.

**Fourplex Dwelling** means a building having four dwelling units located above or below each other or four side by side units facing the front property line that each share a party wall with each other. A fourplex may have a common entrance foyer or individual entrances. Each dwelling unit within a fourplex has a separate sewer and water hookup.

**Multiple Dwelling Unit Residential** means a building on a parcel, containing three or more dwelling units each of which is occupied or intended to be occupied as the permanent home or residence of one household.

**Row House Dwelling** means three or more of a series of dwellings, often of similar or identical design, situated side by side and joined by common walls.

**Single Detached Dwelling** means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. This use includes manufactured homes that conform to CSA A277 or CSA Z240 standards.

**Triplex Dwelling** means a building having three dwelling units located above or below each other or three side by side units facing the front property line where each share a party wall with each other. A triplex may have a common entrance foyer or individual entrances. Each dwelling unit within a triplex has a separate sewer and water hookup.

**Emergency and Protective Services** means and includes, but is not limited to, a public facility used by police, fire protection, ambulance, and search and rescue services.

**Entertainment Services** means any building or land used for the provision of entertainment on a user-pay basis. Facilities may include, but are not limited to, amusement arcade, billiard and pool hall, bowling alleys, and mini-golf.

**Fence** means a railing, trellis, or other screening forming a boundary to or enclosing a parcel or part thereof.

**Financial Institution** means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors or related businesses, and may include a drive-through.

**Fruit and Vegetable Stand** means accessory building or structure used for retailing agricultural products.

**Funeral Services** means a building designed for the purpose of furnishing supplies, funerals, viewing and related services to the public and includes facilities intended for the preparation of the dead human body for interment which may include cremation.

**Gross Floor Area (GFA)** means the total area of all the floors in a Structure measured to the exterior faces of the exterior walls of the structure, excluding the area used for off-street loading and areas used exclusively for parking, mechanical equipment, stairways, and crawl spaces with a vertical clearance of less than 1.8 metres.

**Guest Home** means a Single-Detached Dwelling, a dwelling unit in a Duplex Residential dwelling or a dwelling unit in a Multiple-Unit Residential Dwelling where such dwelling unit is used in its entirety as one dwelling for Short-Term Rental.

**Guest Room** means a habitable room used for Short-Term Rental and that does not contain cooking facilities

**Guest Suite** means a Suite (Attached or Detached) used for Short-Term Rental.

**Health Services** means the use of a building or buildings for the provision of a physical or mental health service on an out-patient basis and includes but is not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology clinics, health clinics and counseling services.

**Height** means the vertical distance from the average grade at the perimeter of the building structure to the highest point of the roof surface and in the case of a structure without a roof, to the highest point of the structure. Refer to Figure 1.2.

**Highway** means a street, road, trail, lane, bridge, viaduct and any other way open to the use of the public under the *Transportation Act*, but does not include a private right of way on private property.

**Home Business** means a small-scale business carried out entirely within the principal dwelling that provides professional or personal services.

**Home Industry** means a small-scale industry carried out entirely within the principal dwelling or an accessory building or structure that provides trades related services.

**Home Occupation** means a small-scale occupation, profession, or craft carried out entirely within the principal dwelling or an accessory building or structure only by one or more residents of the principal dwelling. The home occupation must be clearly incidental and accessory to the use of the dwelling for residential purposes and specifically excludes retail cannabis sales. There are two types of home occupations, a home business or home industry.

**Hospital** means the use of land and buildings as a hospital, as defined by the *Hospital Act*, RSBC 1996, c 200.

**Hotel** means a building that provides rooms or suites for temporary sleeping accommodation where each room or suite is accessed by an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include an office for hotel administration, a restaurant, and/or meeting rooms.

**Household** means one (1) or more persons living together or as a common unit sharing all spaces except bedrooms in a Dwelling Unit.

**Industry, Heavy** means the basic processing and manufacturing of materials or products predominantly from extracted or raw materials; a use engaged in the storage or manufacturing of flammable or explosive material; or other manufacturing processes that potentially involve hazardous or commonly recognized offensive odors and includes any administrative, office or employee facilities associated with the use.

**Industry, Light** means the manufacturing of goods, products and materials carried on predominantly inside of a premise, which may create minor noise, smoke, dust or other emissions and may include on-site storage of raw materials for its production. Light Industry includes the repair of goods, products and materials that are produced on-site and any administrative, office or employee facilities associated with the use.

**Junk Yard** means an area outside of an enclosed building where junk, waste, used building materials, used industrial materials, scrap metal, or used, discarded or salvaged materials are put, sold, exchanged, stored, baled, packed, disassembled, or handled. A junk yard will not be constructed to include the arrangements for the sale, purchase, or storage of used furniture, used cars in operable condition or the processing of used, discarded, or salvaged materials as a minor part of a manufacturing operation.

**Kennel** means a building, structure, compound, pen, cage or property in which 4 or more dogs are kept for any purpose and excludes animal hospitals.

**Landscaping** means the planting of lawns, shrubs or trees, and the addition of fencing, walks, drives or other structures and materials as used in landscape architecture.

**Lane** means a public thoroughfare that provides only a secondary means of access to a parcel at the side or rear.

**Loading Space** means an on-site space reserved for temporary parking for the purpose of loading or unloading goods and materials.

**M Zone** means the M1 and M2 zones.

**Manufactured Home** means a dwelling built under CSA standards Z240 or A277 designed to provide residential accommodation, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another by being towed or carried, and includes mobile homes and modular homes but does not include travel trailers, recreational vehicles, or campers.

**Manufactured Home Park** means a parcel of land upon which two or more manufactured homes are located, and includes all buildings and structures used or intended to be used as part of such Manufactured Home Park, but excludes any dwelling unit that is not a manufactured home with the exception of one dwelling unit for the caretaker or operator of a Manufactured Home Park.

**Medical Cannabis** means cannabis that is produced by a producer licensed by Health Canada and is prescribed by a medical professional for administration to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition under the *Access to Cannabis for Medical Purposes Regulations*, SOR/2016-230.

**Medical Cannabis Production Operations** means cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis or any products containing or derived from cannabis or marihuana for uses exclusively for medical purposes as permitted under the federal government's *Access to Cannabis for Medical Purposes Regulations*, SOR/2016-230 or any subsequent legislation which may be enacted in substitution thereof.

**Mixed Use** means a building that is used for a combination of commercial and residential uses.

**Mobile Home** means a manufactured home that is constructed in a factory, designed to be towed from site to site and subject to Canadian Standards Association (CSA) Z240 Mobile Home Series of Standards. CSA Z240 Standards are specifically for homes that may be moved from one home site to another.

**Modular Home** means a manufactured home that is constructed on site from factory assembled modules. These homes have a CSA A277 label to show that they were built in a certified factory and must meet local Bylaws and the BC Building Code. Modular homes are not typically moved from one home site to another.

**Motel** means a Building that provides rooms or suites for Temporary Accommodation where each room or suite has individual exterior access. A Motel may include an Office for administration, and it may contain assembly spaces, indoor recreation, a Restaurant (including Licensed Premises) as Accessory uses.

**Motor Vehicle Service Station** means premises primarily for the sale of motor vehicle fuels, lubricating oil and motor vehicle accessories directly to the users of motor vehicles and the servicing of motor vehicles, excluding body works and painting.

**Municipality** means the municipal area contained within the boundaries of the Corporation of the Village of Ashcroft.

**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 as to mark the soil of the bed of the body of water a character distinct from that of its banks, in vegetation and the nature of the soil and as determined by a surveyor.

**Non-Conforming Use** means a use that is a variance of an existing zoning bylaw, permitted because the use of the land was legal before the ordinance was passed. If the non-conforming use is discontinued for period of time or the building is damaged, the nonconforming use is no longer permitted and any use on the property must meet the requirements of this Zoning Bylaw. The specific non-conforming use regulations are set out in the *Local Government Act*.

**Office, Professional** means a building or part thereof used for the practice of a profession, the carrying on of a business, or the administration of an industrial activity that is conducted off site, and includes, but is not limited to, medical, dental, chiropractic, psychiatric, legal, accounting, optometrist, real estate, newspaper, and government offices.

**Office, Trade Contractor** means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation, air conditioning and natural resource development. Trade contractor offices may include the indoor and outdoor storage of materials, equipment and machinery that is directly related to the activities of a particular trade contractor office.

**Open Space** means vacant land used for recreation activities such as walking, cycling, running, hiking, snowmobiling, and all-terrain vehicle use.

**P Zone** means any park and institutional zone and includes the P1 zone.

**Panhandle** means a narrow strip of land which, as an integral part of the parcel, provides frontage and access to a highway.

**Panhandle Lot** means any parcel which gains road frontage through the use of a narrow strip of land which is an integral part of the parcel called a panhandle but which panhandle is not included when calculating the area of such parcel or the front yard setback requirement.

**Parcel** means any lot, block or other area in which land is held, or into which it is subdivided, including a strata lot within a bare land strata plan as defined by the *Strata Property Act*, SBC 1998, c 43, but does not include a public thoroughfare or access route.

**Parcel Area** means the total area of land comprising the parcel but excluding any panhandle.

**Parcel, Corner** means a parcel abutting upon two or more streets at their intersection or upon two parts of the same street, such streets or parts of the same street forming an interior angle or less than 135°. For the purposes of this definition, the front yard is the yard adjacent to the shortest boundary abutting on a street or right of way.

**Parcel Coverage** means the sum of the areas of the building footprints of every building or structure on the parcel. Parcel coverage is expressed as a percentage of the parcel area, and in the case of a building or structure with no walls the building footprint shall be the horizontal area within the drip line of the roof.

**Parcel Depth** means the shortest horizontal distance between the front and rear parcel lines.

**Parcel Frontage** means the length of that parcel boundary which abuts a highway, or access route in a bare land strata, and for this purpose "highway" does not include a walkway or emergency access route.

**Parcel, Interior** means a parcel other than a corner parcel.

**Parcel Line** means the legally defined boundary of any parcel.

- **Equivalent Front Parcel Line** means a line drawn between the intersect points of the side parcel line and the front parcel line on parcels with curved front parcel lines, as illustrated in Figure 1.4.
- **Exterior Side Parcel Line** means a side parcel line which abuts the highway (excluding a lane, pathway, walkway, or trail) on a corner parcel, as illustrated in Figure 1.5.
- **Front Parcel Line** means any parcel line common to a parcel and one highway other than a lane as illustrated in Figure 1.4. Where a parcel is contiguous to the intersection of two (2) highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane.
- **Interior Side Parcel Line** means a parcel boundary between two (2) or more parcels or a lane, other than a front or rear parcel line, as illustrated in Figure 1.5.
- **Rear Parcel Line** means the boundary of a parcel which lies the furthest from, and is not connected to, the front parcel line, as illustrated in Figure 1.5.

