

CITY OF KAMLOOPS

BYLAW NO. 55-51

A BYLAW TO AMEND THE ZONING BYLAW
OF THE CITY OF KAMLOOPS

~~The Municipal Council of the City of Kamloops, in open meeting assembled, enacts as follows:~~

- ~~1. This bylaw may be cited as "Zoning Amendment Bylaw No. 55-51, 2024".~~
- ~~2. Zoning Bylaw No. 55, as amended, is hereby further amended under Division 1. General Administration by repealing Sections 1.4.2, 1.6, and 1.7 in their entirety and replacing them with the following:~~
 - ~~1.4.2. (a) The boundaries of the Zones and any districts related to regulations in this bylaw including off-street parking and density, together with any explanatory legends, notations, and references in respect thereof, are delineated and described on the "Zoning Map of the City of Kamloops", which consists of a computer record compiled using geographic information software and a Global Positioning System.~~
 - ~~(b) Maps provided on Figures within this bylaw are shown for convenience only.~~
- ~~1.6 COMPLIANCE WITH OTHER LEGISLATION AND SERVICING CONSTRAINTS~~
 - ~~1.6.1 Compliance with this bylaw shall not be deemed to be a representation by the City that any use, Building, Structure, or development complies with all applicable bylaws or other enactments.~~
 - ~~1.6.2 Where another applicable bylaw or enactment constrains the density, dimension, or scale of any use, Building, Structure, or development further than what would be allowable under this bylaw, including a constraint related to the capacity of municipal or other infrastructure, that other applicable bylaw or enactment shall prevail.~~
 - ~~1.6.3 Every Person is responsible for ensuring compliance with all bylaws and other enactments.~~
- ~~1.7 TRANSITIONAL PROVISIONS~~
 - ~~1.7.1 Bylaws that amend Division 8 of Zoning Bylaw No. 55 that have received first reading before the adoption of Zoning Amendment Bylaw No. 55-51 but have not been adopted shall be construed to have the new zone as shown in Table 1.~~
 - ~~1.7.2 Likewise, where any other existing bylaw refers to a previous zone in Zoning Bylaw No. 55 (2021), it shall also be construed to apply the new zone shown in Table 1.~~

- 1.7.3 ~~Where any other existing bylaw refers to a zone in Zoning Bylaw No. 5-1-2001, it shall also be construed to apply the original zone in Bylaw No. 55 (2021), as shown in Table 2, except where an original zone in Table 2 corresponds to a new zone in Table 1.~~

Table 1	
Zoning Bylaw No. 55	
Original Zone Names	New Zone Names
RS1 (Single-Family Residential 1)	R2 (Residential 2)
RS1S (Single-Family Residential 1 - Suite)	
RS1C (Single-Family Residential 1 - Compact)	R1 (Residential 1)
RS1M (Single-Family Residential 1 - Micro)	
RS2 (Single-Family Residential 2)	R6 (Residential 6)
RS2S (Single-Family Residential - Suite)	R3 (Residential 3)
RS3 (Single-Family Residential 3)	R7 (Residential 7)
RS4 (Single-Family Residential 4)	R8 (Residential 8)
RT1 (Two-Family Residential 1)	R2 (Residential 2)
RT1C (Two-Family Residential 1 - Compact)	
RT1S (Two-Family Residential 1 - Suites)	
RT2 (Two-Family Residential 2)	R5 (Residential 5)

Table 2	
Zoning Bylaw No. 5-1-2001 (Former Zone Names)	Zoning Bylaw No. 55 (New Zone Names)
OS (Open Space)	OS (Open Space)
P-1 (Parks and Recreation)	P1 (Parks and Recreation)
P-2 (Churches)	P2 (Places of Worship)
P-3 (Schools)	P3 (Schools)
P-4 (Public and Quasi-Public Use)	P4 (Public and Institutional Use)
P-5 (Private Recreational)	P5 (Private Recreational)
P-7 (Funeral Homes)	P4 (Public and Institutional Use)
A-1 (Agricultural)	A1 (Agricultural)
FD (Future Development)	FD (Future Development)
RE (Resource Extraction)	RE (Resource Extraction)
CR-1 (Country Residential-1)	CR1 (Country Residential 1)

Table 2	
Zoning Bylaw No. 5-1-2001 (Former Zone Names)	Zoning Bylaw No. 55 (New Zone Names)
CR-2 (Country Residential-2)	CR2 (Country Residential 2)
CR-3 (Country Residential-3)	CR3 (Country Residential 3)
RS-1 (Single Family Residential-1)	RS1 (Single-Family Residential 1)
RS-1S (Single Family Residential - Suite)	RS1S (Single-Family Residential 1 - Suite)
RS-2 (Single Family Residential-2)	RS2 (Single-Family Residential 2) (areas designated Suburban in the OCP)
	RS2S (Single-Family Residential - Suite) (areas designated Urban in the OCP)
RS-2A (Single Family Residential-2A)	RS3 (Single-Family Residential 3)
RS-3 (Single Family Residential-3)	RS4 (Single-Family Residential 4)
RS-4 (Single Family Residential-4)	RS1C (Single-Family Residential 1 - Compact)
RS-5 (Single Family Residential-5)	RS1 (Single-Family Residential 1)
RT-1 (Two Family Residential-1)	RT1 (Two-Family Residential 1)
RT-2 (Two Family Residential-2)	RT2 (Two-Family Residential 2)
RT-3 (Two Family Residential-3)	RT1C (Two-Family Residential 1 - Compact)
RC-1 (Comprehensive Residential)	RM1 (Multi-Family 1 - Low Density)
RC-2 (Comprehensive Residential-2)	RT1S (Two-Family Residential 1 - Suites)
RC-3 (Comprehensive Residential-3)	RS1M (Single-Family Residential 1 - Micro)
RM-1 (Multiple Family - Low Density)	RM2 (Multi-Family 2 - Low Density)
RM-2 (Multiple Family - Medium Density)	RM3 (Multi-Family 3 - Medium Density)
RM-2A (Downtown Multiple Family - Medium Density)	RM4 (Multi-Family 4 - Medium-High Density)
RM-3 (Downtown Multiple Family - High Density)	RM5 (Multi-Family 5 - High Density)
MHP (Mobile Home Park)	MHP (Manufactured Home Park)
MHS-1 (Mobile Home Subdivision)	MHS (Manufactured Home Subdivision)
MHS (Mobile Home Subdivision)	RS4 (Single-Family Residential 4)
CBD (Central Business District)	CBD (Central Business District)
C-1T (Tranquille Road Commercial)	CNS (North Shore Commercial)

Table 2	
Zoning Bylaw No. 5-1-2001 (Former Zone Names)	Zoning Bylaw No. 55 (New Zone Names)
C-1 (General Commercial)	C1 (General Commercial)
C-2 (Local Commercial)	C2 (Local Commercial)
C-3 (Highway Commercial)	C3 (Highway Commercial)
C-3T (Travel Centre Commercial)	C3 (Highway Commercial)
C-4 (Service Commercial)	C4 (Service Commercial)
C-5 (Shopping Centre Commercial)	C5 (Shopping Centre Commercial)
C-6 (Arterial Commercial)	C6 (Arterial Commercial)
C-7 (Neighbourhood Commercial)	C7 (Neighbourhood Commercial)
C-8 (Neighbourhood Pub Commercial)	C8 (Neighbourhood Pub Commercial)
C-9 (Hotel/Convention Centre)	P1 (Parks and Recreation)
I-1 (Light Industrial)	I1 (Light Industrial)
I-1S (Industrial Park)	I1S (Industrial Park)
I-2 (General Industrial)	I2 (General Industrial)
I-3 (Heavy Industrial)	I3 (Heavy Industrial)
T-1 (Railway)	T1 (Railway)
T-2 (Airport)	T2 (Airport)
CD-1 (Orchards Walk Comprehensive Development Zone One)	CD1 (Orchards Walk Comprehensive Development Zone 1)
CD-2 (McGill Road/Summit Drive Comprehensive Development Zone Two)	CD2 (McGill Road/Summit Drive Comprehensive Development Zone 2)
CD-3 (Copperhead Drive/High Allan Drive Comprehensive Development Zone Three)	CD3 (Copperhead Drive/High Allan Drive Comprehensive Development Zone 3)
CD-4 Qu'Appelle Boulevard Comprehensive Development Zone-Four)	CD4 Qu'Appelle Boulevard Comprehensive Development Zone 4)
CD-5 (West Highlands Comprehensive Development Zone-Five)	CD5 (West Highlands Comprehensive Development Zone 5)
CD-6 (RiverBend Seniors Community Living Comprehensive Development Zone-6)	CD6 (RiverBend Seniors Community Living Comprehensive Development Zone 6)
CD-8 (Cottonwood Comprehensive Development Zone Eight)	CD7 (Cottonwood Comprehensive Development Zone 7)
CD-10 (West McGill Comprehensive Development Zone Ten)	CD8 (West McGill Comprehensive Development Zone 8)

Table 2	
Zoning Bylaw No. 5-1-2001 (Former Zone Names)	Zoning Bylaw No. 55 (New Zone Names)
CD-11 (Thompson Rivers University Comprehensive Development Zone Eleven)	CD9 (Thompson Rivers University Comprehensive Development Zone 9)

3. ~~Zoning Bylaw No. 55, as amended, is hereby further amended under Division 2. Interpretations by:~~

- (a) ~~repealing Item 2.1(b) in its entirety.~~
- (b) ~~repealing the corresponding definitions in Item 2.2 Definitions and replacing them with the following:~~

~~"Boarders or Lodgers" means a Person or Persons who rents and occupies a sleeping room, with or without individual sanitary facilities, in a Dwelling Unit occupied by a Household for an unrestricted time.~~

~~"Daycare, Home Based" means a facility licensed or otherwise permitted in accordance with the Community Care and Assisted Living Act, as amended, that is located in a Single Detached Residential Dwelling on a conventional Lot (i.e., not a strata Lot) and operates as a daycare for no more than eight Persons in care; or as otherwise regulated under the Act.~~

~~"Density" means the Floor Area Ratio for commercial development and may be determined by the Floor Area Ratio and/or the number of units per hectare for residential development.~~

~~"Carriage Suite" means a self-contained, Two-Storey Dwelling Unit that is separate from other Residential Buildings on the same lot.~~

~~"Dwelling or Dwelling Unit" means one or more rooms, exclusive of a bathroom, used or intended to be used for residential accommodations by one Household for a period no shorter than 30 days and shall have cooking, sleeping, and sanitary facilities of which no more than one Cooking Facility is permitted, except where a second Cooking Facility is permitted by this bylaw.~~

~~"Garden Suite" means a self-contained, One Storey Dwelling Unit that is separate from other Residential Buildings on the same lot.~~

~~"Intensive Residential" means the development of a Carriage Suite, Garden Suite, or other forms of two or more Dwelling Units in separate Buildings on a Lot, or three to six Dwelling Units on a Lot, or as otherwise identified in the Official Community Plan, and shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.~~

~~"Lot Width" means the average of the distances between the Side Lot Lines as measured at the Front Lot Line and at the Rear Lot Line; for Panhandle Lots, the calculation of Lot Width excludes the narrow strip of land that forms the panhandle portion of the Lot.~~

~~"Person" means, in addition to its ordinary meaning, a partnership, association, corporation, society, or other legal representation of an individual where the context can apply according to law, and the singular shall also include the plural.~~

~~"Residential Care Facility, Licensed Home Based" means a facility licensed in accordance with the *Community Care and Assisted Living Act*, as amended, that is in a Single-Detached Residential Dwelling on a conventional Lot (i.e., not a Strata Lot) and operates as a residence for no more than 10 Persons, not more than six of whom are Persons in care, or as otherwise regulated under the Act.~~

~~"Row House" means a form of Multi-Unit Residential or Small-Scale Multi-Unit development comprising a Building containing three or more Dwelling Units that are located side by side and joined together by a common sidewall or walls, have their own front and Rear Yards, vehicular access to parking areas via a rear lane or in the case of corner lots vehicular access divided between both Lot Frontages, and may be separately titled, either as conventional Lots or strata Lots.~~

~~"Secondary Suite" means a self-contained dwelling unit located within a building or portion of a building which shall be:~~

- ~~(a) fully compliant with the BC Building Code at the time of construction;~~
- ~~(b) completely separated from other parts of the building by fire separations;~~
- ~~(c) located in a building of only residential occupancy;~~
- ~~(d) issued an Occupancy Permit;~~
- ~~(e) located within a Single-Detached Residential Building, a semi-detached Two-Unit Residential unit, a Townhouse unit, or a Rowhouse Unit; and~~
- ~~(f) located in a building or portion of a building that is a single real estate entity.~~

~~"Storey" means the habitable portion of a Building that is situated between the top of any floor and the top of the floor next above it or, if there is no floor above it, that portion between the top of such floor and the ceiling above it; the first Storey shall be considered:~~

- ~~a) that part of a Building that is no greater than 1.5 m above the Average Finished Grade adjacent to the Building, or the crown of the road abutting the Lot, whichever is higher, or~~

- b) ~~In the case of a SSMUR Building containing three or more Units, that part of the building that is no greater than 0.45 m above the Average Finished Grade adjacent to the Building.~~

~~"Structure" means a construction of any kind whether fixed to, supported by, or sunk into land or water, excluding Wind Turbines.~~

- (c) ~~Repealing the definition of "Family" in Item 2.2 Definitions in its entirety and replacing it with the following:~~

~~"Household" means an individual or two or more Persons related by blood, marriage, adoption, or foster care agreement, or three or less unrelated Persons residing in one Dwelling Unit and sharing a common cooking facility.~~

- (d) ~~Repealing the definition of "Single-Family Dwelling" in Item 2.2 Definitions in its entirety and replacing it with the following:~~

~~"Single-Detached Residential" means a detached Building on a fee simple Lot that is used for residential purposes and consists of one Dwelling Unit, including a Modular Home that conforms to the CSA A277 standards, but not a Manufactured Home designed to CSA Z240 standards.~~

- (e) ~~Repealing the definition of "Two-Family Dwelling" in Item 2.2 Definitions in its entirety and replacing it with the following:~~

~~"Two-Unit Residential" means a detached Building divided into two Dwelling Units (which may or may not be on two fee simple Lots) and that share a common wall or floor Structure, including a Modular Building that conforms to the CSA A277 standards.~~

- (f) ~~Adding the following definition in Item 2.2 Definitions:~~

~~"Impermeable Surfaces" means one or more surfaces that either prevent or impede the entry of water into the soil mantle under natural conditions prior to development or a hard surface area that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions before development, and are considered an Impermeable Surface when the runoff coefficient is greater than 0.3 as shown in Table 3; surfaces not listed must be presented complete with all of the following applicable support material such as historical and manufacturer details to the DES Director for approval of the proposed runoff coefficient and surface designation, and will not be considered Impermeable Surfaces unless:~~

- (a) ~~all manufactured surfaces are to be installed with permeable joints and base material; and~~
- (b) ~~the base material is to be to a depth recommended by the manufacturer to ensure infiltration and storage.~~

Table 3	
Surface	Run Off Coefficient

Table 3		
Forested		0.059- 0.2
Lawns, well-drained (sandy soil)	Up to 2% slope	0.05 – 0.10
	2% to 7% slope	0.10 – 0.15
	Over 7 % slope	0.15 – 0.20
Lawns, poorly drained (clay soil)	Up to 2% slope	0.13 – 0.17
	2% to 7% slope	0.18 – 0.22
	Over 7 % slope	0.25 – 0.35
Asphalt		0.70 – 0.95
Concrete		0.80 – 0.95
Gravel		0.30 – 0.70
Shingle Roof		0.75 – 0.95
Brick Pavers (12mm joint or less)		0.70 – 0.85
Turfstone (with permeable cells)		0.25
Grasspave		0.10 – 0.25
Uni Eco-Stone (with permeable joints)		0.25
Note: Amenity structures designed to contain water, such as outdoor swimming pools, shall not be considered Impermeable Surfaces; however, this exemption does not apply to any related deck, platform, or roofed structure.		