**Figure 1.4: Illustration Equivalent Front Parcel Line**

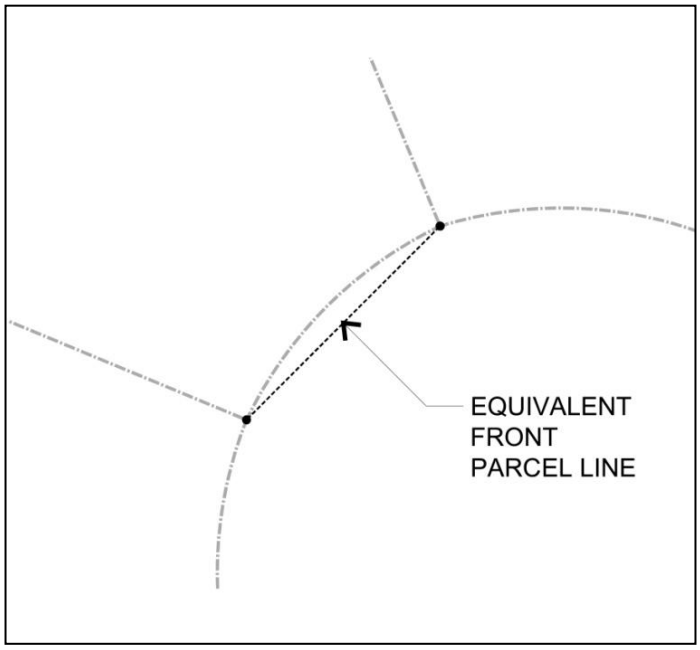
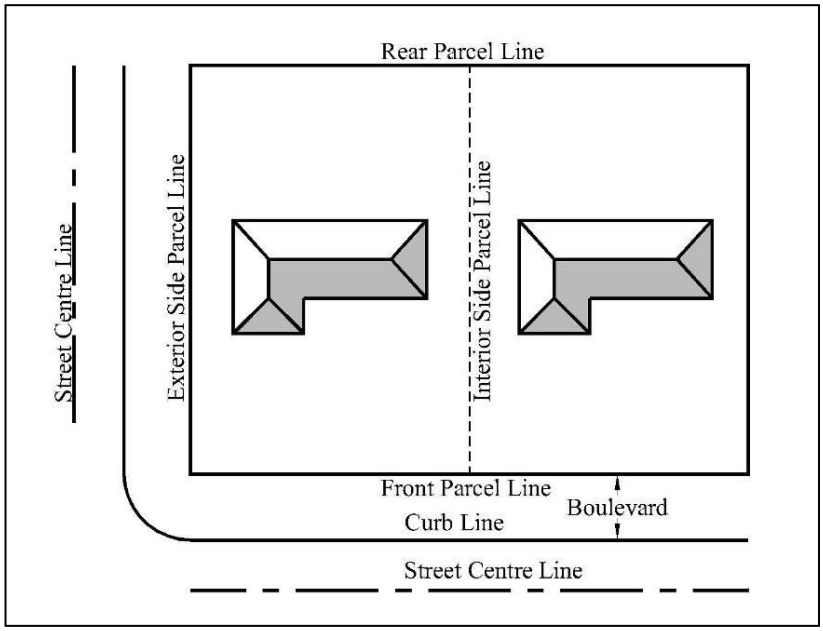



**Figure 1.5: Illustration of Parcel Lines**




**Parcel Width** means the horizontal distance between the two side parcel lines measured at the minimum setback from the front parcel line.

**Park** means land for public uses, outdoor recreational purposes that may or may not include outdoor recreational facilities and includes archaeological, historical or natural sites, and does not include stormwater management ponds.

**Parking Lot** means a parcel or part of a parcel or a building available to be used for the temporary parking of more than one vehicle.

**Parking Space** means an off-street space of the size and dimensions to park one vehicle in conformance with the off-street parking requirements of this Bylaw, exclusive of driveways, aisles, ramps or obstructions.

**Personal Service Establishment** means a use that provides personal services to an individual related to the care and appearance of the body or the cleaning and repair of personal effects, including barber shops, hairdressers, manicurists, tailors, dress makers, shoe repair shops, and laundries*;* but does not include health services.

**Place of Worship** means a building wherein people regularly assemble for religious worship and related religious, philanthropic, or social activities which is maintained and controlled for public worship. Typical uses include but are not limited to churches, chapels, synagogues, monasteries, temples, and convents. It also includes an accessory dwelling unit for the caretaker or someone of a similar position.

**Porch** means a platform, with or without a foundation and/or basement with at least one (1) side open, that may be covered by a roof or other structural element, with direct access to the ground and is attached to the dwelling.

**Principal Building** means the building which contains the principal use of the parcel and shall include attached garages or carports.

**Principal Residence** means the usual dwelling unit where an individual makes their home.

**Principal Use** means the main purpose for which a parcel, building, or site is used.

**Public Utility** means a system, work, building, plant or works equipment, works yard or resource owned by a public or private utility company or government agency for the provision of water, sewer, drainage, gas, electricity, transportation, or communication services.

**R Zone** means any residential zone, and includes the R1, RR1, RM1 and MH1 zones.

**Recreational Vehicle (RV)** means a vehicle capable of being licensed under the *Motor Vehicle Act*, which is designed for the temporary accommodation of people, and includes motor homes, camper vans, tent and camper trailers, fifth wheels and other motor vehicles converted or adapted for temporary human accommodation.

**Recycling Centre** means the buying, selling, collection, sorting, baling, packing, or temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include a junk yard.

**Restaurant** means an establishment where food and beverages are sold to the public, and includes dine-in and take-out restaurants and drive-throughs.

**Resource Development** means any activity required to develop or extract natural resources from the land. This includes mining, forestry, exploration and extraction activities and can also include related processing plants, administrative facilities and employee facilities.

**Retail Cannabis Production Operations** means cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis or any products containing or derived from cannabis or marihuana to be used in Retail Cannabis Sales, but excludes uses exclusively for medical purposes as defined in Medical Cannabis Operation.

**Retail Cannabis Sales** means a business that sells cannabis but excludes the sale of cannabis for exclusively medical purposes where that sale is made in accordance with federal medical cannabis or medical marihuana enactments and regulations.

**Retail Store** means a building where goods, wares, merchandise, substances, articles or things 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, but specifically excludes a building offering retail cannabis sales.

**Sanitary Landfill** means a refuse disposal site for the disposal of municipal solid waste, and which:

i. is solely for the disposal of municipal solid waste as determined by the provincial agency having jurisdiction;

ii. is under the operational control of the Thompson-Nicola Regional District; and which

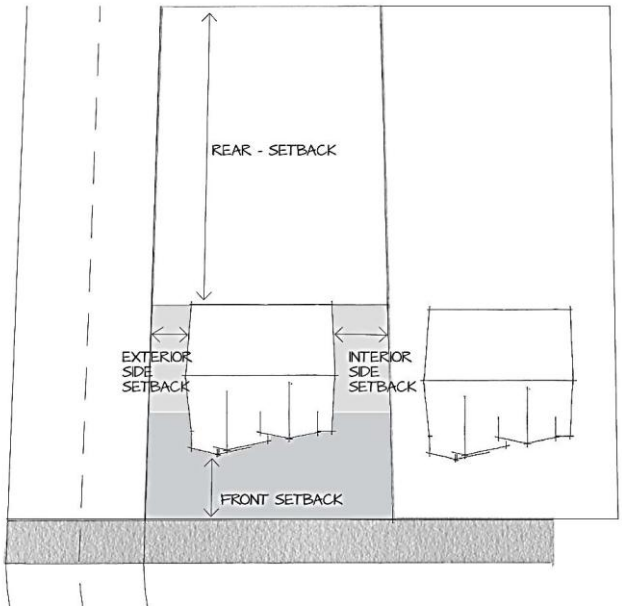
iii. is authorized under provisions of the *Environmental Management Act*.

**School** means a development that involves public assembly for education, training or instruction which is publicly or privately supported and includes the administration offices required for the provision of such services on the same site. Typical uses include but are not limited to public and private schools, community colleges, universities, and technical and vocational schools, and their administrative offices.

**Screening** means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscaped planting, that would effectively obscure direct vision of the property which it encloses, and is broken only by access drives and walks.

**Setback** means the horizontal distance measured at right angles to the parcel line, between the parcel line and the exterior wall of the building or structure as illustrated in Figure 1.6.

**Figure 1.6: Setbacks**




**Short-Term Rental Accommodations** means a Guest Home, Guest Suite, Guest Rooms, or part thereof in a residential zone wherein accommodation is offered for rent, or rented, to the travelling public on a temporary basis (31 days or less).

**Sign** means any structure, device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, institution or business and which is visible from any property other than the one on which it is located.

**Soft-sided Structure** means a structure composed of flexible, water-resistant or waterproof material, often cloth such as canvas or polyester coated with urethane or made of plastics such as polyethylene.

**Storey** means, as defined by the BC Building Code, 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.

**Structure** means any construction or erection of any kind, of any material, which is fixed to, supported by, or sunk into land or water and includes:

- a building;
- tent;
- awning;
- shipping container;
- tower;
- arbour;

- trellis;
- gazebo;
- swimming pool; and
- dock.

For the purposes of this Bylaw, the following shall not be Structures:

- a fence;
- retaining wall;
- open air surface areas at grade such as paving or other surfacing materials;
- walkways; and
- curbs.

**Supportive Housing** means housing consisting of dwellings with support services onsite that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking and transportation.

**Temporary** means a period of two years or less.

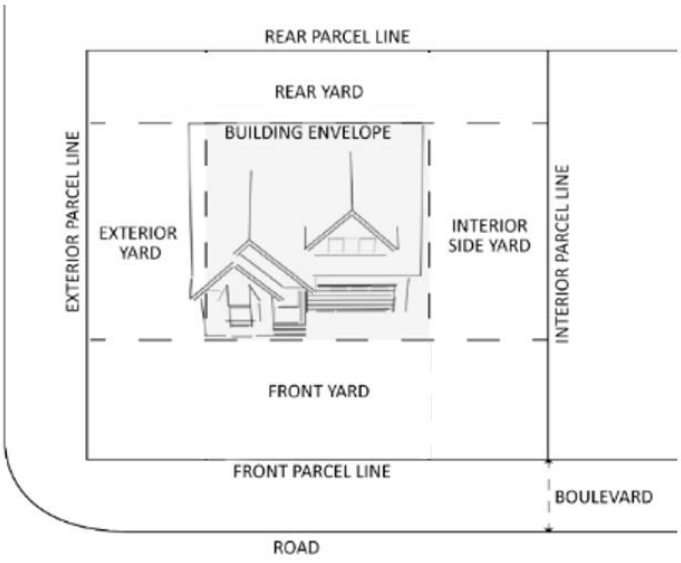
**Transportation Terminal** means any parcel, structure or building used predominantly for the movement of people, including bus depots, taxi stations and related administrative, storage and maintenance facilities.

**Use** means the purpose or function to which land, buildings, or structures are designed, intended to be put or put.

**Yard** means an area created by a setback, as illustrated in Figure 1.7**.**

- **Front Yard** means that portion of the parcel extending across the full width of the parcel from the front parcel line to the face of the nearest exterior wall of the principal building on the parcel except in the case of a corner parcel, the front yard shall parallel the shortest boundary thereof abutting on a street or right of way.
- **Exterior Side Yard** means the portion of the parcel extending from the front yard to the rear yard side yard that abuts a highway.
- **Interior Side Yard** means a side yard other than an exterior side yard.
- **Side Yard** means the portion of the parcel extending from the front yard to the rear yard and lying between the side parcel line and the face of the nearest exterior wall of the principal building on the parcel.
- **Rear Yard** means the part of a parcel lying between the rear parcel line and the rear of the principal building and extending across the full width of the parcel.

**Figure 1.7: Yards**




**Warehousing** means the use of enclosed buildings and structures primarily for the shipping, receiving, wholesaling and storage of large quantities of goods.

**Zone** means a zone created by this Bylaw or as amended or as replaced.

## 2.0 ADMINISTRATION

### Purpose

2.1 The purpose of this Zoning Bylaw is to provide a clear and efficient system of land use regulation within the Village of Ashcroft. This will ensure orderly, economic, equitable and environmentally sensitive use, development and redevelopment of lands within the Village of Ashcroft with regard to the provisions and contents of the Village of Ashcroft's Official Community Plan Bylaw.

### Application

2.2 This Bylaw shall be applicable to all land, buildings and structures including surface water within the boundaries of the Village of Ashcroft as defined in the Letters Patent and amendments thereto.

### Conformity

2.3 Land, including air space and the surface of water, shall not be used or subdivided and buildings and structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

2.4 Existing non-conforming uses, buildings and other structures are subject to provisions of the *Local Government Act*.