- (g) ~~Delete the definitions in Item 2.2 Definitions for “Micro Unit”, “Electric Vehicle Ready” and “Small Lot Residential Development” in their entirety.~~
- (h) ~~Add the following new definition in Item 2.2 Definitions:~~
- ~~“Small Scale Multi-Unit Residential” or “SSMUR” means a development where the Building or Buildings on the Lot are used for up to three or up to four Dwelling Units in accordance with the *Local Government Act* or for up to six units where zoning allows.~~
4. ~~Zoning Bylaw No. 55, as amended, is hereby further amended under Division 3. General and Specific Use Regulations by:~~
- (a) ~~repealing Section 3.1.3 in its entirety and replacing it with the following:~~
- ~~3.1.3 In the R1 (Residential) zones, and the case of fee simple row housing in the RM3 and RM4 Zones, adjacent property owners may construct a combined carport/garage across a Lot Line subject to registration of a party wall agreement.~~
- (b) ~~adding Section 3.1.8 as follows:~~

~~3.1.8 Accessory Buildings shall not contain showers, bathtubs, bedrooms, sleeping facilities, decks, balconies, or wet bars; and shall be limited to a maximum of two plumbing fixtures and a maximum bathroom area of 3.0 m².~~

(c) ~~repealing Section 3.3.1(a) in its entirety and replacing it with the following:~~

~~3.3.1. (a) located in a Small-Scale Multi-Unit Residential development or a Multi-Unit Residential development, in which case, not more than one other Person who does not reside in the Dwelling Unit may assist in the Home Based Business; or~~

- (d) ~~repealing Section 3.3.11 in its entirety and replacing it with the following:~~

~~The client or customer of a Home-Based Business is not permitted to enter the property, the Dwelling Unit, or any Accessory Building to inspect or pick up goods or to receive any service, except as follows:~~

- ~~(a) music/art instruction and tutoring to a maximum of two students at any one time;~~
- ~~(b) in Single-Detached Residential and Two-Unit Residential Units, and Manufactured Homes on their own lot or strata lot, Personal Services, personal training, registered massage therapy, animal grooming, or artisan and photography studio to a maximum of one client or customer at any one time; and~~
- ~~(c) in the A1, CR1, CR2, CR3, R7, or R8 Zones, sale of agriculture products produced on Site to a maximum of three customers at any one time.~~

- (e) ~~repealing Section 3.3.12 in its entirety and replacing it with the following:~~

~~For those Home-Based Businesses where customers or clients are permitted to enter the business:~~

- ~~(a) a maximum of one business of this type is permitted per lot or bare land strata lot except in the case of a single unsubdivided Two-Unit Residential Building on a Lot in which case each Unit may have such a business;~~
- ~~(b) such businesses shall not be located in, or the same lot or bare land strata lot as, a Residential Suite; and~~
- ~~(c) one additional parking space must be provided over and above the minimum parking requirements of the zone, which may be provided in a stacked configuration.~~

- (f) ~~Adding Section 3.3.13 as follows:~~

~~3.3.13 In Single-Detached Residential and Two-Unit Residential Dwelling Units, a second Cooking Facility is permitted where required for a Home-Based Business licensed in accordance with Interior Health requirements and the Home-Based Business Regulations.~~

- (g) ~~Renumbering the original Section 3.3.13 as 3.3.14.~~

- (h) ~~Repealing Section 3.4 Residential Suites in its entirety and replacing it with the following:~~

~~Residential Suites include Secondary Suites, Garden Suites, and Carriage Suites, as defined in Division 2, Section 2.2, Definitions, of this bylaw, and where permitted, Residential Suites are subject to the following regulations.~~

~~3.4.1 The maximum residential living space per Residential Suite is 90 m².~~

- 3.4.2 ~~A Residential Suite shall not be permitted on any land within the area designated in the Silt Bluff Hazard Development Permit Area as being in the Red Zone or Foreset Area.~~
- 3.4.3 ~~A Secondary Suite cannot be strata subdivided from the principal Dwelling.~~
- 3.4.4 ~~In the CR1, CR2, CR3, R5, R6, R7, and R8 zones, a Garden Suite or Carriage Suite shall be subject to the Lot Coverage regulations for Accessory Buildings in the zone in which the Garden Suite or Carriage Suite is permitted.~~
- 3.4.5 ~~An Intensive Residential Development Permit is required before the issuance of a building permit for a Garden Suite or Carriage Suite.~~
- 3.4.6 ~~The regulations, as shown in Table 4, apply to Garden Suites and Carriage Suites:~~

Table 4	
Front or side Street Yard Setback	4.5 m
Minimum Side Yard Setback	
• Garden Suite	1.0 m
• Carriage Suite	1.5 m
Minimum Rear Yard Setback	
• Garden Suite	1.0 m
• Carriage Suite	1.5 m
- Lots not serviced by a rear lane	4.5 m
Maximum Building Height	
• Garden Suite	5 m
• Carriage Suite	7 m

- (i) ~~Repealing Section 3.7(a) in its entirety and replacing it with the following:~~

3.7 (a) ~~The Building Height, Setbacks, and Lot Coverage shall conform with the R2 regulations;~~

- (j) ~~Repealing Section 3.8.1 in its entirety and replacing it with the following:~~

3.8.1 ~~The salvage, repair, maintenance, detailing, or sales of motor vehicles; the sale, maintenance, detailing, or servicing of motor vehicle engines or parts; and motor vehicle body repair, detailing, or painting are not permitted in any R, RM, CR, or MH zone, except where the vehicles are registered to the homeowner, the tenant, or the immediate Family of the homeowner or tenant.~~

- (k) ~~Repealing Section 3.9.1 in its entirety and replacing it with the following:~~

~~3.9.1 The total number of vehicles that may be parked or stored outside of a Building for any purpose, including those noted in Section 3.8, on any R or CR, zoned property, shall not exceed five for properties with up to two Dwelling Units.~~

- (l) ~~Repealing Section 3.11.1 in its entirety and replacing it with the following:~~

~~3.11.1 Permanent placement of shipping containers is prohibited in any R, RM, or CR Zone.~~

- (m) ~~Repealing Section 3.12.1 in its entirety and replacing it with the following:~~

~~3.12.1 Property containing a Cannabis Production facility shall not be located less than 150 m from any property that is outside the Agricultural Land Reserve and zoned to allow for Residential Use (all CR, R, or RM Zones) or zoned P3.~~

- (n) ~~Repealing Section 3.16.1 in its entirety and replacing it with the following:~~

~~3.16.1 No portion of a Multi-Unit Residential or Small Scale Multi-Unit Residential development or a Garden Suite or a Carriage Suite that is used for habitation, business, or storage of goods damageable by flood waters, shall be constructed such that the underside of the floor system thereof is less than the 200 year flood plain elevation, excluding entrance foyers, stairwells, elevators, carports, garages, parkades, and non-habitable residential amenities.~~

- (o) ~~Adding Section 3.19 as follows:~~

~~**3.19 SERVICING CONSTRAINTS AND DWELLING UNIT DENSITIES**~~

~~3.19.1 Despite anything else in this Bylaw, on a Lot where the adjacent water system does not have an available fire flow of at least 67 l/s, the maximum number of Dwelling Units is 2 (two), and on a Lot that is within the Rayleigh Waterworks District Service Area, the boundaries of which are shown on Figure 16, the maximum number of Dwelling Units is 1 (one).~~



Figure 16 Raleigh Waterworks District Area

5. ~~Zoning Bylaw No. 55, as amended, is hereby further amended under Division 4:
Off Street Parking by:~~

- (a) ~~Repealing Section 4.3 in its entirety and replacing it with the following:~~

~~4.3 Number of Automobile and Bicycle Parking Spaces Required~~

~~4.3.1 The owner or occupier of any land, Building, or Structure shall provide the number of parking spaces based on the sum of the Uses on the Site, as specified below, unless otherwise stated in this division.~~

~~4.3.2 Regulations for determining the number of minimum parking spaces are shown in Table 5:~~

Table 5		
Type of Use	Minimum Vehicle Parking Requirement	Minimum Bicycle Parking Requirement
Animal grooming	3 spaces per 100 m ² GLA	n/a
Artisan or Photography studio	3 spaces per 100 m ² GLA	0.2 spaces per 100 m ² GLA
Assembly Uses		
• Assembly Use	10 spaces per 100 m ² GLA or 1 space per 7 seats	0.4 spaces per 100 m ² GLA
• Place of Worship (church or religious sanctuary)	5 spaces per 100 m ² GLA or 1 space per 10 seats	0.2 spaces per 100 m ² GLA
Automobile Service bays	3 spaces per service bay	n/a
Communications Facility	2 spaces per 100 m ² GLA	0.4 spaces per 100 m ² GLA
Cultural Facility, including museum, library, archives, art gallery	2 spaces per 100 m ² GLA	0.4 spaces per 100 m ² GLA
Daycare Facility, Commercial	4 spaces per 100 m ² GLA, of which 1.5 spaces per 100 m ² GLA are dedicated as pickup/drop-off spaces	0.2 spaces per 100 m ² GLA
Entertainment Facilities		
• billiard halls and arcades	2 spaces per 100 m ² GLA	0.4 spaces per 100 m ² GLA
• gaming, including bingo halls and Casinos	10 spaces per 100 m ² GLA or 1 space per 7 seats	0.4 spaces per 100 m ² GLA
• theatres	1 space per 7 seats	0.4 spaces per 100 m ² GLA

Table 5		
Type of Use	Minimum Vehicle Parking Requirement	Minimum Bicycle Parking Requirement
Food and beverage services, including Restaurant or Café, Neighbourhood Pub, Alcohol Manufacturer's Lounge	4 spaces + 1 space/6 seats of capacity	0.4 spaces per 100 m ² GLA
• except where accessory to a Hotel/motel or Recreation Facility	4 spaces + 1 space/10 seats of capacity	n/a
• food service areas for off-Site consumption	4 spaces	0.4 spaces per 100 m ² GLA
Health and care facilities		
• Community Care Facility, non-residential	See Daycare Facility, Commercial	0.2 spaces per 100 m ² GLA
• Community Care Facility, residential	1 space per 3 client beds	n/a
• hospital	4 spaces per client bed or treatment station	0.2 spaces per 100 m ² GLA
Hotel/motel rooms		
• within the CBD (Central Business District) zone (including within the Downtown Off-Street Parking Exemption Area) or the CNS (North Shore Commercial) zone	0.5 space per Sleeping Unit	0.05 spaces per 100 m ² GLA
• within all other Zones	1 space per sleeping room	0.05 spaces per 100 m ² GLA
Industrial uses, which may include accessory retail Use	1.5 spaces per 100 m ² GLA	0.2 spaces per 100 m ² GLA
Mini-Warehousing	3 spaces per 100 m ² of Office space, plus 0.5 spaces per 100 m ² of storage area	n/a
Mixed uses	Sum of separate Use requirements	Sum of separate Use requirements

Table 5		
Type of Use	Minimum Vehicle Parking Requirement	Minimum Bicycle Parking Requirement
except commercial mixed-uses in a Commercial Centre (minimum total commercial GLA of 500 m²)	4 spaces per 100 m ² GLA	- up to 2,000 m²: 0.4 spaces per 100 m² GLA - all floor area greater than 2,000 m²: 0.1 spaces per 100 m² GLA
except commercial mixed-uses in the CNS zone	3 spaces per 100 m ² GLA	0.5 spaces per 100 m ² GLA
- except commercial mixed-uses in the CBD - within the Downtown Off-Street Parking Exemption Area	No spaces required	0.5 spaces per 100 m ² GLA
- outside of the Downtown Off-Street Parking Exemption Area	3 spaces per 100 m ² GLA	0.5 spaces per 100 m ² GLA
Offices	3 spaces per 100 m ² GLA	0.4 spaces per 100 m ² GLA
Personal Services	3 spaces per 100 m ² GLA	0.4 spaces per 100 m ² GLA
Recreation Facilities		
bowling alley	3 spaces per lane	n/a
curling rink	6 spaces per curling sheet	n/a
driving, batting, or shooting range	1 space per driving, batting or shooting stall	n/a
- golf course - full-size and pitch-and-putt - miniature golf	25 spaces per 9 holes 1 space per hole	n/a n/a
Gymnasium, roller and skating rink	4 spaces per 100 m ² per rink or activity area	0.2 spaces per 100 m ² GLA
health and fitness clubs and recreational centres; dance, Pilates, martial arts, or yoga studios	3 spaces per 100 m ² GLA	0.4 spaces per 100 m ² GLA

Table 5		
Type of Use	Minimum Vehicle Parking Requirement	Minimum Bicycle Parking Requirement
• racquet courts	2 spaces per court	0.2 spaces per 100 m ² GLA
• water park	25 spaces per 100 m ² of water surface area	0.2 spaces per 100 m ² GLA
Residential		
• Single-Detached and Two-Dwelling	1 space per Dwelling Unit	n/a
• Multi-Unit Residential	• 0.75 spaces per Studio Unit • 1 space per 1-bedroom (or more) unit plus an additional 15% for designated visitor parking	0.75 spaces per unit
• Small-Scale Multi-Unit Residential	• 1 space per Studio and 1-bedroom unit	n/a
• Multi-Unit Residential and Small-Scale Multi-Unit Residential of 5-6 units in the Reduced Parking Area as listed in Section 4.7	• 0.5 spaces per Studio Unit • 0.75 space per 1-bedroom (or more) unit plus an additional 15% for designated visitor parking, outside the Downtown Off-Street Parking Exemption Area	1.0 space per unit
• Multi-Unit Residential Social Housing or assisted living	• 0.25 spaces per Dwelling Unit plus an additional 10% for designated visitor parking (subject to registration of a restrictive covenant and housing agreement)	0.5 spaces per unit
• Multi-Unit Residential Seniors Housing, Independent or Light Care	0.5 spaces per Dwelling Unit or client bed; plus an additional 10% for designated visitor parking (subject to registration of a housing agreement)	0.2 spaces per unit