### Severability

2.5 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 remainder.

### Applicable Regulations

2.6 Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulations shall apply.

### Compliance with Other Bylaws and Legislation

2.7 In addition to this Bylaw, a person is responsible for determining and complying with the requirements of all other applicable municipal bylaws, and provincial and federal statutes and legislation.

### Figures

2.8 All figures used in this Bylaw are for illustrative purposes only and are not to scale.

**Measurements**

2.9 All dimensions and other measurements in this Bylaw are expressed in the standard International Units (Metric) System.

**Inspection and Administration**

2.10 The Village Clerk or such other person appointed by the Council shall administer this Bylaw.

2.11 Persons appointed under Section 2.10 may enter any building or premises at any reasonable time for the purpose of administering or enforcing this Bylaw.

**Violation**

2.12 Every person who:

.1 Violates any of the provisions of this Bylaw;

.2 Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;

.3 Neglects or omits to do anything required under this Bylaw;

.4 Carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;

.5 Fails to comply with an order, direction or notice given under this Bylaw; or

.6 Prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property under Section 2.11

Commits an offence under this Bylaw and is liable to a penalty as set out in Section 2.13.

**Penalty**

2.13 Every person who commits an offence under the Bylaw is liable, on summary conviction, to a penalty not exceeding $2000.00 and the cost of prosecution as outlined in the *Offence Act*, RSBC 1996, c 338.

2.14 Each day during which such a violation is continued shall be deemed to constitute a new and separate offence.

## 3.0 GENERAL PROVISIONS

### Applicability of General Regulations

3.1 Except as otherwise specified in this Bylaw, Section 3.0 applies to all zones established under this Bylaw.

### Agricultural Land Reserve

3.2 All lands designated as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act*, and all applicable conditions, orders, and regulations.

### General Compliance and Prohibitions

3.3 No land, building or other structures may be used, occupied, developed, constructed, erected, altered, modified, replaced, located, enlarged, or maintained except in strict conformity with this Bylaw.

3.4 No subdivision may be approved except in conformity with this Bylaw, or so as to cause any existing building or other structure to violate the provisions of this Bylaw.

3.5 Where a zone includes a minimum parcel size, or minimum parcel width, then a parcel that does not satisfy all minimum requirements for the regulated use may not be used for that use, unless the parcel was created prior to the adoption of this Bylaw and no other permitted use is available for the parcel.

3.6 A reference to a statute, regulation or another bylaw refers to that enactment as it may be amended or replaced from time to time.

### Permitted Uses

3.7 Any use not expressly permitted in this Bylaw is prohibited in every zone and where a particular use is expressly permitted in one zone, such use is prohibited in every zone where it is not also expressly permitted.

3.8 Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services (but not including water and sewage treatment plants or electrical substations) are permitted in all zones and individual parcels.

3.9 Except where specifically excluded, the following uses, buildings and structures are permitted in every zone:

.1 Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel;

.2 Underground telecommunication lines and cables and telephone exchange buildings;

.3 Pipelines, telecommunication towers and wires, traffic control devices, and clock towers;

.4 Underground or submarine utility systems;

.5 Parks, open space, community gardens, playgrounds and playing fields, hiking and bicycling paths and ecological reserves;

.6 Public works yards;

.7 Transportation rights-of-way established by a government or Crown corporation; and

.8 Utilities.

**Prohibited Uses**

3.10 Medical Cannabis Production Operations and Retail Cannabis Production Operations are prohibited in all zones except for lands designated as Agricultural Land Reserve and except for the production of cannabis by a registered person authorized to produce cannabis for their own medical purposes or by a designated person authorized to produce cannabis for a registered person in accordance with Part 2 of the *Access to Cannabis for Medical Purposes Regulations*, SOR/2016-230.

3.11 Occupancy of a recreational vehicle for overnight accommodation while it is parked on a highway is prohibited.

3.12 No land in an R zone or C1 shall be used for the storage of derelict vehicles, or as a wrecking yard or junk yard.

3.13 Pigeon keeping is prohibited in all zones.

**Height Exceptions**

3.14 The maximum height regulations of this Bylaw do not apply to the following, provided that no such structure covers more than 20% of the parcel, or if located on a building, not more than 15% of the roof area of the principal building:

.1 Chimney, smoke stacks;

.2 Church spires;

.3 Cranes;

.4 Domes or cupolas;

.5 Elevator housings;

.6 Flagpoles;

.7 Floodlights;

.8 Hose and fire alarm towers;

.9 HVAC units;

.10 Masts and aerials;

.11 Roof stairway entrances;

.12 Silos;

.13 Skylights;

.14 Stadiums (including bleachers);

.15 Telecommunications towers;

.16 Transmission towers;

.17 Utility poles;

.18 Warning devices; and

.19 Water towers.

3.15 In all R zones, the roofline of the attached carport may not exceed the maximum height of the rest of the principal building.

**Principal Buildings**

3.16 No more than one principal building shall be located on the same parcel except as otherwise provided for in this Bylaw.

**Parcel Size and Width and Irregularly Shaped Parcels**

3.17 A parcel registered in the Land Title Office before the original adoption date of this Bylaw that does not adhere to the parcel size and width requirements of this Bylaw is deemed to be an existing non-conforming parcel on which the permitted uses for the subject zone under this Bylaw shall be permitted.

3.18 Legal non-conforming uses and buildings are subject to the legal non-conforming use provisions of the *Local Government Act*.

3.19 Except as permitted in the regulations below, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, contrary to the provisions and regulations of this Bylaw. However:

.1 The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) if part of the proposed parcel is required for the purpose of widening an existing Highway or right of way.

.2 The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) under all the following conditions:

.1 The minimum parcel width set out in this Bylaw, or set by the Approving Officer, is attained;

.2 The minimum parcel size needs to be reduced in order to allow the length of the Parcel to be reduced; and

.3 The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets, avenues, and lanes in the Village of Ashcroft.

3.20 Parcel size requirements do not apply to public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services.

3.21 Where a parcel is a panhandle parcel, the access strip or panhandle shall not be included as part of the minimum parcel size calculation

3.22 Notwithstanding other provisions of this Bylaw and excluding panhandle parcels, irregular or asymmetrical parcels shall have a parcel frontage of not less than 8.0 m provided that the average parcel width complies with the required minimum parcel width of the applicable zone.

3.23 In all zones, the minimum parcel width is 11.0 m for parcels fronting on a cul-de-sac bulb. The width of a parcel is measured using the equivalent front parcel line shown in Figure 1.4.

**Location and Siting of Buildings**

3.24 All principal and accessory buildings shall be sited in accordance with the standards as provided in tables within each section.

3.25 Any person(s) erecting a residential building on a parcel of land so that any main wall is nearer than 10.0 m to Highway 97C shall be required to screen and buffer the residential use from these highways in accordance with Section 17.14.

**Interior Side Parcel Line Setback Exception**

3.26 Where a common wall shared by two or more units within a building for residential use, commercial use, or industrial use coincides with an interior side parcel line of a parcel subdivided under the *Land Title Act* or of a strata parcel shown on a registered strata plan, the setbacks for the principal building specified in this Bylaw with respect to the interior side parcel line shall not apply.

**Setbacks**

3.27 Minimum setbacks, sight triangles and other criteria must be in compliance with applicable sections of the *Transportation Act*, SBC 2004, c44, and associated regulations.

**Projections into Setback Areas**

3.28 No part of any building or structure shall project into a required front, side or rear yard setback required by this Bylaw, except for the following:

.1 Steps and landings complete with handrails, fireplaces, balconies, and awnings provided that such projections do not exceed 1.8 m and are not closer than 1.5 m to the parcel line.

.2 A covered porch addition projecting no more than 2.4 m in width and 1.2 m in depth.

.3 Wheelchair ramps may project without any limit.

.4 Eaves, gutters, cornices, sills, belt courses, bay windows, dormers, chimneys, or other similar features may project no more than:

.1 1.0 m into a side yard where the minimum side yard is 3.0 m;

.2 0.5 m into a side yard where the minimum side yard is 1.5 m; and

.3 1.0 m into a front yard or rear yard.

.5 An uncovered patio, sundeck, or terrace in a side or rear yard, subject to the fence height limitations as specified in this Bylaw, that is not closer than 1.5 m to the parcel line.

.6 Arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features.

.7 A swimming pool, provided that such pool will not be constructed within the required front yard, or nearer than 3.0 m to any exterior or interior side or rear parcel line, nor nearer than 3.0 m to any principal building, and provided that any structure over a pool will be constructed so that the roof or ridge of such structure will not be in excess of 4.0 m above average grade level and provided that all other provisions of this Bylaw are met.

.8 Motor vehicle service station pumps or pump islands in a required front yard or side yards, subject to other regulations of this Bylaw.

.9 Underground structures may be sited in any portion of a parcel provided that the top surface of such structure at no point extends above the average finished ground level and provided that the installation of the underground structure does not require the use of or impact of adjacent property.

3.29 No building or structures or part thereof except a fence will be located within the setback requirement from Highway 97C as set out by the Ministry of Transportation and Transit.

**Accessory Buildings and Structures**

3.30 No accessory building or structure shall be erected on any parcel unless the principal building to which the accessory building is an incidental use has been erected simultaneously with said building.

3.31 A mobile home is not permitted as an accessory building in any zone.

3.32 Accessory buildings or structures are not permitted in the front yard in any zone.

3.33 Not more than 30% of the area of the rear yard of any parcel in an R zone shall be occupied by accessory buildings.

3.34 Accessory buildings shall be located at least 2.0 m away from any principal building.

3.35 On corner parcels, accessory building and structure setbacks from the exterior side parcel line shall be equal to the front parcel line setback.

3.36 Greenhouses may be located 0.9 m from side and rear parcel lines, except as provided in Section 3.37.

3.37 Where an accessory building or structure has a floor area of less than 6.7 $m^2$, including projections, it may be located adjacent to a side or rear parcel line, except in the M1 zone.

**Suites**

3.38 Suites include accessory dwelling units and attached suites.

3.39 Where permitted, suites shall follow the following regulations:

.1 Suites shall be considered an accessory use to a principal building.

.2 A maximum of 2 suites per parcel is permitted in R-zones that permit suites as an accessory use.

.3 The day-to-day or week-to-week occupancy of suites is prohibited. Suites may only be rented for periods longer than one month in duration except as outlined in Section 3.39.4.

.4 Any use of a suite for Short-Term Rental Accommodations will require a Business Permit to be issued by the Village of Ashcroft.

.5 One off-street parking space must be provided on-site for a parcel that contains a suite, in addition to the required parking spaces for the principal uses.

.6 All suites must meet the BC Building Code requirements and pass inspection from the Village's Building Inspector.

.7 A suite shall not alter the exterior character of the principal dwelling.

.8 Suites shall not be subdivided or strata titled.

.9 Suites must have an entrance from the exterior of a building which is separate from the main entrance of the principal use.

.10 Suites must share common utility connections with the principal building.

**Accessory Dwelling Units**

3.40 Where permitted, all accessory dwelling units must comply with the following regulations:

.1 Accessory dwelling units are only permitted in conjunction with a permitted single detached dwelling.

.2 A maximum of one accessory dwelling unit is permitted per parcel, unless otherwise indicated.

.3 Accessory dwelling units are only permitted as an accessory use.

.4 Accessory dwelling units must be fully separated from the associated principal dwelling by walls, partitions and/or floors.

.5 Accessory dwelling units will be a maximum of 65 $m^2$ in residential zones where they are permitted.

.6 Accessory dwelling units shall not exceed a height of 6.6 m when the accessory dwelling unit is located in the second storey of an accessory building or 4.5 m when the accessory dwelling unit is located in a single storey accessory building.

.7 Accessory dwelling units shall be located in the rear yard, with the exception of a suite on top of an existing detached garage that has no portion of the garage in the front yard of the parcel.