Table 5		
Type of Use	Minimum Vehicle Parking Requirement	Minimum Bicycle Parking Requirement
• Multi-Unit Residential Seniors Housing, intermediate to full care	See Health and Care Facilities - Community Care Facility, residential (1 space/3 client beds)	n/a
• Manufactured Home Park	1 space per Dwelling Unit including manager's suite	n/a
• Dormitory	0.25 spaces per bed	0.5 spaces per bed
• Rooming House	2 spaces	0.4 spaces per bedroom
• Carriage Suite, Garden Suite, or Secondary Suite or accessory Dwelling Unit	1 space per Dwelling Unit	n/a
• Carriage Suite, Garden Suite, or Secondary Suite on Lots fronting Streets where homeowners are eligible to obtain a Residential Parking Permit	No spaces are required for up to one suite per Lot. Split-titled Lots are allowed up to one space for the parent parcel.	n/a
• Emergency Shelter	0.15 space per client bed	0.2 spaces per client bed
Retail Trade		
• Retail Trade	3 spaces per 100 m ² GLA	0.4 spaces per 100 m ² GLA
• Retail Trade in a Commercial Centre	4 spaces per 100 m ² GLA	• up to 2,000 m²: 0.4 spaces per 100 m² GLA • all floor area greater than 2,000 m²: 0.1 spaces per 100 m²
• Retail Trade in the CBD and Downtown Off-Street Parking Exemption Area	No spaces required	0.5 spaces
Schools		
• elementary and junior secondary schools, Sunday school	1.5 spaces per classroom, library, cafeteria, and gymnasium	1 per classroom
• senior secondary	4 spaces per classroom	1 per classroom

Table 5		
Type of Use	Minimum Vehicle Parking Requirement	Minimum Bicycle Parking Requirement
• vocational and technical schools and colleges	2 spaces per 4 people of designed occupant load of the Building as determined by the BC Building Code, plus 1 space per classroom	1 per classroom
• Education/Training Facility	1 space per 4 people of the designed occupant load of the Building as determined by the BC Building Code, plus 1 space per classroom	1 per classroom
Service commercial Uses	1.5 spaces per 100 m ² GLA	0.2 spaces per 100 m ² GLA
Veterinary clinic	3 spaces per 100 m ² GLA	n/a
Warehouse, storage, and Wholesale Distribution areas, which may include accessory retail use	1.5 spaces per 100 m ² GLA	n/a

(b) ~~Repealing Section 4.7.1 in its entirety and replacing it with the following:~~

~~4.7.1 To encourage the construction of more housing in an environmentally sustainable manner, developments can use the Reduced Parking Area requirements listed in Section 4.3 if any portion of the lot is within the Reduced Parking Area Map (as shown in Figure Series 19).~~

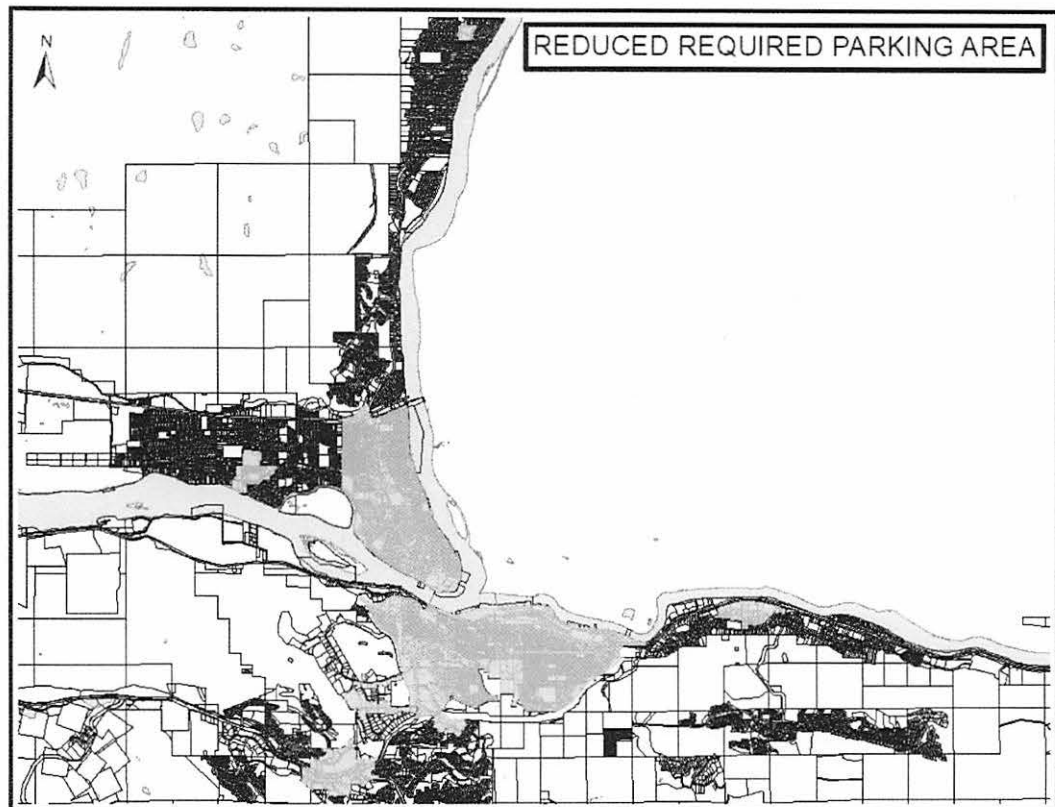


Figure 19. Reduced Parking Area

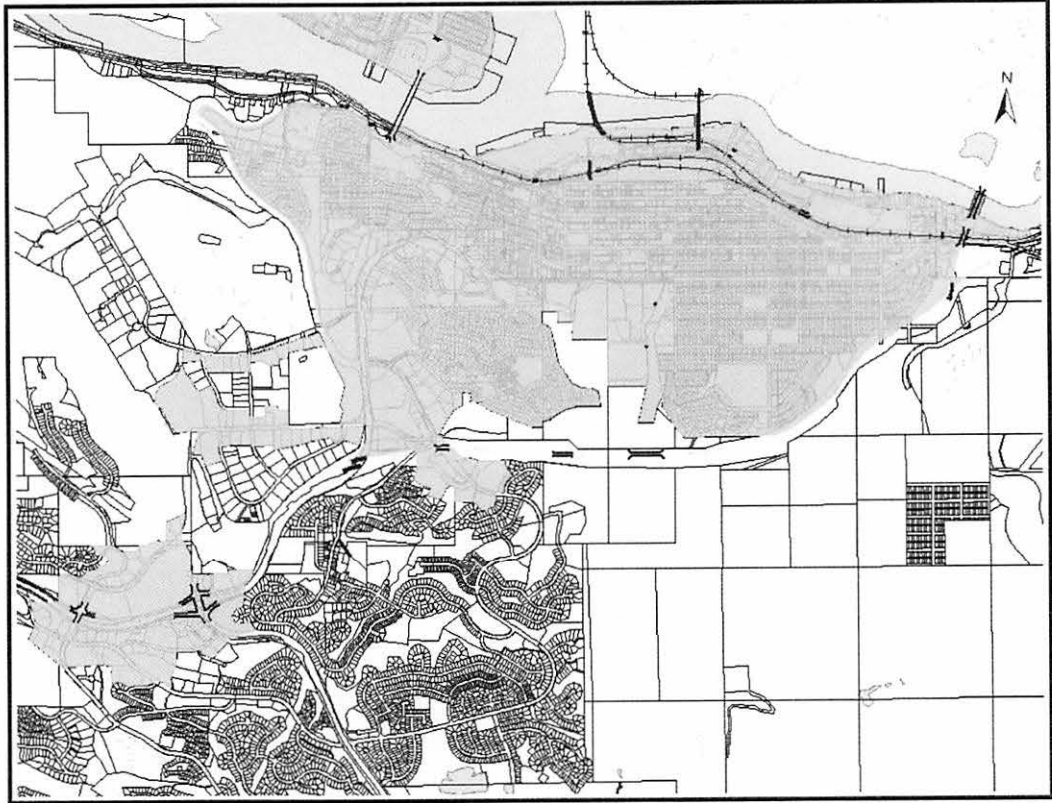


Figure 19.1. – City Centre and Southwest Sector

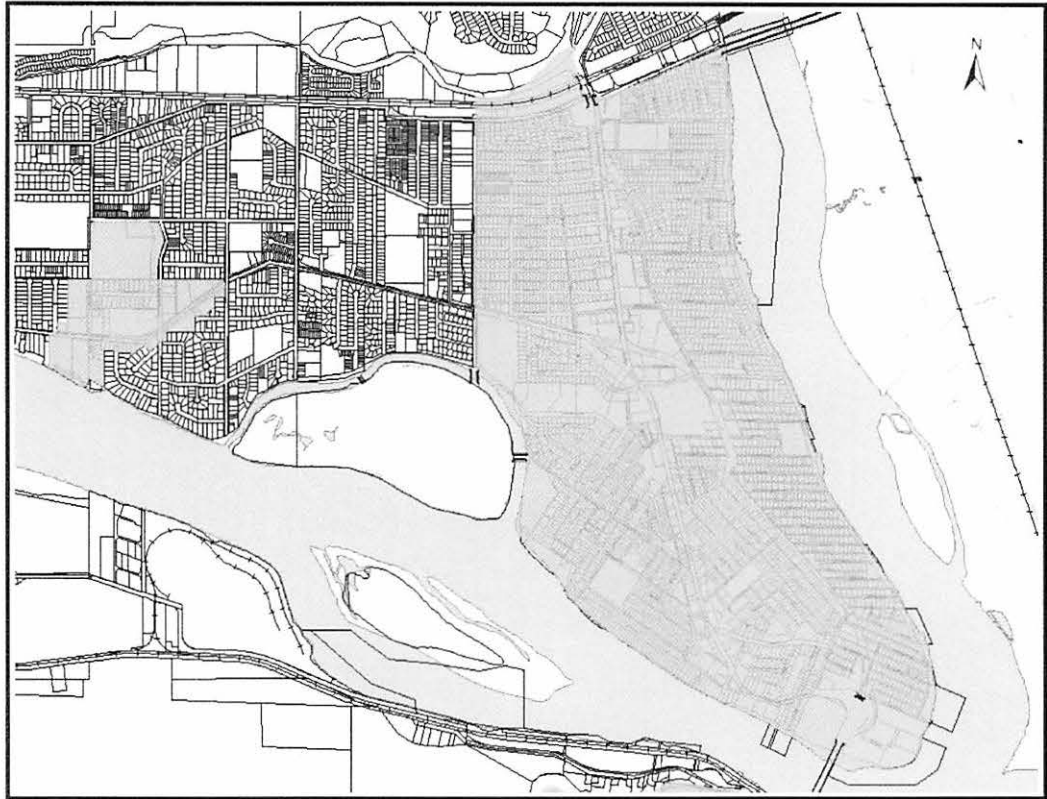


Figure 19.2. – North Kamloops and Brocklehurst Neighbourhood Centre



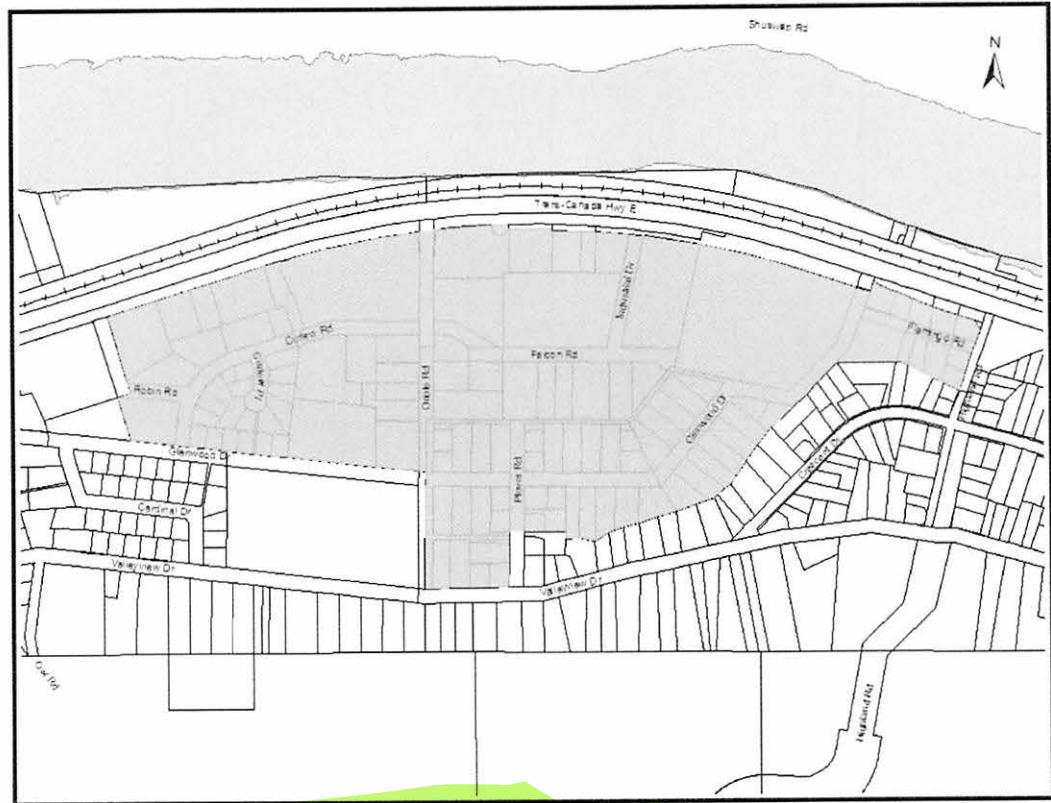


Figure 19.3. – Valleyview Neighbourhood Centre

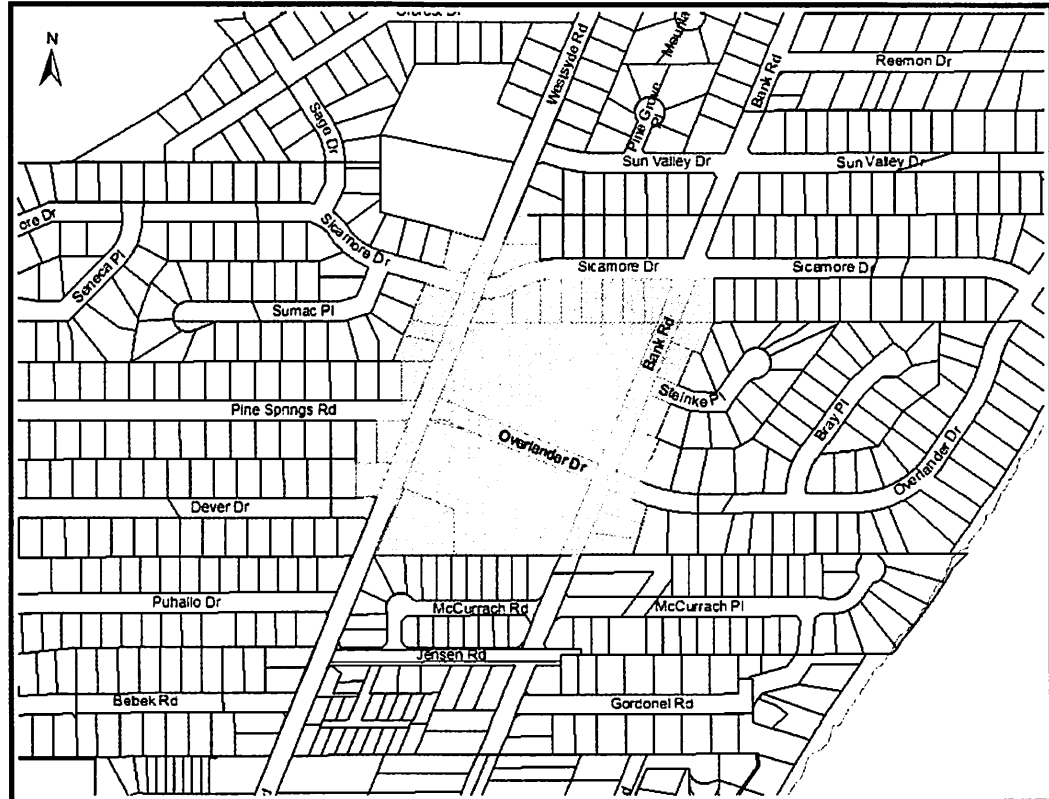


Figure 19.4. – Westsyde Neighbourhood Centre

- (c) Repealing Sections 4.8.1 and 4.8.2 in its entirety and replacing it with the following:

~~4.8.1 Off Street parking requirements may be reduced through payment to the City's Public Transportation and Pedestrian Upgrade Reserve Fund at a rate of \$10,000 per parking space and a rate of \$20,000 per parking space for lots within the Reduced Parking Area as shown in Figure 19. Social Housing projects are exempt from the cash-in-lieu parking payment and instead may be eligible to utilize a Development Permit or Development Variance Permit to vary the amount of required parking.~~

~~4.8.2 Cash-in-lieu parking reduction requests shall not exceed 10% of the number of parking stalls required.~~

- (d) Repealing Section 4.11 in its entirety and replacing it with the following:

~~4.11 PARKING SITE SPECIFICATIONS RESIDENTIAL~~

~~For all Single Detached Residential, Single Detached with Residential Suite, Two Unit, and Small Scale Multi unit Residential Uses the following conditions apply to Off-Street parking areas:~~

~~4.11.1 Every required Off-Street parking space shall be constructed to permit unobstructed access to and egress from each space at all times; surplus parking may be provided in a stacked configuration provided each unit has unobstructed access to and egress from its own required parking space.~~

~~4.11.2 Notwithstanding the minimum Front Yard, side Street Yard, or rear Street Yard Setback specified in a zone, where a driveway serves to access a garage or serves itself as a required Off-Street parking space, the ground floor portion of the Building flanking the driveway must be set back or otherwise Sited to provide at least 6 m of length for vehicle parking between the Building and the Street Line intersecting the driveway, as shown in Figure 21.~~

~~4.11.3 Any required parking space (whether enclosed within a garage or on the surface) that is accessed via a lane must be set back a minimum of 1.5 m from the property line abutting the lane, and a minimum of 7.3 m from the opposite side of the lane.~~

- (e) ~~Repealing Heading 4.12 and Section 4.12.1(a) in their entirety and replacing them with the following:~~

~~4.12 PARKING SITE SPECIFICATIONS COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, SMALL SCALE MULTI-UNIT RESIDENTIAL, AND MULTI-UNIT RESIDENTIAL~~

~~In a commercial, Multi-Unit, Small-Scale Multi-Unit Residential, industrial, or institutional development, the following regulations apply:~~

~~4.12.1 (a) be constructed to permit unobstructed access to and egress from each space at all times.~~

- (f) ~~Repealing Section 4.12.2(e) in its entirety and replacing it with the following:~~

~~4.12.2 (e) designed so that all traffic manoeuvring into and out of parking spaces and aisles is carried out on Site, except that manoeuvring into and out of a parking space may occur via:~~

- ~~(i) a lane provided the parking space, including a parking space within an off-street parking structure, is set back a minimum of 7.3 m from the opposite side of the lane; and~~
- ~~(ii) a non-arterial road in a Small-Scale Multi-Unit Residential zone where the lot is not serviced by a lane, provided the total width of the driveway or parking spaces at the Street Line shall not exceed 60% of Lot Frontage to a maximum of 8.1 m.~~

- (g) ~~Repealing Section 4.12.3(m) in its entirety and replacing it with the following:~~

~~4.12.3 (m) located outside all required Street Yards of any Multi-Unit Residential zone;~~

6. ~~Zoning Bylaw No. 55, as amended, is hereby further amended under Division 5 – Landscaping, Screening, and Fencing:~~

- (a) ~~Repealing Table 8 in Section 5.2.3 in its entirety and replacing it with the following:~~

Table 9	
Zoning Category and Zone	Minimum Landscaped Area (excluding Boulevard)
Institutional Zones	
P2, P3, P4, P5	15% of the developed Lot Area
Small-Scale Multi-Unit Residential Zones	
R1, R2, R3, R4, R5, R6, R7, and R8	a) All portions for a Required Front Yard and side street Yard not used for parking or driveway use must be landscaped; and, b) A minimum of 40% of the street frontage of each corresponding street line must include a landscape buffer that is at least 3 m deep between the Street Line and any parking space
• except Lots with 12 m frontage or less	A minimum of 25% of the street frontage of each corresponding street line must include a landscape buffer that is at least 3 m deep between the street line and any parking space
• except Lots fronting a cul-de-sac bulb with less than 10 m frontage	15% of the Required Street Yard (Lot Frontage and area) shall be landscaped
• except where vehicular access is restricted to a lane	100% of the Required Street Yard (Lot Frontage and area) shall be landscaped
Multi-Unit Residential Zones	
RM1, RM2, RM3, RM4, RM5, MHP, and MHS	30% of the developed Lot Area (includes residential amenity space)
Commercial Zones	
CBD, CNS, C1, and C4	5% of the developed Lot Area
• except stand-alone, Multi-Family Residential development in the C1 zone	30% of developed Lot Area (see C1 zone for details)
C3, C6, C7, and C8	10% of the developed Lot Area
• Except stand-alone, Multi-Family Residential development in the C6 or C7 Zones	30% of the developed Lot Area (see C6 and C7 Zones for details)
C2 and C5	15% of the developed Lot Area
• except Multi-Family Residential development in the C5 zone	15% of the developed Lot Area plus additional landscaping described in the C5 zone

Table 9	
Zoning Category and Zone	Minimum Landscaped Area (excluding Boulevard)
Industrial Zones	
I1, I2, and I3	5% of the developed Lot Area
I1S	10% of the developed Lot Area

(b) ~~Adding Section 5.4.6 as follows:~~

~~5.4.6 Parking shall not be permitted within the required landscaped boulevard except where the street abutting the lot does not include a curb, in which case parallel parking is allowed to a maximum width of 2.7 m between the edge of the paved road the property line subject to the following:~~

- ~~(a) Parking in the boulevard shall not count towards off-street parking requirements;~~
- ~~(b) The soft landscape portion of the boulevard between any on-street parking area and the property line must be protected by a durable landscape edge such as pin-down vehicle stops or landscape wall; and,~~
- ~~(c) Parking in the boulevard shall not be designated for the exclusive use of the adjacent property owner. The City reserves the right to remove boulevard parking to accommodate infrastructure improvements or maintenance.~~

7. ~~Zoning Bylaw No. 55, as amended, is hereby further amended under Division 7 – Agricultural and Rural Residential Zones by:~~

~~(a) Repealing Section 7.1.2(a) in its entirety and replacing it with the following:~~

~~7.1.2 (a) Residential Suite, including a Manufactured Home, subject to Division 3, Section 3.4~~

~~(b) Repealing Section 7.1.6 Development Regulations in its entirety and replacing it with the following:~~

Minimum Front Yard Setback	6 m
Minimum Side Yard Setback	6 m
Minimum Rear Yard Setback	6 m
Minimum side or Rear Yard Setback—silos, incinerators, waste storage facilities	15 m
Maximum Building Height	
• Single-Family Dwelling	2 Storeys
Maximum Structure Height	20 m
Maximum Number of Dwelling Units	2

(c) ~~Repealing Section 7.1.8 in its entirety.~~

(d) ~~Adding Section 7.4.2(f) as follows:~~

~~7.4.2 (f) Residential Suite including a Manufactured Home, subject to Division 3, Section 3.4.~~

(e) ~~Repealing Section 7.4.5 Development Regulations in its entirety and replacing it with the following:~~

~~7.4.5 Development Regulations~~

Minimum Front Yard Setback	6 m
Minimum Side Yard Setback	3 m
• except for the principal Building adjacent to a property within the ALR	6 m
Minimum side Street Yard Setback	4.5 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Buildings	3 m
Maximum Lot Coverage	
• total combined Accessory Buildings	8% of Lot Area to a maximum of 200 m ²
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building	8 m
Maximum Structure Height	12 m
Maximum number of Dwelling Units	2
Minimum Building separation Accessory Building from principal Building	3 m

(f) ~~Adding Section 7.5.2(g) as follows:~~

~~7.5.2 (g) Residential Suite including a Manufactured Home, subject to Division 3, Section 3.4.~~

(g) ~~Repealing Section 7.5.5 in its entirety and replacing it with the following:~~

~~7.5.5 Development Regulations~~

Minimum Front Yard Setback	6 m
Minimum Side Yard Setback	3 m
• except for the principal Building adjacent to a property within the ALR	6 m

Minimum side Street Yard Setback	4.5 m
Minimum Rear Yard Setback	
• Principal Building	6 m
• Accessory Buildings	3 m
Maximum area Lot Coverage	
• total combined Accessory Buildings	8% of Lot Area to a maximum of 200 m ²
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building	8 m
Maximum Structure Height	12 m
Maximum number of Dwelling Units	2
Minimum Building separation Accessory Building from principal Building	3 m

(h) ~~Adding Section 7.6.3(g) as follows:~~

~~7.6.3 (g) Residential Suite including a Manufactured Home, subject to Division 3, Section 3.4.~~

(i) ~~Repealing Section 7.6.4 in its entirety and replacing it with the following:~~

~~7.6.4 Development Regulations~~

Minimum Front Yard Setback	6 m
Minimum Side Yard Setback	3 m
• except for principal Building adjacent to a property within the ALR	6 m
Minimum side Street Yard Setback	4.5 m
Minimum Rear Yard Setback	
• principal Building	6 m
• accessory Building	3 m
Maximum Lot Coverage	
• total combined Accessory Buildings	8% of Lot Area to a maximum of 200 m ²
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building	8 m
Maximum Structure Height	12 m
Maximum number of Dwelling Units	2

8. ~~Zoning Bylaw No. 55, as amended, is hereby further amended by repealing Division 8 in its entirety and replacing it with Division 8 Residential Zones, as shown in Appendix "D1" attached to and forming part of this bylaw.~~

9. ~~Zoning Bylaw No. 55, as amended, is hereby further amended in Division 9, by repealing Sections 9.4.1 in its entirety and replacing it with the following:~~

~~9.4.1 Principal Uses~~

- ~~(a) Multi-Unit Residential;~~
- ~~(b) Multi-Unit Residential Row House, subject to Section 9.4.9;~~
- ~~(c) commercial conversions, subject to Section 9.4.8;~~
- ~~(d) Rooming House;~~
- ~~(e) Single-Detached Residential subject to the R2 (Residential 2) zone;~~
- ~~(f) Single-Detached Residential with Secondary Suite or Garden Suite subject to the R2 (Residential 2) zone; and~~
- ~~(g) Two-Unit Residential subject to the R2 (Residential 2) zone.~~

10. ~~Zoning Bylaw No. 55, as amended, is hereby further amended by deleting the words :~~

- ~~(a) "Single-Family" wherever they appear in the bylaw and schedules and inserting the words "Single-Detached".~~
- ~~(b) "Multi-Family" wherever they appear in the bylaw and schedules and inserting the words "Multi-Unit", except in the case of the phrase "Multi-Family Residential development permit."~~
- ~~(c) "Two-Family" wherever they appear in the bylaw and schedules and inserting the words "Two-Unit".~~
- ~~(d) "Family" wherever they appear in the bylaw and schedules and inserting the words "Household".~~

11. ~~Zoning Bylaw No. 55, as amended, is hereby further amended as follows:~~

- ~~(a) by renumbering the original Table 5, Table 6, and Table 7 and associated references, to Table 6, Table 7, and Table 8 respectively; and,~~
- ~~(b) by renumbering the original Table 9 and associated references to Table 10.~~

12. ~~Zoning Bylaw No. 55, as amended, is hereby further amended as follows:~~

- ~~(a) by renumbering the original Figure 2 and associated references to Figure 1,~~
- ~~(b) by renumbering the original Figure 3, Figure 4, and Figure 5 and associated references, to Figure 2, Figure 3, and Figure 4; and,~~
- ~~(c) by renumbering the original Figure 17 to Figure 30 and associated references, sequentially to Figure 20 to Figure 33.~~

- ~~13. Zoning Bylaw No. 55, as amended, is hereby further amended by repealing the existing Zoning Bylaw map and replacing it with the Zoning Bylaw map shown as Appendix "D2" attached to and forming part of this bylaw.~~

READ A FIRST TIME the 11th day of June, 2024.

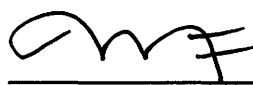
READ A SECOND TIME the 11th day of June, 2024.

READ A THIRD TIME the 11th day of June, 2024.

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE APPROVAL
received the 18th day of June, 2024.

ADOPTED this 25th day of June 2024.



MAYOR
R. HAMER-JACKSON

CORPORATE OFFICER
M. MAZZOTTA

DIVISION 8: RESIDENTIAL ZONES**8.1 R1 (RESIDENTIAL 1)**

The purpose of the R1 zone is to regulate the development of land for Small-Scale Multi-Unit Residential and Accessory Uses on compact lots which are designated as Urban in the Official Community Plan.

8.1.1 Principal Uses

- (a) Single-Detached Residential
- (b) Single-Detached Residential with Residential Suite
- (c) Two-Unit Residential
- (d) Small-Scale Multi-Unit Residential limited to:
 - (i) Single-Detached Residential with Residential Suites
 - (ii) Single-Detached Residential Buildings with or without Residential Suites
 - (iii) Two-Unit Residential Buildings
 - (iv) Two-Unit Residential with Residential Suite(s)
 - (v) Three-Unit Building with or without a Garden or Carriage Suite
 - (vi) Four-Unit Building

8.1.2 Accessory Uses

- (a) Home-Based Business, subject to Division 3, Section 3.3
- (b) In the case of Single-Detached Residential, Single-Detached Residential with Residential Suite, and Two-Unit Residential uses:
 - (i) Boarders or Lodgers to a maximum of two Persons
- (c) In the case of Single-Detached Residential uses:
 - (ii) Daycare, Home-Based
 - (iii) Residential Care Facility, Licensed Home-Based

8.1.3 Subdivision Regulations

Minimum Lot Area	370 m ²
Minimum Lot Width	
- on interior or cul-de-sac Lots	11 m
- on Corner Lots (narrowest frontage)	15 m
Minimum Lot Street frontage	11 m
- on Corner Lots (narrowest frontage)	15 m

8.1.4 Development Regulations

Maximum number of Dwelling Units on a Lot	4
• except Urban parcels with 280 m ² or less of area	3
• except parcels outside of the Urban area or not serviced by City water or sewer	2
• except parcels in a Transit-Oriented Area (as identified in the OCP)	2
• except parcels within a limited fire flow area (refer to Section 3.19)	2
• except within the Red Zone or Foreset Area in the Silt Bluffs Hazard Zone Development Permit Area (refer to DPA Guidelines)	1
<i>The lowest listed maximum number of Dwelling Units shall apply</i>	
Minimum Front Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Building >10 m ²	1.0 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m ²	1.0 m
• Accessory Building adjacent to lane	1.5 m
Minimum side or rear Street Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
• except for Accessory Buildings <10 m ² where adjacent yard is not a Front Yard	1.5 m
Maximum Lot Coverage	
• total combined for Site	40%
• except parcels with three or more Dwelling Units	55%
• total combined for Accessory Buildings only	12% of Lot Area to a maximum of 112 m ²
• total lot coverage of Impermeable Surfaces	60%

Maximum Building Height	
• principal Building	2 Storeys
• principal Building with three or more Units	3 Storeys, 11 m
Maximum Structure Height	12 m
• Accessory Building >10 m ²	5 m
• Accessory Building <10 m ²	3 m
Minimum Building separation	
• Between Residential Buildings	3 m
• Between Accessory Building and Residential Building	1.5 m

8.1.5 Zero Lot Line Development - Special Conditions

In the R1 zone where zero Lot Line housing is contemplated, one Side Yard shall not be required provided that:

- (a) the owner of the adjacent Lot grants a 3 m private maintenance access easement along the entire Lot Line utilizing the zero Setback, including the following:
 - (i) no principal Dwellings shall be placed within this area;
 - (ii) the easement shall be registered as a restrictive covenant against the title of such adjacent Lot such that it cannot be released without the City's consent;
- (b) all roof drainage from the zero Lot Line Dwelling is maintained and disposed of on Site by eavestroughs and downspouts or other acceptable means; and
- (c) a minimum Side Yard of 3 m is provided on the opposite side of the Dwelling.

8.1.6 Small-Scale Multi-Unit Residential - Special Conditions

- (a) A Two-Unit building that is accessed from a Lane and that complies with the Building Height and Maximum living space requirements in Table 4 in Section 3.4 may use the Carriage Suite Rear Yard Setback of 1.5 m.

8.1.7 Manufactured Homes - Special Conditions

Manufactured Homes are not permitted in the R1 zone.

8.1.8 Subdivision of Units

Where a Lot that contains or that will contain a Two-Unit Residential Building (duplex) with or without Residential Suites, or a Row House Building, is subdivided for the purpose of creating side-by-side half-duplex units or Row House units for individual ownership, the following regulations apply:

- (a) the individual Lots so created need not comply with the minimum Lot Area, Lot Width, or Lot Street Frontage required under the regulations of this zone provided the parent parcel complies with these regulations;
- (b) any new Lot Line so created shall project in a straight line through the length of the Lot;
- (c) the registration of a party wall agreement will be required wherever the Lots share a common wall (or walls) at zero Lot Line;
- (d) a restrictive covenant shall be registered as a condition of subdivision approval stating that the combined total number of Dwelling Units on all the parcels shall not exceed the total number of Dwelling Units permitted to be constructed on the parent parcel and prohibiting any further subdivision;
- (e) Row House Units shall only be permitted where vehicular access to parking areas is restricted to the lane, or on a corner lot where access to parking divided between two or more frontages, which may include the lane; and,
- (f) the combined Lot Coverage of any Accessory Building or Buildings on the individual Lots shall not the maximum Lot Coverage permitted on the parent parcel under the regulations of this zone.

8.1.9 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking; and
- (d) Division 5: Landscaping, Screening, and Fencing.

Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.

8.1.10 Permitted Uses - Site Specific

- (a) Two-Family, side-by-side Dwellings sharing a common property line provided that the remaining Side Yard Setbacks are a minimum of 3 m in the case of Lots 2–9 inclusive, 28–45 inclusive, and 59–68 inclusive; Plan KAP60595; K.D.Y.D. (Raven Drive and Raven Crescent).

8.1.11 Regulations - Site Specific

8.2 R2 (RESIDENTIAL 2)

The purpose of the R2 zone is to regulate the development of land for Small-Scale Multi-Unit Residential and Accessory Uses on standard sized Lots which are designated as Urban in the Official Community Plan.

8.2.1 Principal Uses

- (a) Single-Detached Residential
- (b) Single-Detached Residential with Residential Suite
- (c) Two-Unit Residential
- (d) Small-Scale Multi-Unit Residential limited to:
 - (i) Single-Detached Residential with Residential Suites
 - (ii) Single-Detached Residential Buildings with or without Residential Suites
 - (iii) Two-Unit Residential Buildings
 - (iv) Two-Unit Residential with Residential Suite(s)
 - (v) Three-Unit Building with or without a Garden or Carriage Suite
 - (vi) Four-Unit Building

8.2.2 Accessory Uses

- (a) Home-Based Business, subject to Division 3, Section 3.3
- (b) In the case of Single-Detached Residential, Single-Detached Residential with Residential Suite, and Two-Unit Residential uses:
 - (i) Boarders or Lodgers to a maximum of two Persons
- (c) In the case of Single-Detached Residential uses:
 - (ii) Daycare, Home-Based
 - (iii) Residential Care Facility, Licensed Home-Based

8.2.3 Subdivision Regulations

Minimum Lot Area	464 m ²
Minimum Lot Width	15 m
Minimum Lot Street frontage	15 m

8.2.4 Development Regulations

Maximum number of Dwelling Units on a Lot	4
• except Urban parcels with 280 m ² or less of area	3
• except parcels in a Transit-Oriented Area (as identified in the OCP)	2
• except parcels outside of the Urban area or not serviced by City water or sewer	2
• except parcels with 4,050 m ² of lot area or greater	2
• except parcels within a limited fire flow area (refer to Section 3.19)	2

except within the Red Zone or Foreset Area in the Silt Bluffs Hazard Zone Development Permit Area (refer to DPA Guidelines)	1
<i>The lowest listed maximum number of Dwelling Units shall apply</i>	

Minimum Front Yard Setback	4.5 m
except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
Minimum Side Yard Setback	
principal Building	1.5 m
Accessory Building >10 m²	1.0 m
Minimum Rear Yard Setback	
principal Building	6 m
Accessory Building >10 m²	1.0 m
Accessory Building adjacent to lane	1.5 m
Minimum side or rear Street Yard Setback	4.5 m
except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
except for Accessory Buildings <10 m² where the adjacent yard is not a Front Yard	1.5 m
Maximum Lot Coverage	
total combined for Site	40%
- except parcels with three or more Units	55%
total combined for Accessory Buildings only	12% of Lot Area to a maximum of 112 m ²
total lot coverage of Impermeable Surfaces	60%
Maximum Building Height	
Principal Building	2 Storeys
Principal building with three or more Units	3 Storeys, 11 m
Maximum Structure Height	12 m
Accessory Building >10 m²	5 m
Accessory Building <10 m²	3 m
Minimum Building separation	
Between Residential Buildings	3 m
Between Accessory Building and Residential Building	1.5 m

8.2.5 Small-Scale Multi-Unit Residential – Special Conditions

A Two-Unit building that is accessed from a Lane and that complies with the Building Height and Maximum living space requirements in Table 4 in Section 3.4 may use the Carriage Suite Rear Yard Setback of 1.5 m.

8.2.6 Manufactured Homes – Special Conditions

Manufactured Homes are not permitted in the R2 zone.

8.2.7 Subdivision of Units

Where a Lot that contains or that will contain a Two-Unit Residential Building (duplex) with or without Residential Suites, or a Row House Building, is subdivided for the purpose of creating side-by-side half-duplex units or Row House units for individual ownership, the following regulations apply:

- (a) the individual Lots so created need not comply with the minimum Lot Area, Lot Width, or Lot Street Frontage required under the regulations of this zone provided the parent parcel complies with these regulations;
- (b) any new Lot Line so created shall project in a straight line through the length of the Lot;
- (c) the registration of a party wall agreement will be required wherever the Lots share a common wall (or walls) at zero Lot Line;
- (d) a restrictive covenant shall be registered as a condition of subdivision approval stating that the combined total number of Dwelling Units on all the parcels shall not exceed the total number of Dwelling Units permitted to be constructed on the parent parcel and prohibiting any further subdivision;
- (e) Row House Units shall only be permitted where vehicular access to parking areas is restricted to the lane, or on a corner lot where access to parking divided between two or more frontages, which may include the lane; and,
- (f) the combined Lot Coverage of any Accessory Building or Buildings on the individual Lots shall not the maximum Lot Coverage permitted on the parent parcel under the regulations of this zone.

8.2.8 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking;
- (d) Division 5: Landscaping, Screening, and Fencing; and

Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.

8.2.9 Site Specific Permitted Uses

- (a) Bed and Breakfast facility to a maximum of four Persons in the case of Lot A, Sec. 1, Twp. 20, Rge. 17, K.D.Y.D., Plan 22854 (2664 Thompson Drive).
- (b) Commercial conversion limited to Office and Personal Services in the case of Lots 23, 24, and 25, Plan KAP60808, K.D.Y.D. (475, 485, and 495 Hollyburn Drive).
- (c) Daycare Facility, Commercial, to a maximum of 16 children in the case of Lot B, Sec. 7, Twp. 21, Rge. 17, W6M, K.D.Y.D., Plan KAP53574 (810 Sicamore Drive).
- (d) Daycare Facility, Commercial, to a maximum of 44 children in the case of Lot A, Plan 25124, K.D.Y.D. (2250 Park Drive).
- (e) Daycare facility to a maximum of 14 Persons excluding staff members in the case of Lot 33, Plan 19618, K.D.Y.D. (237 Bestwick Drive).
- (f) Daycare facility to a maximum of 25 children in the case of Lot 2, Plan 33195, K.D.Y.D. (3214 Hargraves Place).
- (g) Group daycare facility to a maximum of 14 children in the case of Lot 8, Sec. 25, Twp. 19, Rge. 18, W6M, K.D.Y.D., Plan KAP72965 (2554 Abbeyglen Way).
- (h) Group daycare facility to a maximum of 16 children in the case of Lot 22, Sec. 36, Twp. 19, Rge. 18, W6M, K.D.Y.D., Plan 23690 (1642 Springhaven Place).
- (i) One-Person BodyTalk therapist in the case of Lot 11, Plan 41651, D.L. 454, K.D.Y.D. (2045 Tremerton Drive).
- (j) One-Person lifestyle coaching Office in the case of Lot 53, Plan 28359, D.L. 410, K.D.Y.D. (428 Monarch Court).
- (k) One-Person registered counselling service, excluding the counselling of sex offenders, limited to one client at a time, to a maximum of six clients per day, operating between the hours of 9:00 am and 6:00 pm, Monday to Saturday, in the case of Lot 15, D.L. 454, Plan KAP46076 (107 Coppertree Court).
- (l) One-Person registered BodyTalk therapist in the case of Lot 17, D.L. 235, K.D.Y.D, Plan 14644 (186 Knollwood Drive).
- (m) One-Person registered counselling service Office, excluding the counselling of sex offenders, in the case of Lot 14, Sec. 2, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan KAP74207 (1959 Saskatoon Place).
- (n) Professional Practice limited to a maximum of six employees with a minimum of six on-Site parking spaces in the case of Lot 2, Sec. 6, Twp. 20, Rge. 17, W6M, K.D.Y.D., Plan 18228 (414 Arrowstone Drive).

- (o) Retreat facility with a maximum of 18 clients in the case of Lot A, Plan 25774, K.D.Y.D. (2420 Parkview Drive).
- (p) Tutoring business to a maximum of eight students in the case of Lot B, Plan 16207, K.D.Y.D. (2245 Crescent Drive).
- (q) Office and veterinary clinic in the case of Lot A, D.L. 232, K.D.Y.D., Plan 28731 (7 St. Paul Street West).
- (r) Daycare Facility, Commercial, to a maximum of 15 Persons, excluding operator's Family, in the case of Lot C, Plan 18186, K.D.Y.D. (608 Holt Street).
- (s) Group daycare to a maximum of 25 children in the case of Lot 2, Plan 24862, K.D.Y.D. (1641 Happyvale Avenue).
- (t) Office Use limited to six Office staff in the case of the west half of the Building situated on Lot 3, D.L. 257, Plan 10454, K.D.Y.D. (764 Richmond Avenue).
- (u) One-Person indoor pet grooming salon, limited to no more than two pets at a time and shall not be operated as a Commercial Kennel/pet daycare, in the case of Lot 2, Blk. 10, D.L. 256, K.D.Y.D., Plan 4929 (1065 Surrey Avenue).
- (v) Propagation of Agapeta Zoegana (Knapweed Control Moths) in the case of Lot A, Plan KAP53570, K.D.Y.D. (877 Crestline Street).
- (w) Residential care facility to a maximum of 7 Persons excluding the operator's Family in the case of Lot 4, Plan 7831, K.D.Y.D. (1968 Sunnycrest Avenue).
- (x) Residential care facility to a maximum of 10 Persons in the case of Lot B, Plan 13272, K.D.Y.D. (837 Crestline Street).
- (y) Six-Person assisted living facility in the case of Lot 2, Sec. 23, Twp. 20, Rge. 18, W6M, K.D.Y.D., Plan 24724 (1097 Singh Street).
- (z) Consulting Office and accessory display area in the case of Lot 7, Plan 718, K.D.Y.D. (743 Nicola Street).
- (aa) Office Use in the case of Lot 1, D.L. 234, K.D.Y.D., Plan 1058 (903 Battle Street).

8.2.10 Site Specific Regulations

- (a) The minimum Lot size is 370 m² in the case of Lots B and E, Plan 3487, D.L. 231, K.D.Y.D.
- (b) The minimum Lot size is 370 m² in the case of Lot 7, Plan 8163, D.L. 231, K.D.Y.D., Except Plan KAP81881.
- (c) A Secondary Suite may only be located in the basement of the principal Dwelling in the case of Lot 28, Plan 14557, Sec. 9, Twp. 108, K.D.Y.D. (1825 Tranquille Road).