.8 Accessory dwelling units shall be set back a minimum of 5.0 m from the rear of the principal dwelling, except accessory dwelling units on top of an existing detached garage

.9 Must adhere to the setback requirements for accessory buildings.

.10 Basements are prohibited in accessory dwelling units.

**Attached Suites**

3.41 All attached suites must adhere to the following regulations:

.1 Not exceed 90 m² or 40% of the gross floor area of the principal building; and

.2 Contain a separate private entrance from the primary entrance(s) of the principal building.

**Caretaker Suite**

3.42 Where permitted, all caretaker suites must comply with the following regulations:

.1 Caretaker suites are only permitted in conjunction with a permitted principal commercial, industrial or institutional use.

.2 A maximum of one accessory dwelling unit is permitted per parcel, unless otherwise indicated.

.3 Caretaker suites are only permitted as an accessory use.

.4 Caretaker suites must be fully separated from the associated principal use by walls, partitions and/or floors.

.5 Caretaker suites will be a maximum of 200 $m^2$.

.6 Caretaker suites may only be occupied by owners, employees or operators of the associated principal use.

3.43 If located within a principal building, a caretaker suite must:

.1 Have an entrance from the exterior of a building which is separate from the main entrance of the principal use.

.2 Share common utility connections with the principal building.

.3 Must not exceed 25% of the principal building's floor area, notwithstanding Section 3.43.5.

**Short-Term Rental Accommodation**

3.44 Where permitted within a zone, a Short-Term Rental Accommodation must comply with the following regulations:

.1 All operators of Short-Term Rental Accommodations must hold a valid Business License from the Village of Ashcroft;

.2 A Short-Term Rental Accommodation must be operated by someone who owns the property;

.3 The maximum number of bedrooms available for Short-term Rental Accommodation, on a residential property, including those within a Guest Suite and/or Guest Home shall be three;

.4 A Guest Home and Guest Suite is permitted on the same residential property;

.5 One additional off-street parking space must be provided for each Guest Room, in addition to the off-street parking requirements for the principal dwelling;

.6 A Short-Term Rental Accommodation must retain the external appearance of a typical residential property; and

.7 All signage must comply with the Village of Ashcroft Bylaws.

**Boarders and Lodgers**

3.45 Boarders and lodgers are permitted in each type of dwelling unit.

3.46 The minimum length of stay for any boarder or lodger shall not be less than 28 consecutive days.

3.47 A parking space is required for every sleeping unit and shall be in addition to those otherwise required for the single-detached dwelling, to a maximum of 15% of the total parcel area.

3.48 The keeping of no more than 2 boarders or lodgers shall be permitted in each single-detached dwelling unit. In the case of a dwelling unit in a duplex, triplex, row house or apartment, the keeping of not more than one boarder per unit shall be permitted.

**Home Occupations**

3.49 Where permitted within a zone, a home-based occupation must comply with the following regulations, unless otherwise indicated in a zone:

.1 All home occupations must hold a valid Business License from the Village of Ashcroft;

.2 A home occupation must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference;

.3 A home occupation will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products;

.4 A home occupation will not result in any exterior alterations to a principal or accessory building that are not consistent with the character of adjacent residential buildings and property;

.5 A home occupation is not permitted to use or store materials or processes that produce flammable explosive vapours or gases;

.6 A home occupation that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted;

.7 No home occupations activities will be conducted between the hours of 10:00 pm and 8:00 am;

.8 Business visitors or customers of a home occupation will not exceed that normally occurring for a residence, including not more than 10 visitors or customers a day;

.9 One parking space is required for a home occupation, in addition to those required for the principal dwelling;

.10 All signage must comply with Village of Ashcroft Bylaws; and

.11 Home occupations are differentiated into either home businesses or home industries.

**Home Businesses**

3.50 The following activities and similar type activities are permitted as home businesses:

.1 Small scale home sales (i.e. mail order sales, etc.);

.2 Artist studio for the production of arts, crafts, videography and photography arts, but not including an audio recording studio;

.3 Teacher or tutor, including a music, dance or academics teacher;

.4 Business and professional offices other than a medical, dental or chiropractic office or veterinary practitioner;

.5 Dressmaker, tailor or seamstress;

.6 Computer and handheld device repair;

.7 Barber, beautician, dietician, hair salon, massage therapist or reflexologist;

.8 Pet grooming; and

.9 Day care or pre-school for not more than eight (8) children.

**Home Industries**

3.51 The following activities and similar type activities are permitted as home industries:

.1 Welding shop;

.2 Carpentry shop;

.3 Repair of small scale appliances, mechanical equipment and electronic instruments;

.4 Metal working shop; and

.5 Small scale automotive repair.

3.52 A home industry will not generate the need for more than two additional on-site parking spaces.

**Manufactured Homes**

3.53 Manufactured homes must conform to the following regulations:

.1 Every manufactured home within the Village of Ashcroft must be placed on a permanent foundation;

.2 Manufactured homes must meet CSA A277 or Z240 ratings;

.3 A manufactured home must be no older than ten years from the date it is placed on a parcel and have a BC Registration Number;

.4 All newly placed manufactured homes must be at least 4.0 m in width in a MH1 zone and 7.0 m in width in a R1 Zone, RR1 Zone, CD Zone or A1 Zone;

.5 Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation;

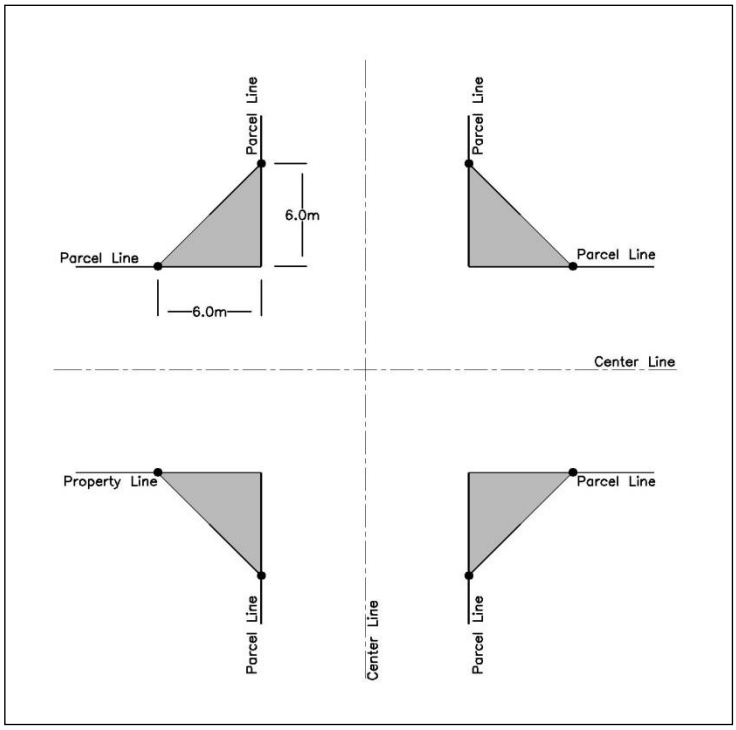
.6 The towing hitch and wheels must be removed within thirty days from the date that the manufactured home is placed on the foundation; and

.7 Travel trailers and recreational vehicles are not permitted as manufactured homes.

**Vision Clearance at Intersections**

3.54 As illustrated in Figure 3.1, on a corner parcel within the shaded space formed by measuring 6.0 m along the curb lines of the 2 streets and joining these points on the diagonal, no landscaping, screening, building or structure will be planted or erected to a height greater than 0.5 m above the established grade of the street.

**Figure 3.1: Illustration of Site Triangle**



**Cargo Containers – Short-term Use**

3.55 A cargo container may be used on a short-term basis in these circumstances:

.1 During construction provided that a valid building permit has been issued authorizing construction of a building or other structure. The cargo container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or other structure is used or occupied; and

.2 For a period not exceeding thirty (30) days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

**Cargo Containers – Permanent Installation General Conditions**

3.56 Cargo containers to be used permanently in any zone where they are permitted are only permitted as accessory storage units to a principal building, and only under the following conditions:

.1 Cargo containers must not be used as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices, under any circumstances;

.2 Cargo containers must have documentation attached that indicates they were constructed within the past 10 years before they are placed on a property;

.3 Cargo containers require the approval of a building permit prior to installation regardless of size;

.4 Cargo Containers must meet fire safety guidelines for Intermodal Shipping Container Fire Safety (Appendix A) as outlined by the Fire Chief's Association of BC;

.5 Cargo containers must meet the minimum setback and lot coverage requirements for accessory buildings for the zone in which they are located;

.6 Cargo containers must not occupy any required off-street parking spaces;

.7 Cargo containers must not occupy any areas that are required for open space or landscaping;

.8 Cargo containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and/or pedestrian circulation;

.9 Cargo containers must be located in accordance with all applicable building and fire code regulations for the purpose of ensuring safe ingress and egress to dwellings, access to utility shut-off valves, and for fire protection;

.10 Cargo containers must be screened from adjacent properties and right-of-ways with solid fencing, landscaping or by being placed behind, between or within buildings;

.11 Cargo containers must be free of logos and colour compatible with surrounding buildings;

.12 Property owners must receive written approval from the Village of Ashcroft prior to the installation of a cargo container.

**Cargo Containers – Non-Industrial Uses**

3.57 In addition to provisions in Section 3.56, cargo containers in non-industrial zones are permitted under the following conditions:

.1 Cargo containers may not be stacked except and must not exceed a height of 2.6 m;

.2 Multiple cargo containers may be located on a single parcel in the C and P zones but they must not exceed a cumulative gross floor area of 30 $m^2$;

.3 In all R zones, only one individual cargo container is permitted and must not exceed a gross floor area of 15 $m^2$;

**Cargo Containers –Industrial Uses**

3.58 In addition to provisions in Section 3.56, cargo containers are only permitted as accessory storage units to a principal building in M-Zones under the following conditions:

.1 In the M1 zone, cargo containers may be used for a mini-storage and rental of cargo containers for use off-site;

.2 A site plan illustrating the location of the cargo containers must be submitted as part of the building permit and must demonstrate access for a fire truck;

.3 Cargo containers may be stacked up to a height of 5.2 m in M zones;

.4 Stacked cargo containers must be of similar colours in the M1 zone;

.5 Multiple cargo containers may be located on a single parcel in the M zone but they must not exceed the parcel coverage maximum for the property;

.6 Cargo containers must be placed flush on a concrete pad or other hard surface acceptable to the Building Inspector.

**Signage**

3.59 All signage must comply with the Village of Ashcroft's *Signage Bylaw*.

## 4.0 ESTABLISHMENT OF ZONES

### Establishment of Zones

4.1 The area within the boundaries of the Village of Ashcroft shall be divided into the zones identified in Column 1 and described in Column 2 of Table 4.1.

**TABLE 4.1: ESTABLISHMENT OF ZONES**

| COLUMN 1<br>ZONES | COLUMN 2<br>TITLES |
|---|---|
| A1 | Agriculture 1 |
| RR1 | Rural Residential 1 |
| R1 | Residential 1 |
| RM1 | Residential Multiple Dwelling Unit 1 |
| MH1 | Mobile Home Park 1 |
| C1 | Commercial Mixed Use 1 |
| M1 | Industrial 1 |
| M2 | Industrial 2 |
| P1 | Park and Public Use |
| CD1 | Comprehensive Development 1 |
| CD2 | Comprehensive Development 2 |
| VR | Village Reserve |

The correct name of each zone provided for in this Bylaw is set out in Column 1 of Table 4.1 and the inclusion of the title elaboration contained in Column 2 of Table 4.1 is for convenience only.