8.3 R3 (RESIDENTIAL 3)

The purpose of the R3 zone is to regulate the development of land for Small-Scale Multi-Unit Residential and Accessory Uses on larger Lots which are designated as Urban in the Official Community Plan.

8.3.1 Principal Uses

- (a) Single-Detached Residential
- (b) Single-Detached Residential with Residential Suite
- (c) Two-Unit Residential
- (d) Small-Scale Multi-Unit Residential limited to:
 - (i) Single-Detached Residential with Residential Suites
 - (ii) Single-Detached Residential Buildings with or without Residential Suites
 - (iii) Two-Unit Residential Buildings
 - (iv) Two-Unit Residential with Residential Suite(s)
 - (v) Three-Unit Building with or without a Garden or Carriage Suite
 - (vi) Four-Unit Building

8.3.2 Accessory Uses

- (a) Home-Based Business, subject to Division 3, Section 3.3
- (b) In the case of Single-Detached Residential, Single-Detached Residential with Residential Suite, and Two-Unit Residential uses:
 - (i) Boarders or Lodgers to a maximum of two Persons
- (c) In the case of Single-Detached Residential uses:
 - (ii) Daycare, Home-Based
 - (iii) Residential Care Facility, Licensed Home-Based

8.3.3 Subdivision Regulations

Minimum Lot Area	929 m ²
Minimum Lot Width	18 m
Minimum Lot Street frontage	18 m

8.3.4 Development Regulations

Maximum number of Dwelling Units on a Lot	4
• except parcels outside of the Urban area or not serviced by City water or sewer	2
• except parcels with 4,050 m ² of lot area or greater	2
• except parcels within a limited fire flow area (refer to Section 3.19)	2
• except within the Red Zone or Foreset Area in the Silt Bluffs Hazard Zone Development Permit Area (refer to DPA Guidelines)	1
<i>The lowest listed maximum number of Dwelling Units shall apply</i>	

Minimum Front Yard Setback	6
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Building >10 m ²	1.0 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m ²	1.0 m
• Accessory Building adjacent to lane	1.5 m
Minimum side or rear Street Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
• except for Accessory Buildings <10 m ² where adjacent yard is not a Front Yard	1.5 m
Maximum Lot Coverage	
• total combined for Site	40%
• total combined for Accessory Buildings only	12% of Lot Area to a maximum of 112 m ²
• total lot coverage of Impermeable Surfaces	60%
Maximum Building Height	
• principal Building	2 Storeys
• principal Building with three or more Units	3 Storeys, 11 m
Maximum Structure Height	12 m
• Accessory Building >10 m ²	5 m
• Accessory Building <10 m ²	3 m
Minimum Building separation	
• Between Residential Buildings	3 m
• Between Accessory Building and Residential Building	1.5 m

8.3.5 Manufactured Homes - Special Conditions

Manufactured Homes are not permitted in the R3 zone.

8.3.6 Subdivision of Units

Where a Lot that contains or that will contain a Two-Unit Residential Building (duplex) with or without Residential Suites, or a Row House Building, is subdivided for the purpose of creating side-by-side half-duplex units or Row House units for individual ownership, the following regulations apply:

- (a) the individual Lots so created need not comply with the minimum Lot Area, Lot Width, or Lot Street Frontage required under the regulations of this zone provided the parent parcel complies with these regulations;
- (b) any new Lot Line so created shall project in a straight line through the length of the Lot;
- (c) the registration of a party wall agreement will be required wherever the Lots share a common wall (or walls) at zero Lot Line;
- (d) a restrictive covenant shall be registered as a condition of subdivision approval stating that the combined total number of Dwelling Units on all the parcels shall not exceed the total number of Dwelling Units permitted to be constructed on the parent parcel and prohibiting any further subdivision;
- (e) Row House Units shall only be permitted where vehicular access to parking areas is restricted to the lane, or on a corner lot where access to parking divided between two or more frontages, which may include the lane; and,
- (f) the combined Lot Coverage of any Accessory Building or Buildings on the individual Lots shall not the maximum Lot Coverage permitted on the parent parcel under the regulations of this zone.

8.3.7 Additional Regulations

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking;
- (d) Division 5: Landscaping, Screening, and Fencing; and

Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.

8.3.8 Permitted Uses - Site Specific

8.3.9 Regulations - Site Specific

- (a) The minimum Lot Area for a Single-Family Dwelling in the case of Lot 1, D.L. 274, K.D.Y.D., Plan 15057 except Parcel A (DDG36965F) (298 Harper Road) and Parcel A (DDG36965F) of Lot 1, D.L. 274, K.D.Y.D., Plan 15057 (5602 Dallas Drive), is 865 m².
- (b) The minimum Lot Area for a Single-Family Dwelling in that case of That Part Lot A Shown on Plan E8630, Section 5, Township 20, Range 16, W6M, KDYD, Plan 10133 (5404 Kipp Road) is 750 m².

8.4 R4 (RESIDENTIAL 4)

The purpose of the R4 zone is to regulate the development of land for Small-Scale Multi-Unit Residential uses with up to six units and for Accessory Uses on lots that have rear lane access and which are designated as Urban in the Official Community Plan.

8.4.1 Principal Uses

- (a) Single-Detached Residential
- (b) Single-Detached Residential with Residential Suite
- (c) Two-Unit Residential
- (d) Small-Scale Multi-Unit Residential limited to:
 - (i) Two-Unit Residential Building(s) with or without Residential Suite(s)
 - (ii) Three- or Four Unit Building with or without Garden or Carriage Suite(s)
 - (iii) Five to Six Dwelling Units

8.4.2 Accessory Uses

- (a) Home-Based Business, subject to Division 3, Section 3.3
- (b) In the case of Single-Detached Residential, Single-Detached Residential with Residential Suite, and Two-Unit Residential uses:
 - (i) Boarders or Lodgers to a maximum of two Persons
- (c) In the case of Single-Detached Residential uses:
 - (ii) Daycare, Home-Based
 - (iii) Residential Care Facility, Licensed Home-Based

8.4.3 Subdivision Regulations

Minimum Lot Area	
• Lots with five Units	557 m ²
• Lots with six Units	650 m ²
Minimum Lot Width and Street Frontage	
• Lots with five Units	15 m
• Lots with six Units	18 m
Minimum Length of Lot Line abutting a Lane providing vehicular access	
• Lots with five Units	15 m
• Lots with six Units	18 m

8.4.4 Development Regulations

Minimum Front Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Building >10 m ²	1.0 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m ²	1.0 m
• Accessory Building adjacent to lane	1.5 m
Minimum side or rear Street Yard Setback	4.5 m
• except where Building is adjacent to a driveway or off-Street parking space	6 m as per Division 4, Section 4.11
• except for Accessory Buildings <10 m ² where adjacent yard is not a Front Yard	1.5 m
Maximum Lot Coverage	
• total combined for Site	40%
• except parcels with three or more Units	55%
• total combined for non-habitable Accessory Buildings only	12% of Lot Area to a maximum of 112 m ²
• total lot coverage of Impermeable Surfaces	60%
Maximum Building Height	
• principal Building	2 Storeys
• principal Building with three or more Units	3 Storeys, 11 m
• Accessory Building >10 m ²	5 m
• Accessory Building <10 m ²	3 m
Maximum Structure Height	12 m
Minimum Building separation	
• Between Residential Buildings	3 m
• Between Accessory Building and Residential Building	1.5 m

8.4.5 ~~Small Scale Multi Unit Residential Special Conditions~~

~~A Two Unit building that is accessed from a Lane and that complies with the Building Height and Maximum living space requirements in Table 4 in Section 3.4 may use the Carriage Suite Rear Yard Setback of 1.5 m.~~

8.4.6 ~~Manufactured Homes - Special Conditions~~

~~Manufactured Homes are not permitted in the R4 zone.~~

8.4.7 ~~Subdivision of Units~~

~~Where a Lot that contains or that will contain a Two-Unit Residential Building (duplex) with or without Residential Suites, or a Row House Building, is subdivided for the purpose of creating side-by-side half-duplex units or Row House units for individual ownership, the following regulations apply:~~

- ~~(a) the individual Lots so created need not comply with the minimum Lot Area, Lot Width, or Lot Street Frontage required under the regulations of this zone provided the parent parcel complies with these regulations;~~
- ~~(b) any new Lot Line so created shall project in a straight line through the length of the Lot;~~
- ~~(c) the registration of a party wall agreement will be required wherever the Lots share a common wall (or walls) at zero Lot Line;~~
- ~~(d) a restrictive covenant shall be registered as a condition of subdivision approval stating that the combined total number of Dwelling Units on all the parcels shall not exceed the total number of Dwelling Units permitted to be constructed on the parent parcel and prohibiting any further subdivision;~~
- ~~(e) Row House Units shall only be permitted where vehicular access to parking areas is restricted to the lane, or on a corner lot where access to parking divided between two or more frontages, which may include the lane; and,~~
- ~~(f) the combined Lot Coverage of any Accessory Building or Buildings on the individual Lots shall not the maximum Lot Coverage permitted on the parent parcel under the regulations of this zone.~~

8.4.8 ~~Additional Regulations~~

~~Additional zoning regulations apply, including, but not limited to, those found in:~~

- ~~(a) Division 2: Interpretation;~~
- ~~(b) Division 3: General and Specific Use Regulations;~~
- ~~(c) Division 4: Off-Street Parking;~~
- ~~(d) Division 5: Landscaping, Screening, and Fencing; and~~

~~Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.~~

8.4.9 ~~Permitted Uses - Site Specific~~

8.4.10 ~~Regulations - Site Specific~~

8.5 R5 (RESIDENTIAL 5)

The purpose of the R5 zone is to regulate the development of land for Single-Detached and Two-Unit Residential uses, and Accessory Uses, including a Residential Suite, or medium-sized Lots which are designated as Suburban and are outside of the Urban Area in the Official Community Plan.

8.5.1 Principal Uses

- (a) Single-Detached Residential, including a Manufactured Home
- (b) Two-Unit Residential

8.5.2 Accessory Uses

- (a) Boarders or Lodgers to a maximum of two Persons
- (b) Daycare, Home-Based
- (c) Home-Based Business, subject to Division 3, Section 3.3
- (d) Residential Care Facility, Licensed Home-Based
- (e) Residential Suite

8.5.3 Subdivision Regulations

Minimum Lot Area	790 m ²
Minimum Lot Width (narrowest frontage)	18 m
Minimum Lot Street frontage	
• on interior Lots	18 m
• on Corner Lots (narrowest frontage)	18 m
• on cul-de-sac Lots	15 m

8.5.4 Development Regulations

Maximum number of Dwelling Units on Lot	2
• except within the Red Zone or Foreset Area in the Silt Bluffs Hazard Zone Development Permit Area (refer to DPA Guidelines)	1
• except parcels within the Raleigh Waterworks District service area (refer to Section 3.19)	1
Maximum Lot Coverage	
• total combined for Site	40%
• total combined for Accessory Buildings and Accessory Dwelling Unit only	12% of Lot Area to a maximum of 112 m ²
• total lot coverage of Impermeable Surfaces	60%
Minimum Front Yard Setback	

• on interior Lots	6 m
• on Corner Lots	4.5 m
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Buildings >10 m ²	1.0 m
Minimum side Street Yard Setback	4.5 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m ²	1.0 m
• Accessory Building adjacent to lane	1.5 m
Minimum rear Street Yard Setback	6 m
• except for Accessory Buildings <10 m ² where adjacent yard is not a Front Yard	1.5 m
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building >10 m ²	5 m
• Accessory Building <10 m ²	3 m
Maximum Structure Height	12 m
Minimum Building separation	
• Between Residential Buildings	3 m
• Between Residential Building and Accessory Building	1.5 m

8.5.5 **Manufactured Homes - Special Conditions**

The regulations for Manufactured Homes in the R5 zone are as follows:

- (a) A Manufactured Home must be placed on a concrete foundation with skirting compatible with the materials cladding the Building.

8.5.6 **Additional Regulations**

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking;
- (d) Division 5: Landscaping, Screening, and Fencing; and

Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.

8.5.7 Permitted Uses - Site Specific

- (a) Daycare, Home-Based in a Two-Family Dwelling, in the case of Lot 25, Section 20, Township 21, Range 17, West of the 6th Meridian, Kamloops Division Yale District, Plan 24599 (4697 Strawberry Lane).

8.5.8 Regulations - Site Specific

8.6 R6 (RESIDENTIAL 6)

The purpose of the R6 zone is to regulate the development of land for Single Detached Residential Uses, and Accessory Uses, including Residential Suites, on medium-sized Lots which are designated as Suburban or Rural and are outside of the Urban Area in the Official Community Plan.

8.6.1 Principal Uses

- (a) Single-Detached Residential, including Manufactured Home

8.6.2 Accessory Uses

- (a) Boarders or Lodgers to a maximum of two Persons
- (b) Daycare, Home-Based
- (c) Home-Based Business, subject to Division 3, Section 3.3
- (d) Residential Care Facility, Licensed Home-Based
- (e) Residential Suite

8.6.3 Subdivision Regulations

Minimum Lot Area	929 m ²
Minimum Lot Width (narrowest frontage)	18 m
Minimum Lot Street frontage	
• on interior Lots	18 m
• on Corner Lots (narrowest frontage)	18 m
• on cul-de-sac Lots	12 m

8.6.4 Development Regulations

Maximum number of Dwelling Units on Lot	2
• except within the Red Zone or Foreset Area in the Silt Bluffs Hazard Zone Development Permit Area (refer to DPA Guidelines)	1
• except parcels within the Rayleigh Waterworks District service area (refer to Section 3.19)	1
Maximum Lot Coverage	
• total combined for Site	35%
• total combined for Accessory Buildings and Accessory Dwelling Unit only	12% of Lot Area to a maximum of 112 m ²
• total lot coverage of Impermeable Surfaces	50%

Minimum Front Yard Setback	
• on interior Lots	6 m
• on Corner Lots	4.5 m
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Buildings >10 m ²	1.0 m
Minimum side Street Yard Setback	
	4.5 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m ²	1.0 m
• Accessory Building adjacent to lane	1.5 m
Minimum rear Street Yard Setback	
	6 m
• except for Accessory Buildings <10 m ² where adjacent yard is not a Front Yard	1.5 m
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building >10 m ²	5 m
• Accessory Building <10 m ²	3 m
Maximum Structure Height	
	12 m
Minimum Building separation	
• Between Residential Buildings	3 m
• Between Residential Building and Accessory Building	1.5 m

8.6.5 **Manufactured Homes - Special Conditions**

The regulations for Manufactured Homes in the R6 zone are as follows:

- (a) A Manufactured Home must be placed on a concrete foundation with skirting compatible with the materials cladding the Building.

8.6.6 **Additional Regulations**

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking;
- (d) Division 5: Landscaping, Screening, and Fencing; and

Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.

8.6.7 Permitted Uses – Site-Specific

- (a) Daycare facility to a maximum of 38 children in the case of Lot 10, Plan 23409, K.D.Y.D. (321 Stevens Drive).