### Location of Zones

4.2 The location of each zone is established in Schedule B, the Zoning Map of this Bylaw.

### Zone Boundaries

4.3 The zone boundaries on the Zoning Map shall be interpreted as follows:

.1 Where a zone boundary follows a street, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centerline, unless otherwise clearly indicated on the Zoning Map;

.2 Where a zone boundary is shown as approximately following the Village boundary, it follows the Village boundary;

.3 Where a zone boundary is shown as approximately following the natural boundary, it follows the natural boundary and changes with the change in the natural boundary;

.4 Where a zone boundary is shown as approximately following a property line, it follows the property line;

.5 Where a zone boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line;

.6 Where a zone boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so;

.7 In circumstances not covered above, the zone boundary shall be determined by the scale of the Zoning Map;

.8 Where any street is closed, the roadway lands have the same zoning as the abutting land. When abutting lands are governed by different zones, the center of the roadway is the zone boundary unless the zone boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an adjoining parcel, the parcel's zoning designation applies to affected portions of the roadway; and

.9 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.

## 5.0 A1 (AGRICULTURE 1) ZONE

5.1 Notwithstanding the provisions of Section 5.2 and 5.3, the provisions of the *Agricultural Land Commission Act* take precedence on land that is designated as part of the Agricultural Land Reserve.

### Permitted Uses

5.2 In an A1 (Agricultural 1) zone, the following uses are permitted:

.1 Principal Uses:

.1 Agricultural use;

.2 Aggregate extraction;

.3 Animal hospitals and kennels;

.4 Single detached dwelling;

.5 Exhibition or fair grounds; and

.6 Fruit and vegetable stands

.2 Accessory Uses:

.1 Home occupations;

.2 Accessory dwelling unit;

.3 Attached suite;

.4 Short-term rental accommodations; and

.5 Accessory buildings and structures.

### Zone Regulations

5.3 On a parcel zoned A1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 5.1 below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

**TABLE 5.1: ZONE REGULATIONS ON A PARCEL ZONED A1**

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | 8 ha |
| .2 | Maximum Number of Principal Buildings | 1 |
| .3 | Minimum Parcel Width for New Subdivisions | 50 m |
| .4 | Minimum Setback | |
| | .1 Front parcel line | 7.5 m |
| | .2 Exterior side parcel line | 6.0 m |
| | .3 Interior side parcel line | 6.0 m |
| | .4 Rear parcel line | 7.5 m |
| .5 | Maximum Height of Principal Buildings | 11 m |
| .6 | Accessory Buildings and Structures | |
| | .1 Minimum Setback of Accessory Buildings and Structures from parcel line | 7.5 m |
| | .2 Setback from principal building | 10 m |
| | .3 Setback between accessory buildings used for residential purposes | 6.0 m |
| | .4 Maximum Height | 15 m |
| .7 | Maximum Total Floor area for Principal Residence in the Agricultural Land Reserve | 500 $m^2$ |
| .8 | Maximum Total Floor Area for Accessory Dwelling Unit on Parcels 40 ha or less in the Agricultural Land Reserve | 90 $m^2$ |
| .9 | Maximum Total Floor Area for Accessory Dwelling Unit on parcels greater than 40 ha | 186 $m^2$ |

## 6.0 RR1 (RURAL RESIDENTIAL 1) ZONE

### Permitted Uses

6.1 In an RR1 (Rural Residential 1) zone, the following uses are permitted:

.1 Principal Uses:

.1 Single detached dwelling; and

.2 Duplex dwelling.

.2 Accessory Uses:

.1 Short-term rental accommodations;

.2 Accessory dwelling unit;

.3 Attached suite;

.4 Beekeeping;

.5 Horticulture and greenhouses in conjunction with a residential use;

.6 Kennel, in conjunction with a residential use;

.7 Home occupations;

.8 The keeping of livestock or fowl; and

.9 Accessory buildings and structures.

### Zone Regulations

6.2 On a parcel zoned RR1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 6.1 below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

**TABLE 6.1: ZONE REGULATIONS ON A PARCEL ZONED RR1**

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | 0.3 ha |
| .2 | Minimum Parcel Width for New Subdivisions | 30 m |
| .3 | Minimum Setback | |
| | .1 Front parcel line | 7.5 m |
| | .2 Exterior side parcel line | 4.5 m |
| | .3 Interior side parcel line | 4.5 m |
| | .4 Rear lot line | 7.5 m |
| .4 | Maximum Parcel Coverage | 20% |
| .5 | Maximum Height of Principal Buildings | 11 m |
| .6 | Accessory Buildings and Structures | |
| | .1 Minimum Setback of Accessory Buildings and Structures from parcel line | 4.5 m |
| | .2 Maximum Height | 4.5 m |
| | .3 Setback from principal building | 3.0 m |
| | .4 Maximum Accessory Building Floor Area per dwelling unit | 50 $m^2$ |

**Other Regulations**

6.3 Notwithstanding Section 6.2.1, any parcel not connected to the community wastewater system must be of sufficient size to have an onsite wastewater disposal system approved by provincial health authorities.

6.4 Livestock or fowl can be kept on a parcel subject to the following regulations:

.1 12 hens per 3,000$m^2$ of lot area

.2 1 horse per 3,000$m^2$ of lot area

.3 1 cow per 3,000$m^2$ of lot area

.4 1 sheep per 3,000$m^2$ of lot area

.5 1 goat per 3,000$m^2$ of lot area

## 7.0 R1 (RESIDENTIAL 1) ZONE

### Permitted Uses

7.1 In an R1 (Residential 1) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Single detached dwelling;

.2 Duplex dwelling;

.3 Triplex;

.4 Fourplex;

.5 Commercial day care;

.6 Places of worship;

.7 Clubs or lodges; and

.8 Funeral services provider (only on the parcel with the PID 008-398-216. Crematoria are prohibited).

.2 Accessory Uses:

.1 Short-term rental accommodations;

.2 Accessory dwelling unit;

.3 Attached suite;

.4 Home businesses; and

.5 Accessory buildings and structures.

### Zone Regulations

7.2 On a parcel zoned R1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 7.1 on the next page in which Column 1 sets out the matter to be regulated and Column 2 and 3 set out the regulations.

**TABLE 7.1: ZONE REGULATIONS FOR A PARCEL ZONED R1**

| COLUMN 1 | | COLUMN 2<br>Single Detached Dwelling | COLUMN 3<br>Duplex, Triplex, Fourplex |
|---|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | 525 $m^2$ | 250 $m^2$/dwelling unit |
| | .1 if a multiple family dwelling unit is divided into two, three or four separate parcels | | 250 $m^2$ per attached dwelling unit |
| .2 | Minimum Parcel Width for New Subdivisions | 15 m | 7.5 m/dwelling unit |
| .3 | Maximum Number of Principal Buildings per Parcel | 1 per parcel | 1 per parcel |
| .4 | Minimum Setback | | |
| | .1 Front parcel line | 6.0 m | 6.0 m |
| | .2 Exterior side parcel line | 3.5 m | 3.5 m |
| | .3 Interior side parcel line | 1.5 m | 1.5 m |
| | .4 Rear parcel line | 6.0 m | 7.5 m |
| .5 | Maximum Parcel Coverage | 50% | 50% |
| .6 | Maximum Height of Principal Buildings | 11 m | 11 m |
| .7 | Accessory Buildings and Structures | | |
| | .1 Minimum Setback of Accessory Buildings and Structures from: | | |
| | a. Any lane | 1.2 m | 1.2 m |
| | b. Parcel line | 1 m | 1.5 m |
| | .1 Maximum Height | 4.5 m | 4.5 m |
| | .2 Setback from principal building | 3 m | 3.0 m |
| | .3 Maximum Accessory Building Floor Area per dwelling unit | 70 $m^2$ | 20 $m^2$ |
| .8 | Minimum Dwelling Unit Width | 8.0 m | 6.0 m |

**Other Regulations**

7.3 Public utility buildings and structures shall not have exterior storage of any kind and no garages for the repair and maintenance of equipment.

## 8.0 RM 1 (RESIDENTIAL MULTIPLE DWELLING UNIT 1) ZONE

### Permitted Uses

8.1 In an RM1 (Residential Multiple Dwelling Unit 1) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Apartments; and

.2 Row House Dwelling

.2 Accessory Uses:

.1 Home business;

.2 Short-Term Rental Accommodations; and

.3 Accessory buildings and structures.

### Zone Regulations

8.2 On a parcel zoned RM1 (Residential Multiple Dwelling Unit 1) no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 8.1 in which Column 1 sets out the matter to be regulated and Column 2, and 3 set out the regulations.

**TABLE 8.1: ZONE REGULATIONS FOR A PARCEL ZONED RM1**

| COLUMN 1 | | COLUMN 2<br>Row House | COLUMN 3<br>Apartment |
|---|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | 900 $m^2$ | 1,250 $m^2$ |
| | .2 if a two or multiple family dwelling unit is divided into two, three or four separate parcels | 250 $m^2$ per attached dwelling unit | |
| .2 | Minimum Parcel Width for New Subdivisions | 7.5 m/dwelling unit | 25 m |
| .3 | Minimum Setback | | |
| | .5 Front parcel line | 7.5 m | 7.5 m |
| | .6 Exterior side parcel line | 3.0 m | 3.0 m |
| | .7 Interior side parcel line | 3.0 m | 3.0 m |
| | .8 Rear parcel line | 7.5 m | 9.0 m |
| | Maximum Parcel Coverage | 50% | 50% |
| .4 | Maximum Height of Principal Buildings | 11 m | 15 m |
| .5 | Accessory Buildings and Structures | | |
| | .2 Minimum Setback of Accessory Buildings and Structures from: | | |
| | a. Any lane | 1.2 | Rear yards only 1.2 m |
| | b. Parcel line | 1.5 | 3.0 m |
| | .4 Maximum Height | 4.5 m | 4.5 m |
| | .5 Setback from principal building | 3.0 m | 3.0 m |
| | .6 Maximum Accessory Building Floor Area per dwelling unit | 10 $m^2$ | 5.0 $m^2$ |
| .6 | Minimum Dwelling Unit Width | 5.0 m | n/a |

**Other Regulations**

8.3 Density must not exceed 75 dwelling units per hectare except on parcel with PID # 002-908-654 (1500 Government Street) where the maximum density will be 124 units per hectare.

## 9.0 MH1 (MOBILE HOME PARK 1) ZONE

### Permitted Uses

9.1 In an MH1 (Mobile Home Park 1) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Mobile home park.

.2 Accessory Uses:

.1 Home businesses.

### Zone Regulations

9.2 On a parcel zoned MH1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the *Village of Ashcroft Residential Mobile Home Parks Bylaw*.

## 10.0 C1 (COMMERCIAL MIXED USE 1) ZONE

### Permitted Uses

10.1 In a C1 (Commercial Mixed Use 1) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Administrative offices;

.2 Apartment;

.3 Automobile sales and repair;

.4 Bakery;

.5 Bar and brewpubs;

.6 Boutique industrial;

.7 Bus terminal and taxi offices;

.8 Business and professional offices;

.9 Club or lodge;

.10 Entertainment services;

.11 Funeral services;

.12 Health services;

.13 Hotels and motels;

.14 Financial institution;

.15 Libraries;

.16 Mixed use;

.17 Motor vehicle service stations, including a car wash;

.18 Parking areas and structures;

.19 Personal service establishments;

.20 Public buildings and uses;

.21 Printing and publishing shops;

.22 Recycling centre;

.23 Restaurants;

.24 Retail cannabis sales;

.25 Retail stores;

.26 RV Storage (only on parcels with PID – 012-621-111, 012-621-129 and 612-621-137); and

.27 Transportation terminal.

.2 Accessory Uses:

.1 Podium dwelling unit;

.2 Accessory dwelling unit;

.3 Short-term rental accommodations; and

.4 Accessory buildings and structures.