8.6.8 Regulations - Site-Specific

8.7 R7 (RESIDENTIAL 7)

The purpose of the R7 zone is to regulate the development of land for Single Detached Residential Uses, and Accessory Uses, including Residential Suites, on medium-sized Lots which are designated as Suburban and are outside of the Urban Area in the Official Community Plan.

8.7.1 Principal Uses

- (a) Single-Detached Residential

8.7.2 Accessory Uses

- (a) Boarders or Lodgers to a maximum of two Persons
- (b) Daycare, Home-Based
- (c) Home-Based Business, subject to Division 3, Section 3.3
- (d) Residential Care Facility, Licensed Home-Based
- (e) Residential Suite

8.7.3 Subdivision Regulations

Minimum Lot Area	1,400 m ²
Minimum Lot Width (narrowest frontage)	18 m
Minimum Lot Street frontage	
• on interior Lots	18 m
• on Corner Lots (narrowest frontage)	18 m
• on cul-de-sac Lots	15 m

8.7.4 Development Regulations

Maximum number of Dwelling Units on Lot	2
• except within the Red Zone or Foreset Area in the Silt Bluffs Hazard Zone Development Permit Area (refer to DPA Guidelines)	1
Maximum Lot Coverage	
• total combined for Site	35%
• total combined for Accessory Buildings and Accessory Dwelling Unit only	12% of Lot Area to a maximum of 112 m ²
• total lot coverage of Impermeable Surfaces	50%
Minimum Front Yard Setback	
• on interior Lots	6 m
• on Corner Lots	4.5 m
Minimum Side Yard Setback	

• principal Building	1.5 m
• Accessory Buildings >10 m ²	1.0 m
Minimum side Street Yard Setback	4.5 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m ²	1.0 m
• Accessory Building adjacent to lane	1.5 m
Minimum rear Street Yard Setback	6 m
• except for Accessory Buildings <10 m ² where adjacent yard is not a Front Yard	1.5 m
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building >10 m ²	5 m
• Accessory Building <10 m ²	3 m
Maximum Structure Height	12 m
Minimum Building separation	
• Between Residential Buildings	3 m
• Between Residential Building and Accessory Building	1.5 m

8.7.5 **Manufactured Homes - Special Conditions**

The regulations for Manufactured Homes in the R7 zone are as follows:

- (a) A Manufactured Home must be placed on a concrete foundation with skirting compatible with the materials cladding the Building.

8.7.6 **Additional Regulations**

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking;
- (d) Division 5: Landscaping, Screening, and Fencing; and

Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.

8.7.7 Permitted Uses - Site Specific

- (a) A kinesiology clinic to a maximum of one staff Person in the case of Lot 54, Plan 20148, K.D.Y.D. (1228 Clearview Drive).
- (b) Daycare Facility, Commercial, to a maximum of 22 children in the case of Lot 91, Plan 21885, K.D.Y.D. (1203 Highridge Drive).
- (c) The keeping of two llamas in the case of Lot 25, Plan 22257, K.D.Y.D. (1235 Vaughn Place).
- (d) (55-49) The keeping of two horses in the case of Part of Lot 1, Plan 43910, K.D.Y.D., (5955 Pringle Road).

8.7.8 Regulations - Site Specific

- (a) The minimum Lot Area for Parcel C (KE3654), K.D.Y.D., Plan 21885 (1261 Highridge Drive) is 1,200 m².

8.8 R8 (RESIDENTIAL 8)

The purpose of the R8 zone is to regulate the development of land for Single-Detached Residential Use, and Accessory Uses, including Residential Suites, on large Lots which are designated as Suburban or Rural and are outside of the Urban Area in the Official Community Plan.

8.8.1 Principal Uses

- (b) Single-Detached Residential, including Manufactured Home

8.8.2 Accessory Uses

- (a) Boarders or Lodgers to a maximum of two Persons
- (b) Daycare, Home-Based
- (c) Home-Based Business, subject to Division 3, Section 3.3
- (d) Residential Care Facility, Licensed Home-Based
- (e) Residential Suite

8.8.3 Subdivision Regulations

Minimum Lot Area	1,858 m ²
Minimum Lot Width (narrowest frontage)	24 m
Minimum Lot Street frontage	
• on interior Lots	24 m
• on Corner Lots (narrowest frontage)	24 m
• on cul-de-sac Lots	18 m

8.8.4 Development Regulations

Maximum number of Dwelling Units on Lot	2
• except within the Red Zone or Foreset Area in the Silt Bluffs Hazard Zone Development Permit Area (refer to DPA Guidelines)	1
• except parcels within the Rayleigh Waterworks District service area (refer to Section 3.19)	1
Maximum Lot Coverage	
• total combined for Site	35%
• total combined for Accessory Buildings and Accessory Dwelling Unit only	12% of Lot Area to a maximum of 112 m ²
• total lot coverage of Impermeable Surfaces	50%
Minimum Front Yard Setback	
• on interior Lots	6 m

• on Corner Lots	4.5 m
Minimum Side Yard Setback	
• principal Building	1.5 m
• Accessory Buildings >10 m ²	1.0 m
Minimum side Street Yard Setback	4.5 m
Minimum Rear Yard Setback	
• principal Building	6 m
• Accessory Building >10 m ²	1.0 m
• Accessory Building adjacent to lane	1.5 m
Minimum rear Street Yard Setback	6 m
• except for Accessory Buildings <10 m ² where adjacent yard is not a Front Yard	1.5 m
Maximum Building Height	
• principal Building	2 Storeys
• Accessory Building >10 m ²	5 m
• Accessory Building <10 m ²	3 m
Maximum Structure Height	12 m
Minimum Building separation	
• Between Residential Buildings	3 m
• Between Residential Building and Accessory Building	1.5 m

8.8.5 **Manufactured Homes - Special Conditions**

The regulations for Manufactured Homes in the R8 zone are as follows:

- (a) A Manufactured Home must be placed on a concrete foundation with skirting compatible with the materials cladding the Building.

8.8.6 **Additional Regulations**

Additional zoning regulations apply, including, but not limited to, those found in:

- (a) Division 2: Interpretation;
- (b) Division 3: General and Specific Use Regulations;
- (c) Division 4: Off-Street Parking;
- (d) Division 5: Landscaping, Screening, and Fencing; and

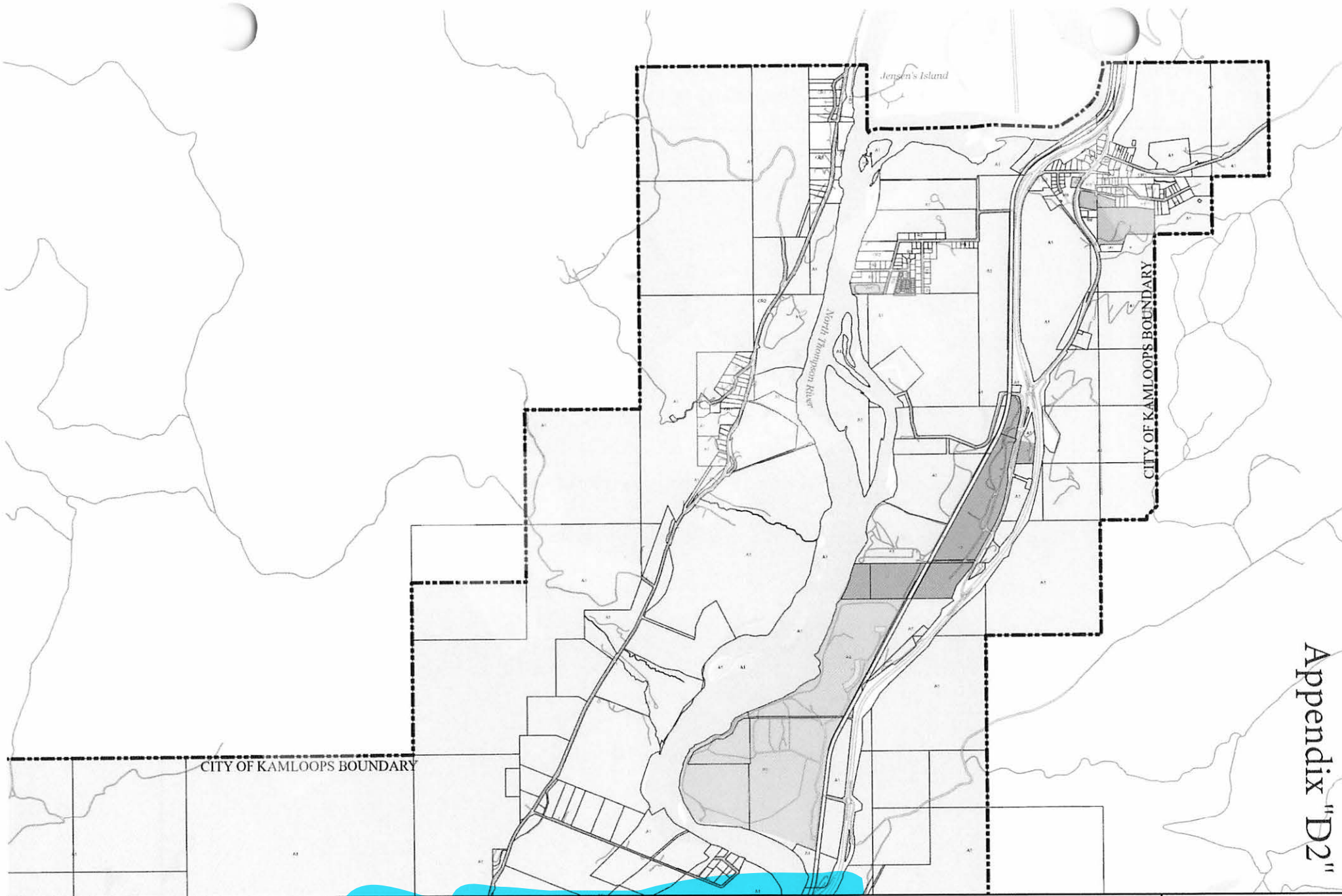
Intensive Residential shall be subject to authorization of a development permit consistent with the Intensive Residential Development Permit Area guidelines.

8.8.7 Permitted Uses - Site Specific

- (a) Automobile Service in the case of Lot 3, Plan 17711, K.D.Y.D. (606 Lister Road).
- (b) Coffee/gift shop and computer repair in the case of Lot 8, Plan 8303, K.D.Y.D. (4097 Yellowhead Highway).
- (c) One-Person certified reflexology clinic in the case of Lot C, Plan 17695, K.D.Y.D. (4987 Spuraway Road).
- (d) Post Office and antique dealer accessory to a Single-Family residence in the case of Lot 5, Plan 1496, Sec. 11, Twp. 22, Rge. 17, W6M, K.D.Y.D. (506 Tod Mountain Road).

8.8.8 Regulations - Site Specific

- (a) In the case of Lots A, B, C, and D, Plan KAP55421, K.D.Y.D. (4600 Spuraway Road and 212, 208, and 207 Chetwynd Drive), the minimum Lot Area shall not be less than 1,690 m².
- (b) In the case of Lot A, Plan KAP61474, K.D.Y.D. (395 Puett Ranch Road), the minimum Lot Area for a Single-Family Dwelling shall be 1,682.2 m².
- (c) In the case of Lot 3, Plan 17711, K.D.Y.D. (606 Lister Road), the maximum Lot Coverage for Accessory Buildings shall be 170 m².

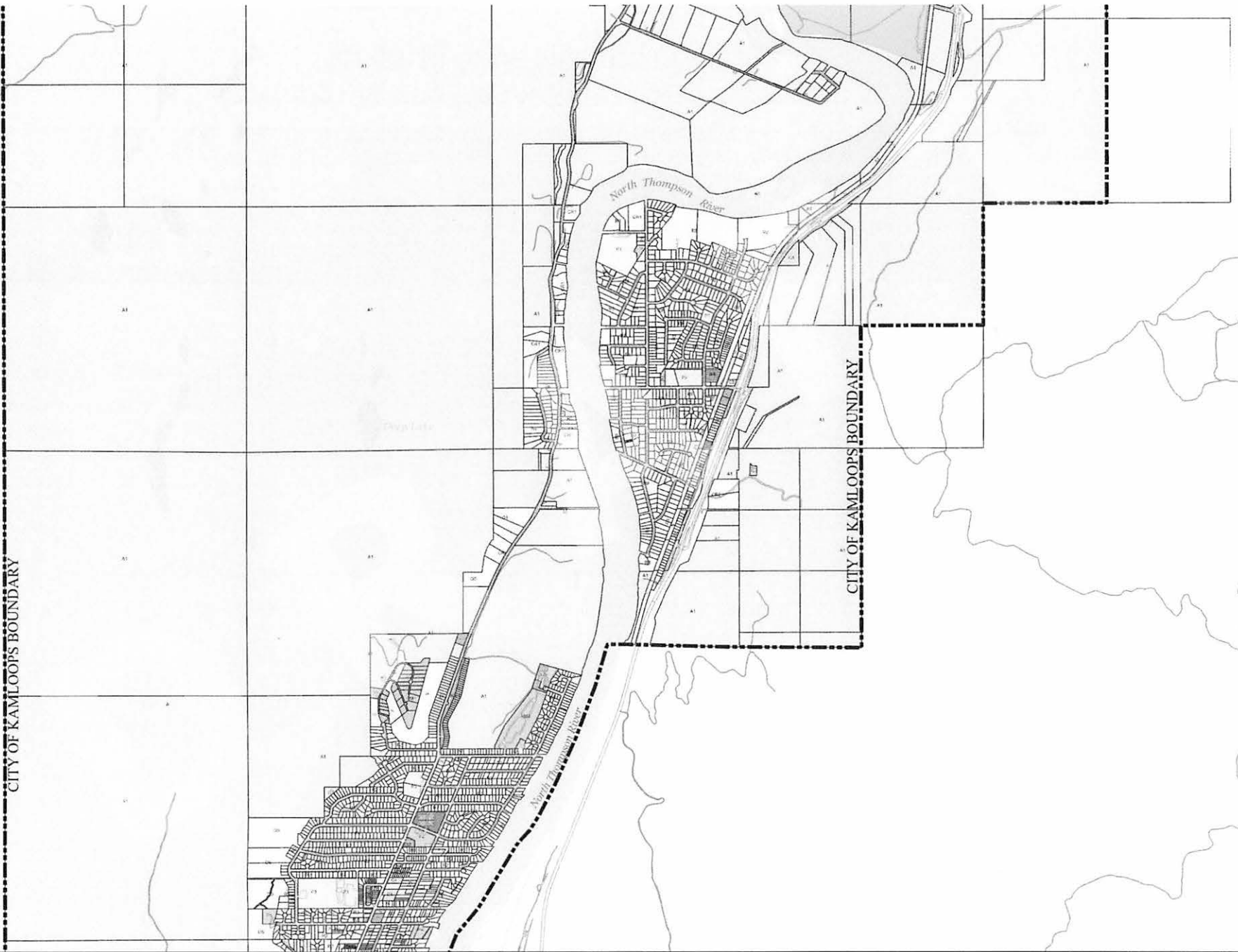


Appendix "D2"