**Zone Regulations**

10.2 On a parcel zoned C1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 10.1 on the next page in which Column 1 sets out the matter to be regulated and Column 2 and set out in the regulations.

**TABLE 10.1: ZONE REGULATIONS FOR A PARCEL ZONED C1**

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | |
| | .1 All commercial uses (excluding motor vehicle service station; hotels and motels) | 280 $m^2$ |
| | .2 Motor vehicle service station; hotels and motels | 1,050 $m^2$ |
| .2 | Minimum Parcel Width for New Subdivisions | 10 m |
| .3 | Minimum Setback | |
| | .1 Interior side parcel line without developed rear lane | 0 m |
| | .2 Interior side parcel line where a parcel abuts a residential zone without the intervention of a highway (street or lane) | 3.0 m |
| | .3 Rear parcel line without rear lane | 3.0 m |
| | .4 Rear parcel line with rear lane | No setback required |
| | .5 Front parcel lines | 1.0 m |
| | .6 Motor vehicle service station pumps or pump islands | 4.5 m to any property line |
| .4 | Maximum setback from front and side parcel line along Railway Avenue between 1st and 8th Streets | 1.0 m |
| .5 | Maximum parcel coverage | 90% |
| .6 | Maximum Height of Principal Buildings | 15 m |
| .7 | Maximum Height of Accessory Buildings and Structures | 4.5 m |
| .8 | Maximum Floor Area of Accessory Building | 90 $m^2$ |

**Other Regulations**

10.3 Retail Cannabis operations are only permitted on parcels with frontage on Railway Avenue between 2nd Street and 7th Street.

10.4 Where a parcel is used for combined commercial and residential use, the residential use shall:

.1 Be contained in the same building as the commercial use;

.2 Be located over or behind the commercial use;

.3 Have a separate entrance for the outside; and

.4 Have a maximum density not exceeding 75 units per ha.

## 11.0 M1 (INDUSTRIAL 1) ZONE

### Permitted Uses

11.1 In an M1 (Industrial 1) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Animal hospital and animal beauty parlours;

.2 Auction houses excluding livestock;

.3 Automobile sales and repair;

.4 Bakery;

.5 Boat building, boat showrooms and display yards;

.6 Bottling and distribution plant;

.7 Building supply and lumber yards;

.8 Car wash;

.9 Cardlock fuel installation;

.10 Cargo container storage, rentals, and sales;

.11 Cartage, delivery and express facilities including truck terminals;

.12 Commercial nurseries and greenhouses, including related retail outlets;

.13 Commercial recreation;

.14 Funeral services;

.15 Garage and parking lot for the storage of water vehicles and recreational vehicles;

.16 Heavy equipment sales and repair;

.17 Laundromats and dry cleaning;

.18 Machine shop and parts manufacturer, machinery and assembly not involving forging, casting, punch presses or drop forges;

.19 Manufacturing and processing plants;

.20 Mini-storage, including facilities utilizing cargo containers for storage lockers;

.21 Motor vehicle service stations;

.22 Outdoor garden shops;

.23 Plumbing and sheet metal workshop;

.24 Printing and other reproduction processes;

.25 Propane sales;

.26 Public work yards;

.27 Publishing and allied trades;

.28 Recycling Centre;

.29 Rental and repair of small equipment and tools;

.30 Restaurants;

.31 Sash and door and other woodworking shops;

.32 Septic tank service;

.33 Storage, excluding auto wreckers and junk yards;

.34 Tire shops, re-treading and rebuilding, sales and service;

.35 Trailer manufacture, repairs, sales and display yards; and

.36 Warehousing and wholesale establishments.

.2 Accessory Uses:

.1 Offices in conjunction with storage buildings for trade contractors;

.2 Caretaker suite; and

.3 Accessory buildings and uses.

**Zone Regulations**

11.2 On a parcel zoned M1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 11.1 in which Column 1 sets out the matter to be regulated and Column 2 and set out in the regulations.

**TABLE 11.1: ZONE REGULATIONS FOR A PARCEL ZONED M1**

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | 560 $m^2$ |
| .2 | Minimum Setback (except fence, landscaped area or parking area) | |
| | .1 Front parcel line | 7.5 m |
| | .2 Interior or exterior side parcel line | 2.0 m |
| | .3 Except where M1 zone abuts a Residential zone | |
| | a. one storey building | 3.0 m |
| | b. more than one storey; | 7.5 m |
| | .4 Corner parcel flanking a highway | 4.5 m |
| | .5 Rear parcel line | 3.0 m |

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| | .6 Motor vehicle service station pumps or pump islands | 4.5 m to any property line |
| .3 | Maximum Parcel Coverage | 60% |
| .4 | Maximum Height of Principal Buildings | 15 m |

**Other Regulations**

11.3 In an M1 zone:

.1 All businesses shall be conducted within a completely enclosed building except for open storage areas, parking and loading facilities; and

.2 No storage areas shall be located in any required front yard.

## 12.0 M2 (INDUSTRIAL 2) ZONE

### Permitted Uses

12.1 In an M2 (Industrial 2) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Activities associated with the trans-shipment of goods;

.2 Log storage;

.3 Log dumping, sorting and loading;

.4 Manufacture and assembly of goods;

.5 Mining operations;

.6 Nurseries;

.7 Warehousing; and

.8 Outdoor storage.

.2 Accessory Uses:

.1 Caretaker suite; and

.2 Accessory buildings and uses.

### Zone Regulations

12.2 On a parcel zoned M2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 12.1 below in which Column 1 sets out the matter to be regulated and Column 2 and set out in the regulations.

**TABLE 12.1: ZONE REGULATIONS FOR A PARCEL ZONED M2**

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | 560 $m^2$ |
| .2 | Maximum Parcel Coverage | 60% |

### Other Regulations

12.3 In an M2 zone, more than one principal building per parcel may be permitted.

## 13.0 P1 (PARK AND PUBLIC USE 1) ZONE

### Permitted Uses

13.1 In a P1 (Park and Public Use) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Cemetery;

.2 Club or lodge;

.3 Emergency and protective services;

.4 Government use;

.5 Health Services;

.6 Hospital;

.7 Library;

.8 Open space conservation area;

.9 Places of worship;

.10 Recreational facility;

.11 Schools;

.12 Supportive housing; and

.13 Independent seniors housing.

.2 Accessory Uses:

.1 Accessory buildings and uses.

### Zone Regulations

13.2 On a parcel zoned P1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 13.1 below in which Column 1 sets out the matter to be regulated and Column 2 and set out in the regulations.

**TABLE 13.1: ZONE REGULATIONS FOR A PARCEL ZONED P1**

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| .1 | Maximum Parcel Coverage | 50% |
| .2 | Minimum Setback for buildings | |
| | .1 Front parcel line | 7.5 m |
| | .2 Interior or exterior side parcel line | 3.0 m |
| | .3 Rear parcel line | 7.5 m |

## 14.0 CD1 (COMPREHENSIVE DEVELOPMENT 1) ZONE – RODEO GROUNDS

### Purpose

The purpose of this zone is to regulate the development of the Rodeo Grounds site for a mix of residential densities with limited commercial development.

### Permitted Uses

14.1 In a CD1 (Comprehensive Development 1) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Single detached dwellings;

.2 Duplex dwellings;

.3 Triplex dwellings;

.4 Fourplex dwellings;

.5 Row house dwellings;

.6 Multiple dwelling units;

.7 Mixed use building;

.8 Community centre;

.9 Convenience store (up to 200 $m^2$); and

.10 Park.

.2 Accessory Uses:

.1 Home businesses;

.2 Short-term rental accommodations; and

.3 Accessory buildings and uses.

### Zone Regulations

14.2 On a parcel zoned CD1, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 14.1 below in which Column 1 sets out the matter to be regulated and Column 2, 3, 4, 5, and 6 set out in the regulations.

**TABLE 14.1: ZONE REGULATIONS FOR A PARCEL ZONED CD1**

| | COLUMN 1 | COLUMN 2 Single Detached | COLUMN 3 Duplex, Triplex, Fourplex Dwelling | COLUMN 4 Row House | COLUMN 5 Apartment | COLUMN 6 Neighbourhood Commercial |
|---|---|---|---|---|---|---|
| .1 | Density | 75 dwelling units/ha up to 200 units | | | | 200 $m^2$ GFA |
| .2 | Minimum Parcel Size for New Subdivisions | 525 $m^2$ | 250 $m^2$/dwelling unit | 900 $m^2$ | 1,250 $m^2$ | 1,000 $m^2$ |
| | .1 if a multiple family dwelling unit is divided into two, three or four separate parcels | | 250 $m^2$ per attached dwelling unit | 250 $m^2$ per attached dwelling unit | | |
| .3 | Minimum Parcel Width for New Subdivisions | 15 m | 7.5 m/ dwelling unit | 30 m | 25 m | 15 m |
| .4 | Minimum Setback | | | | | |
| | .1 Front parcel line | 6.0 m | 6.0 m | 6.0 m | 7.5 m | 6.0 m |
| | .2 Exterior side parcel line | 3.5 m | 3.5 m | 3.0 m | 3.0 m | 4.5 m |
| | .3 Interior side parcel line | 1.5 m | 1.5 m | 3.0 m | 3.0 m | 3.0 m |
| | .4 Rear parcel line | 6.0 m | 6.0 m | 7.5 m | 9.0 m | 6.0 m |
| .5 | Maximum Parcel Coverage | 50% | 50% | 50% | 50% | 50% |
| .6 | Maximum Height of Principal Buildings | 11 m | 11 m | 11 m | 15 m | 4.0 m |
| .7 | Accessory Buildings and Structures | | | | | |
| | .1 Minimum Setback of Accessory Buildings and Structures from: | | | | | |
| | c. Any lane | 1.2 m | 1.2 m | 1.2 m | Rear yards only 1.2 m | 3.0 m |
| | d. Parcel line | 1.0 m | 1.0 m | 1.0 m | n/a | 3.0 m |
| | e. Setback from principal building | 3.0 m | 3.0 m | 3.0 m | 3.0 m | 3.0 m |
| | .2 Maximum Height | 4.5 m | 4.5 m | 4.5 m | 4.5 m | 3.0 m |
| | .3 Maximum Accessory Building Floor Area per dwelling unit | | 20 $m^2$ | | 5 $m^2$ | N/A |
| .8 | Minimum Dwelling Unit Width | 8.0 m | 6.0 m | 6.0 m | N/A | N/A |

## Other Regulations

14.3 The maximum number of units permitted on the development parcel is 200.

## 15.0 CD2 (COMPREHENSIVE DEVELOPMENT 2) ZONE – MESA VISTA

### Purpose

The purpose of this zone is to regulate the development of the Mesa Vista site for a mix of residential densities.

### Permitted Uses

15.1 In a CD2 (Comprehensive Development 2) zone, the use of land, buildings and structures is restricted to:

.1 Principal Uses:

.1 Single detached dwellings;

.2 Duplex dwellings;

.3 Triplex dwellings;

.4 Fourplex dwellings;

.5 Row house dwellings;

.6 Mixed use building; and

.7 Park.

.2 Accessory Uses:

.1 Home businesses;

.2 Attached suite;

.3 Accessory dwelling unit;

.4 Short-term rental accommodations; and

.5 Accessory buildings and uses.

### Zone Regulations

15.2 On a parcel zoned CD2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 15.1 below in which Column 1 sets out the matter to be regulated and Columns 2, 3, and 4 and set out in the regulations.

**TABLE 15.1: ZONE REGULATIONS FOR A PARCEL ZONED CD2**

| COLUMN 1 | | COLUMN 2<br>Single Detached | COLUMN 3<br>Duplex, Triplex, Fourplex Dwelling | COLUMN 4<br>Row House |
|---|---|---|---|---|
| .1 | Density | 50 units/ha | | |
| .2 | Minimum Parcel Size for New Subdivisions | 525 $m^2$ | 250 $m^2$/dwelling unit | 900 $m^2$ |
| | .1 if a two or multiple family dwelling unit is divided into two, three or four separate parcels | | 250 $m^2$ per attached dwelling unit | 250 $m^2$ per attached dwelling unit |
| .3 | Minimum Parcel Width for New Subdivisions | | 7.5 m/ dwelling unit | 30 m |
| .4 | Minimum Setback | | | |
| | .1 Front parcel line | 6.0 m | 6.0 m | 6.0 m |
| | .2 Exterior side parcel line | 3.5 m | 3.5 m | 3.0 m |
| | .3 Interior side parcel line | 1.5 m | 1.5 m | 3.0 m |
| | .4 Rear parcel line | 6.0 m | 6.0 m | 7.5 m |
| .5 | Maximum Parcel Coverage | 50% | 50% | 50% |
| .6 | Maximum Height of Principal Buildings | 11 m | 11 m | 11 m |
| .7 | Accessory Buildings and Structures | | | |
| | .1 Minimum Setback of Accessory Buildings and Structures from: | | | |
| | f. Any lane | 1.2 m | 1.2 m | 1.2 m |
| | g. Parcel line | 1.0 m | 1.0 m | 1.0 m |
| | h. Maximum Height | 4.5 m | 3.0 m | 3.0 m |
| | .2 Setback from principal building | 3.0 m | 4.5 m | 4.5 m |
| | .3 Maximum Accessory Building Floor Area per dwelling unit | | 20 $m^2$ | |
| .8 | Minimum Dwelling Unit Width | | 6.0 m | 6.0 m |

## Other Regulations

15.3 Maximum number of units is 200.

## 16.0 VR (VILLAGE RESERVE) ZONE

### Purpose

The purpose of this zone is to identify land that could be developed in the future.

### Permitted Uses

16.1 In a VR (Village Reserve) zone, the use of land, buildings and structures is restricted to:

.1 Agricultural use;

.2 Single detached dwelling; and

.3 Accessory buildings and uses.

### Zone Regulations

16.2 On a parcel zoned VR, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in Table 16.1 below in which Column 1 sets out the matter to be regulated and Column 2 and set out in the regulations.

**TABLE 16.1: ZONE REGULATIONS FOR A PARCEL ZONED VR**

| COLUMN 1 | | COLUMN 2 |
|---|---|---|
| .1 | Minimum Parcel Size for New Subdivisions | 8 ha |
| .2 | Maximum Number of Dwelling Units | 1 per parcel |
| .3 | Minimum Setback for buildings or structures or part thereof (except a fence) | 7.5 m |

## 17.0 SCREENING AND LANDSCAPING

**Screening requirements are to apply to the designated zones outlined in this Bylaw.**

17.1 The minimum width for landscaping and screening areas in all zones is 1.0 m.

17.2 The minimum screening between a M zone and a R zone shall be 2.0 m in height on the M zone parcel.

17.3 Wherever possible, landscaping and screening areas will retain existing FireSmart trees and natural vegetation and add planting that enhances the natural environment.

17.4 Existing healthy woody plants (trees, shrubs) shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate the proposed development, or if the vegetation poses a safety hazard or is deemed by the Village to be a nuisance.

17.5 Vegetative buffers shall be required in the M and C zones where these uses are adjacent to R zones and P zones. Developments may be exempt from providing a vegetative buffer if the setback is required for a fire lane access.

17.6 Fence and wall materials shall be consistent with the character of the zone in which they are to be located. The height of a fence or wall shall be measured from grade. Where the fence or wall is adjacent to the property line, the height shall be measured with reference to the grade of the abutting property. Where a fence is located on top of a retaining wall, berm or similar structure, the height of the fence shall include the height of the supporting structure.

17.7 All fencing and screening materials, including natural vegetation, shall consist of a material that is deemed to be FireSmart.

17.8 The proposed site grading shall respect the natural contour of the land to the extent possible, minimize the necessity to use retaining walls, and ensure drainage away from buildings and abutting properties. Erosion control measures shall be used during construction to prevent the pollution, degradation or siltation of natural areas, watercourses and roads.

**Screening and Landscaping Requirements: Lots and Required Yards**

17.9 Landscaping and screening areas must not be located on septic fields, and a septic field must not be located in a landscaping and screening area, unless approved in writing by the appropriate regulatory authority.

17.10 In a C1, M1 or M2 zone, where the side or rear line of a lot abuts a lot in an R1, RM1 or MH1 zone, or is separated by a highway (street) therefrom, a solid decorative fence of at least 2.0 m in height shall be provided along all property lines separating the developed portion of the site from such residentially zoned property.

**Screening and Landscaping Requirements: Outdoor Storage**

17.11 Where permitted in this Bylaw, areas used for the outdoor storage of discarded material or wrecked vehicles shall be screened and/or landscaped in accordance with the following:

.1 The storage of said materials or vehicles shall be enclosed entirely within a building; or

.2 Said materials or vehicles shall be screened and buffered in accordance with the following:

.1 A continuous, decorative, solid fence of not less than 1.8 m and not greater than 3.0 m in height shall be provided; or

.2 a 7.5 m wide landscaped berm with a height of not less than 1.8 m and not greater than 3.0 m in height shall be provided.

17.12 In an M1 zone, any industrial activity or storage not contained within a building shall be enclosed by a wall or a tight board fence not less than 1.8 m high.

17.13 All storage of goods and materials in M and C zones shall be screened from view from any highway, and from adjacent sites in an R zone by fences, berms, landscape materials or a combination of these to the satisfaction of the Village of Ashcroft.

**Screening and Landscaping Requirements: Dwellings Adjacent to a Major Highway**

17.14 Notwithstanding this Bylaw, screening and landscaping shall be subject to the requirements of the Ministry of Transportation and Transit where applicable. In any R1 zone, where a dwelling is constructed within 10.0 m of Highway 97C, the following provisions apply:

.1 A 7.5 m wide landscaped buffer strip, including a solid buffer of trees and shrubs of not less than 1.8 m in height, or

.2 A continuous, decorative, solid fence of not less than 1.8 m and not greater than 3 m in height, or

.3 A 7.5 m wide landscaped continuous earth berm with a height above the grade of the road surface of not less than 1.8 m.

**Screening and Landscaping Requirements: Fence Height and Materials**

17.15 All fencing shall not be greater than 2.0 m in height unless otherwise specified and comprised of non-combustible materials in the R1, RM1, MH1, CD1, CD2, or C1 zone.

17.16 Nothingwithstanding Section 17.15, no fence constructed along the front parcel line shall exceed 1.2 m in height in the RR1, R1 or MH1 zone.

17.17 All fencing shall not be greater than 2.4 m in height unless otherwise specified and comprised of non-combustible materials in the A1, RR1, P1 or M1 zone.

17.18 No fence in an R1, RM1, MH1, CD1, CD2, P1, RR1, or C1 zone shall contain tarps, barbed wire, razor wire, or electrified wire.

17.19 No fence in an A1, or M1 zone shall contain tarps, or razor wire.

## 18.0 OFF-STREET PARKING AND LOADING REGULATIONS

### General Provisions

18.1 For any construction, renovation, extension or redevelopment, no land, water, building or structure shall be used by the owner, occupier or any other person for any use unless the off-street parking requirements for that use have been provided for in accordance with Section 18.0 of this Bylaw.

18.2 Notwithstanding Section 18.1, any construction, renovation, extension or redevelopment on properties within the C1 zone (and not adjacent to a controlled access highway) does not require the provision of off-street parking spaces in accordance with this Section of this Bylaw.

***Note to reader which does not form part of this Bylaw:***

*Parking requirements for downtown Ashcroft are included in the Village's Official Community Plan as part of a Development Permit Area.*

18.3 No person shall park or store any vehicle having a licensed gross vehicle weight (GVW) exceeding 5,500 kg (12,000 lbs.) on any highway or on private property within an R zone except:

.1 Recreational vehicles;

.2 Moving or delivery vans while engaged in work;

.3 Municipal or utility vehicles while engaged in work; and

.4 Vehicles licensed under the *Motor Carrier Act,* RSBC 1996, c 315 for the transportation of passengers.

***Note to reader which does not form part of this Bylaw:***

*Notwithstanding the requirements of this Bylaw, development within a controlled area as defined in the Transportation Act is required to meet Ministry of Transportation and Transit parking requirements.*

### Required Number of Parking Stalls

18.4 Except as otherwise provided for in this Bylaw, the number of off-street parking stalls for motor vehicles required for any use is calculated according to Table 18.1 of this Bylaw, in which Column 1 classifies the types of uses and Column 2 sets out the number of required off-street parking spaces that are to be provided for each use in Column 1.

18.5 In respect of a use permitted in this Bylaw which is not specifically referred to in Column 1 of Table TABLE 18.1 of this Bylaw, the number of off-street parking stalls is calculated on the basis of the requirements for a similar use that is listed in Table TABLE 18.1 of this Bylaw.

18.6 Where the calculation of the required off-street parking stalls results in a fraction, one parking or loading space shall be provided in respect of the fraction.

18.7 Where more than one use is located on a parcel, the total number of parking to be required shall be the sum total of the requirements for each use.

18.8 Where a building or structure contains more than one use whose business hours of operation do not overlap, the required number of off-street parking spaces shall be the greatest number required for any of those individual uses.

18.9 Off-street loading spaces shall not be counted as off-street parking spaces, and off-street parking spaces shall not be counted as off-street loading spaces.

18.10 Where more than one standard may apply to a use, the most stringent standard shall be used.

**TABLE 18.1: REQUIRED OFF-STREET PARKING STALLS**

| **COLUMN 1**<br>**Use** | **COLUMN 2**<br>**Required Parking Stalls** |
|---|---|
| Single detached dwelling<br>Duplex dwelling<br>Triplex<br>Fourplex<br>Rowhouse | 2 per dwelling unit + 1 for every suite |
| Accessory dwelling unit<br>Podium dwelling unit | 1 per dwelling unit |
| Apartment | 1.5 per dwelling unit + 1 per 4 units for visitor parking |
| Supportive housing | 1 per dwelling unit + 1 per 5 units for employee parking |
| Hotel, motel<br>Boarding or lodging house<br>Bed and Breakfast | 1 per guest sleeping room and 1 parking space for the owner, operator or caretaker |
| Campgrounds | 1 per camp site |
| Health services | 1 per 15 $m^2$ of gross floor area |
| Retail store | 1 per 35 $m^2$ of gross floor area |
| Office | 1 per 75 $m^2$ of gross floor area |
| Restaurant, nightclub, cocktail lounge, cabaret, beer parlour | 1 per 5 seats |
| Manufacturing and industrial building and use | 1 per 20 $m^2$ of gross floor area or 1 per 100 $m^2$ of land area, whichever results in more parking stalls |
| Kindergarten, elementary and junior high school<br>Senior high school | 2 per classroom<br><br>5 per classroom |
| Place of Worship | 1 per 10 seats |
| Hospital | 1 per 15 $m^2$ of gross floor area |
| Taxi office | 1 per each vehicle customarily operating from the office |

| COLUMN 1<br>Use | COLUMN 2<br>Required Parking Stalls |
|---|---|
| Arena, auditorium, lodge and fraternal building, community hall, public library, funeral parlour, theatre | 1 per 5 seats or 1 per 10 $m^2$ of the gross floor area used for dancing or assembly, whichever is greater |
| Curling rink, roller rink, swimming pool | 1 space for each 45 $m^2$ of gross floor area, plus 1 for each 10 spectators seats |
| Bowling Alley<br>Billiard and pool hall | 3 for each alley<br>2 for each table |
| Warehouse, storage building, wholesale establishment or other similar use | 1 per 75 $m^2$ |

**Exemption of Existing Buildings from Parking Requirements**

18.11 Notwithstanding Table TABLE 18.1, the regulations contained in Section 18.0 shall not apply to uses, buildings or structures existing on the effective date of this Bylaw, except that:

.1 Off-street parking shall be provided and maintained in accordance with the Section where there is a change in the principal use, or where the total floor area is increased in excess of ten percent (10%) over the existing floor area.

.2 Off-street parking existing on the effective date of this Bylaw shall not be reduced below the applicable off-street parking requirements of Section 18.0.

**Parking for the Physically Challenged**

18.12 Where more than 10 parking stalls are required, every off-street parking facility shall provide 5% of the required stalls for the use of physically challenged persons. Each stall for physically challenged persons shall:

.1 Be at least 4.0 m in width and at least 7.5 m in length;

.2 Be located as close as possible to a main handicapped accessible building entrance; and

.3 Be clearly identified for the exclusive use of physically challenged persons.

**Location**

18.13 Required off-street parking shall be located on the same parcel as the principal building. Where parking is provided on the same parcel, the parking portion must be consolidated with the portion of the site upon which the building is located, so that the whole forms one parcel.

18.14 Required off-street parking will be permitted on a site within 150 m of a use in the C1 and M2 zones and of multiple dwelling units/apartments in the RM1 zone with more than 20 dwelling units.

18.15 Notwithstanding Sections 18.13 and 18.14, parking requirements may be provided off-site where the owner has entered into a restrictive covenant with the Village restricting the use of the site to parking.

**Home Occupations**

18.16 One off-street parking stall must be provided for the home occupation in addition to parking stalls required for residential use.

18.17 Not more than one commercial vehicle used for home occupation use shall be allowed to be parked or stored on the premises in the R1, RM1, or MH1 zones unless they are completely enclosed within a building.

**Off-Street Parking Requirement Standards**

18.18 Off-street parking spaces, whether public or private, shall conform to the following requirements:

**Size**

.1 All parking spaces shall have a clear length of not less than 5.8 m and a clear width of not less than 2.2 m.

**Access**

.2 Ingress and egress to and from all parking spaces shall be by means of unobstructed manoeuvring aisles having widths not less than:

.1 7.0 m where parking spaces are located at 90 degrees to the manoeuvring aisle providing access to the space; and

.2 5.0 m where parking spaces are located at 45 degrees to the manoeuvring aisle providing access to the space.

**Layout**

.3 Where more than 10 parking spaces are provided, they must be so designed that vehicles are not required to back out onto a highway. In any case, they shall be subject to the requirements of the Ministry of Transportation and Transit where applicable.

**Surface**

.4 Every off-street parking area shall:

.1 Be graded to provide an even surface; and

.2 Be drained so that no surface water:

.1 Accumulates thereon;

.2 Runs off onto any sidewalk;

.3 Runs off onto any highway if the area is not paved; and

.3 Be surfaced with gravel or crushed rock, treated to suppress dust, and kept free of weeds, or paved if the uses are such that there is a risk of spill or leakage.

**Curbs**

.5 All parking lots shall be provided with curbs as defined in the *Subdivision and Development Servicing Bylaw*; such curbs to be constructed of asphalt, concrete or treated timber, installed, and secured.

**Distance**

.6 No part of parking lots shall:

.1 Be located closer than 1.5 m to any dwelling for multiple dwelling unit or apartment uses in the RM1 (Residential Multiple Dwelling Unit 1) zone where parking facilities are located on the same site as the principal building.

.2 Be located closer than 1.5 m to any adjacent building in C1 (Commercial 1) zones for parking located on the same site as the principal building.

**Signs**

.7 All parking lots for more than 10 vehicles, other than for motor vehicle service stations, shall have directional signs so as to provide traffic control.

**Mixed Occupancy**

.8 In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately.

**Off-Street Loading Spaces**

18.19 No land, water, building or structure shall be used by the owner, occupier or any other person for any use unless the required off-street loading space for that use has been provided in accordance with Section 18.0 of this Bylaw.

18.20 Notwithstanding Section 18.19, uses on properties within the C1 zone do not require the provision of off-street loading spaces in accordance with Section 18.0 of this Bylaw.

18.21 The number of off-street loading spaces required for any use is calculated according to Table 18.2 of this Bylaw in which Column 1 classifies the type of use and Column 2 sets out the off-street loading requirements for each use in Column 1.

**TABLE 18.2: REQUIRED OFF-STREET LOADING SPACES**

| COLUMN 1<br>Total Gross Floor Area of Building | COLUMN 2<br>Minimum Number of Spaces Required |
|---|---|
| Retail store, business, industry warehouse or other similar use: | |
| ▪ Less than 470 $m^2$ | 1 |
| ▪ 470 $m^2$ to 2,300 $m^2$ | 2 |
| ▪ 2,300 $m^2$ to 4,600 $m^2$ | 3 |
| ▪ Each additional 4,600 $m^2$ or each fraction thereof in excess of 2,300 $m^2$ | 1 additional |
| Office building, place of public assembly, hospital, institution, hotel, club or lodge, auditorium, public utility, school or other similar use: | |
| ▪ Less than 2,800 $m^2$ | 1 |
| ▪ 2,800 $m^2$ to 5,600 $m^2$ | 2 |
| ▪ Each additional 5,600 $m^2$ or each fraction thereof in excess of 2,800 $m^2$ | 1 additional |

**Units of Measurement**

18.22 When calculating off-street loading space requirements, the gross floor area shall include the floor area of accessory buildings and basements, except where they are used for parking or heating.

**Existing Uses, Buildings or Structures**

18.23 Notwithstanding Sections 18.19 to 18.21, the regulations contained in Section 18.0 shall not apply to uses, buildings or structures on the effective date of this Bylaw, except that:

.1 Off-street loading spaces shall be provided and maintained in accordance with Section 18.0 where there is a change in the principal use, or where the total floor area is increased in excess of ten percent over the existing floor area.

.2 Off-street loading spaces existing on the effective date of this Bylaw shall not be reduced below the applicable off-street loading space requirements of Section 18.0.

**Mixed Occupancies**

18.24 In the case of mixed uses, the total requirements for off-street loading spaces shall be the sum of the requirements for the various uses computed separately.

**Location and Siting of Loading Facilities**

18.25 Off-street loading spaces and facilities shall be located on the same parcel as the use served, but not within the required front yard nor closer than 15.0 m to the nearest point of intersection of any two road allowances.

**Development and Maintenance Standards**

18.26 The location of all points of ingress and egress to a loading area shall be subject to all applicable bylaws and regulations of the Village.

18.27 All off-street loading spaces shall be of adequate size and with adequate access thereto, to accommodate a vehicle 6.0 m in length, 3.0 m in width, and 4.0 m in height.

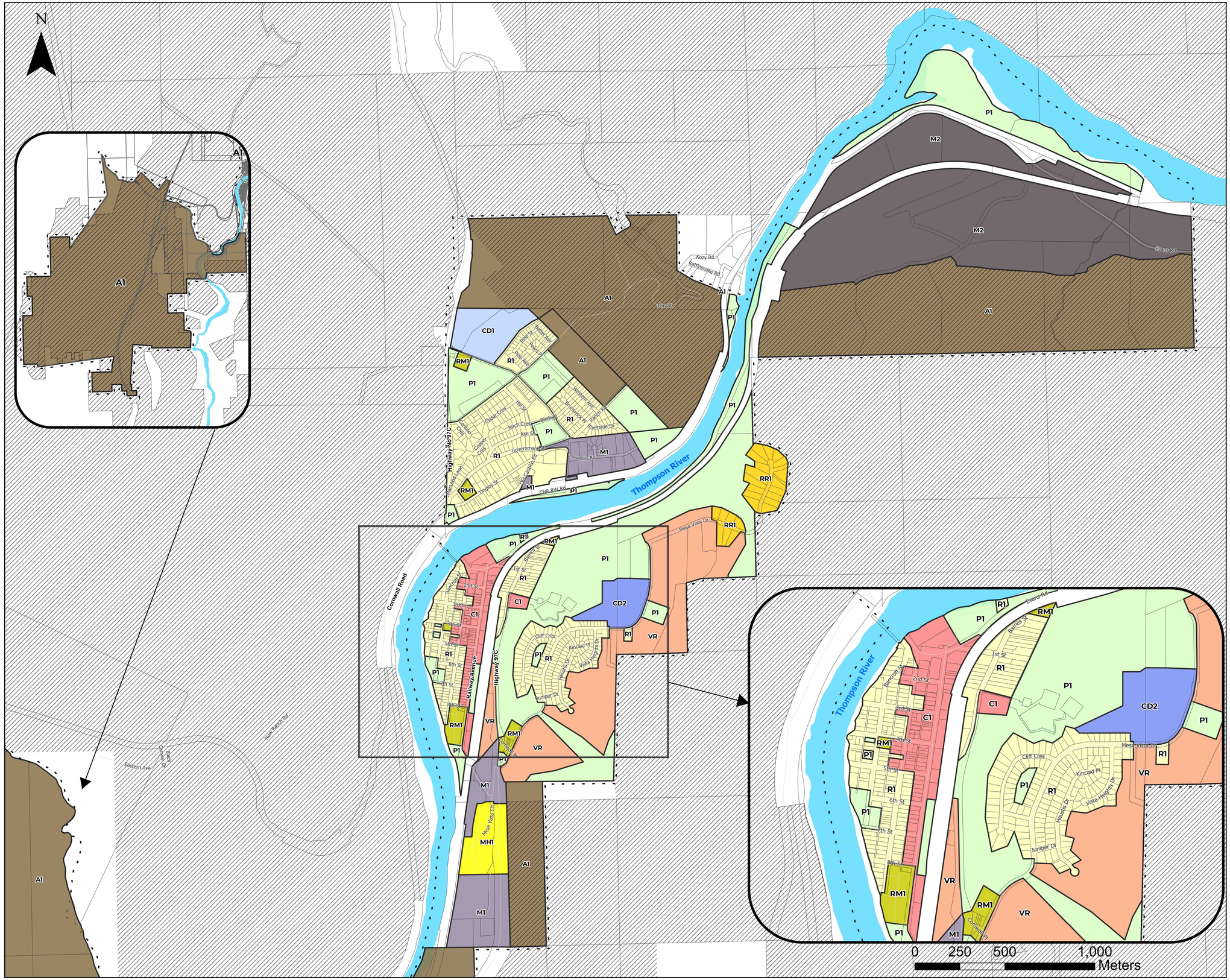
18.28 All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parking vehicles.

18.29 Each loading space shall be surfaced with gravel or crushed rock, treated to suppress dust, and kept free of weeds, or paved so as to provide a durable dust-free surface and shall be so graded and drained so as to properly dispose of all surface water.

18.30 Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.

# SCHEDULE B

# ZONING BYLAW MAP




VILLAGE OF Ashcroft
HEART OF THE TRUE DESERT

Village of Ashcroft

**Zoning Bylaw**
**Main Community**

## Legend

| | |
|---|---|
| **A1** | **Agriculture 1** |
| **RR1** | **Rural Residential 1** |
| **R1** | **Residential 1** |
| **MH1** | **Mobile Home Park 1** |
| **RM1** | **Residential Multiple Family 1** |
| **C1** | **Commercial Mixed Use 1** |
| **M1** | **Industrial 1** |
| **M2** | **Industrial 2** |
| **P1** | **Park & Public Use** |
| **VR** | **Village Reserve** |
| **CD1** | **Comprehensive Development 1 (Rodeo Grounds)** |
| **CD2** | **Comprehensive Development 2 (Mesa Vista)** |
| **ALR** | **Agricultural Land Reserve** |

**SOURCE:**

**Cadastral information obtained through ICI Society.**
**Muicipal Boundary provided by TNRD.**

**THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.**