Kamloops Zoning Map with Proposed Amendments
for Small-Scale Multi-Unit Housing





Kamloops Zoning Map with Proposed Amendments for Small-Scale Multi-Unit Housing

0 1 2 3 Km



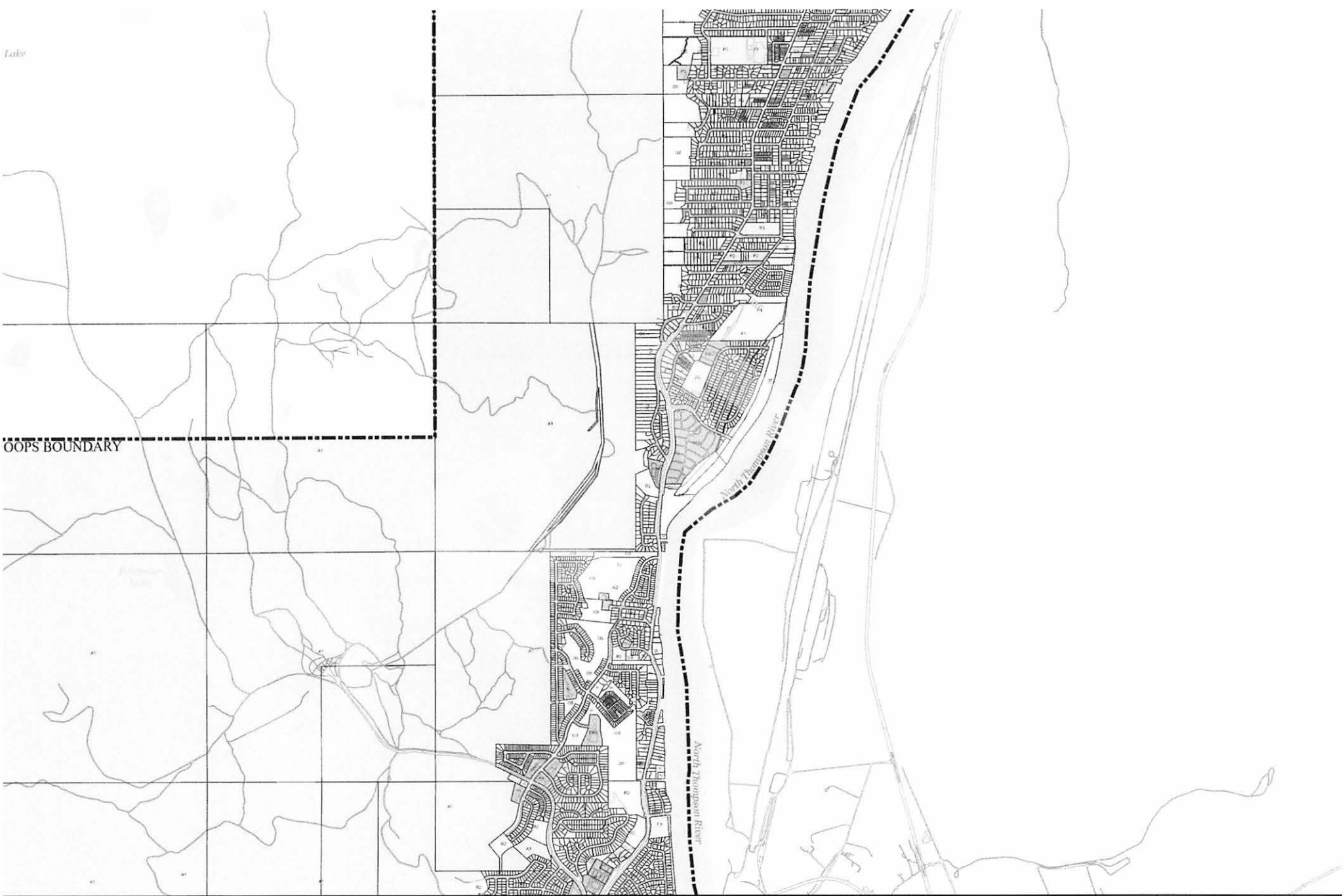


Kamloops Zoning Map with Proposed Amendments
for Small-Scale Multi-Unit Housing

0 1 2 3 Km



Lake



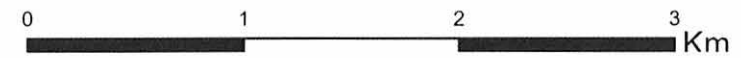
OOPS BOUNDARY

North Thompson River

North Thompson River



Kamloops Zoning Map with Proposed Amendments for Small-Scale Multi-Unit Housing

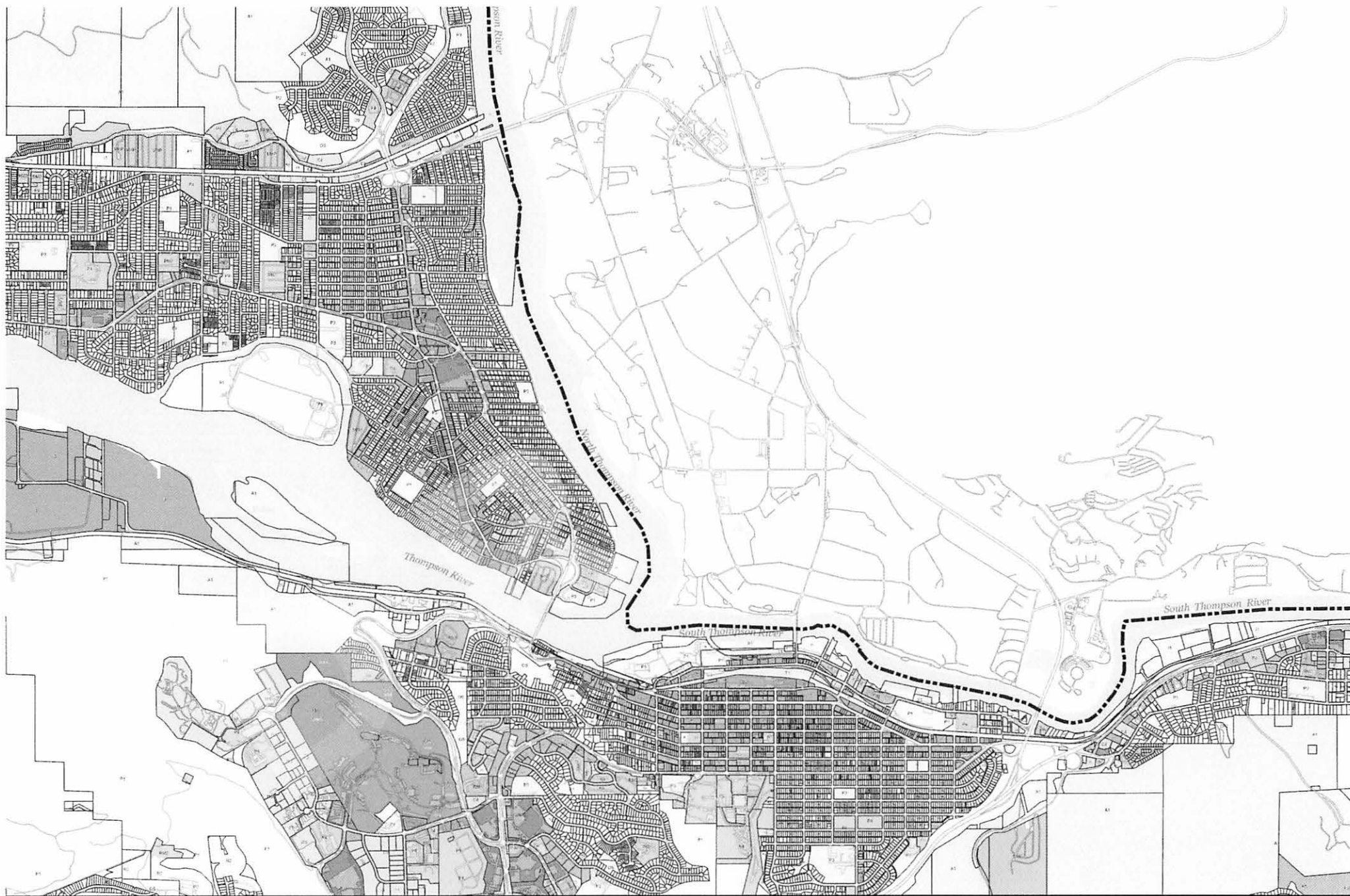




Kamloops Zoning Map with Proposed Amendments
for Small-Scale Multi-Unit Housing

0 1 2 3 Km

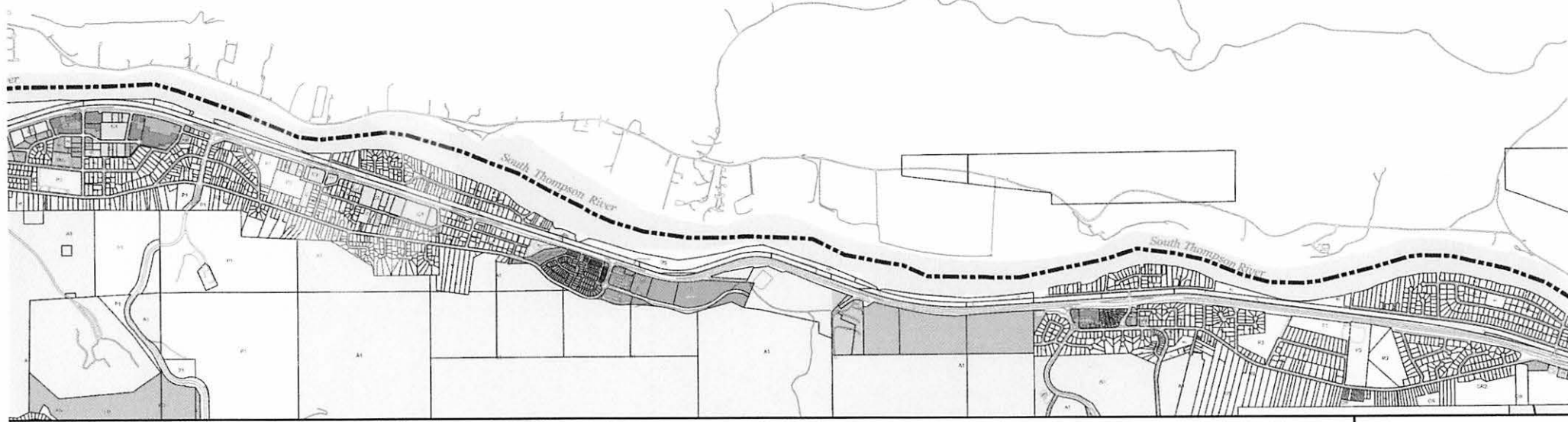




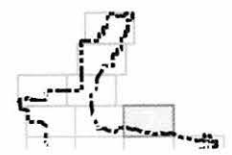
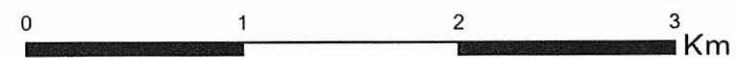
Kamloops Zoning Map with Proposed Amendments
for Small-Scale Multi-Unit Housing

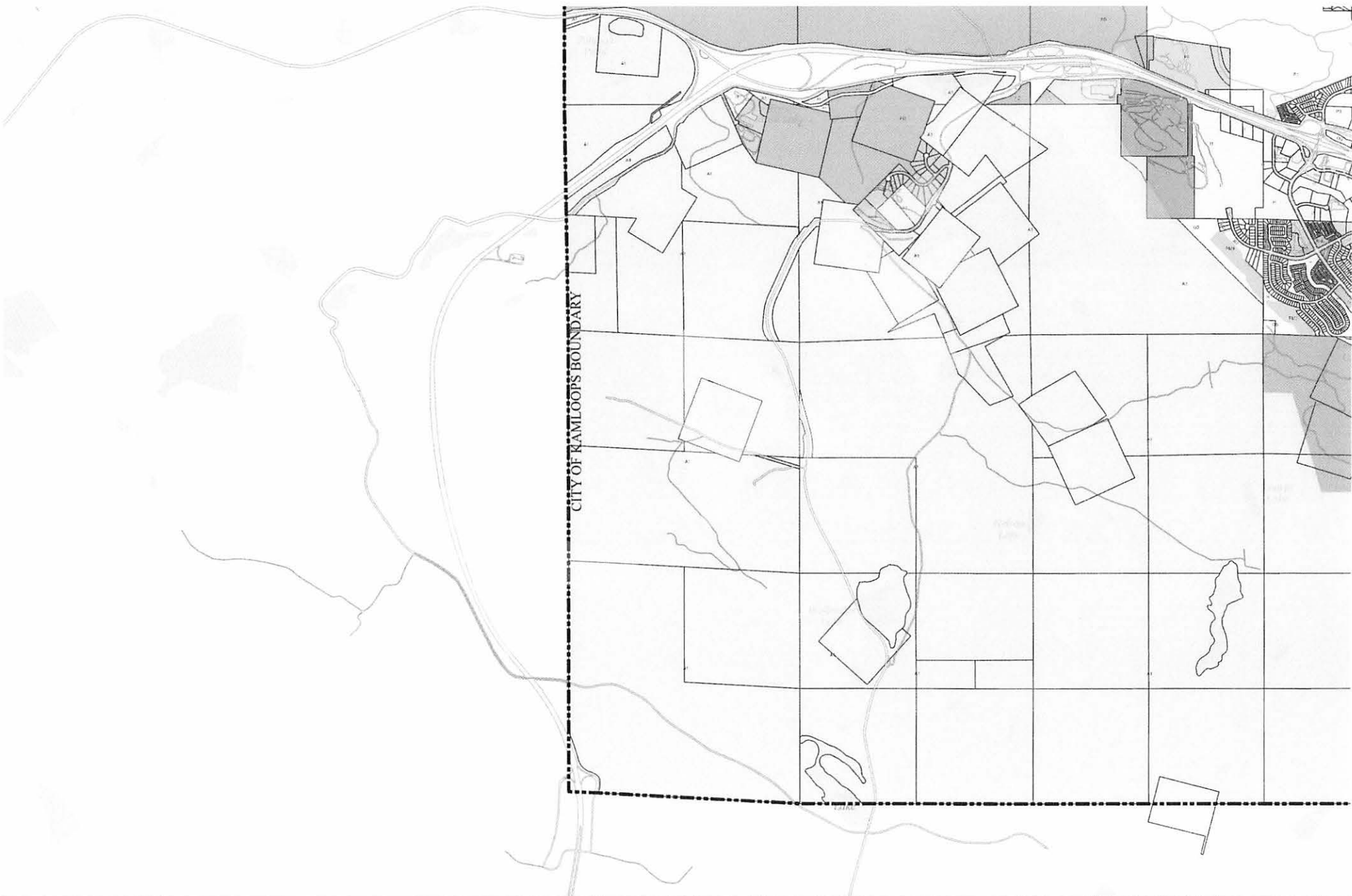


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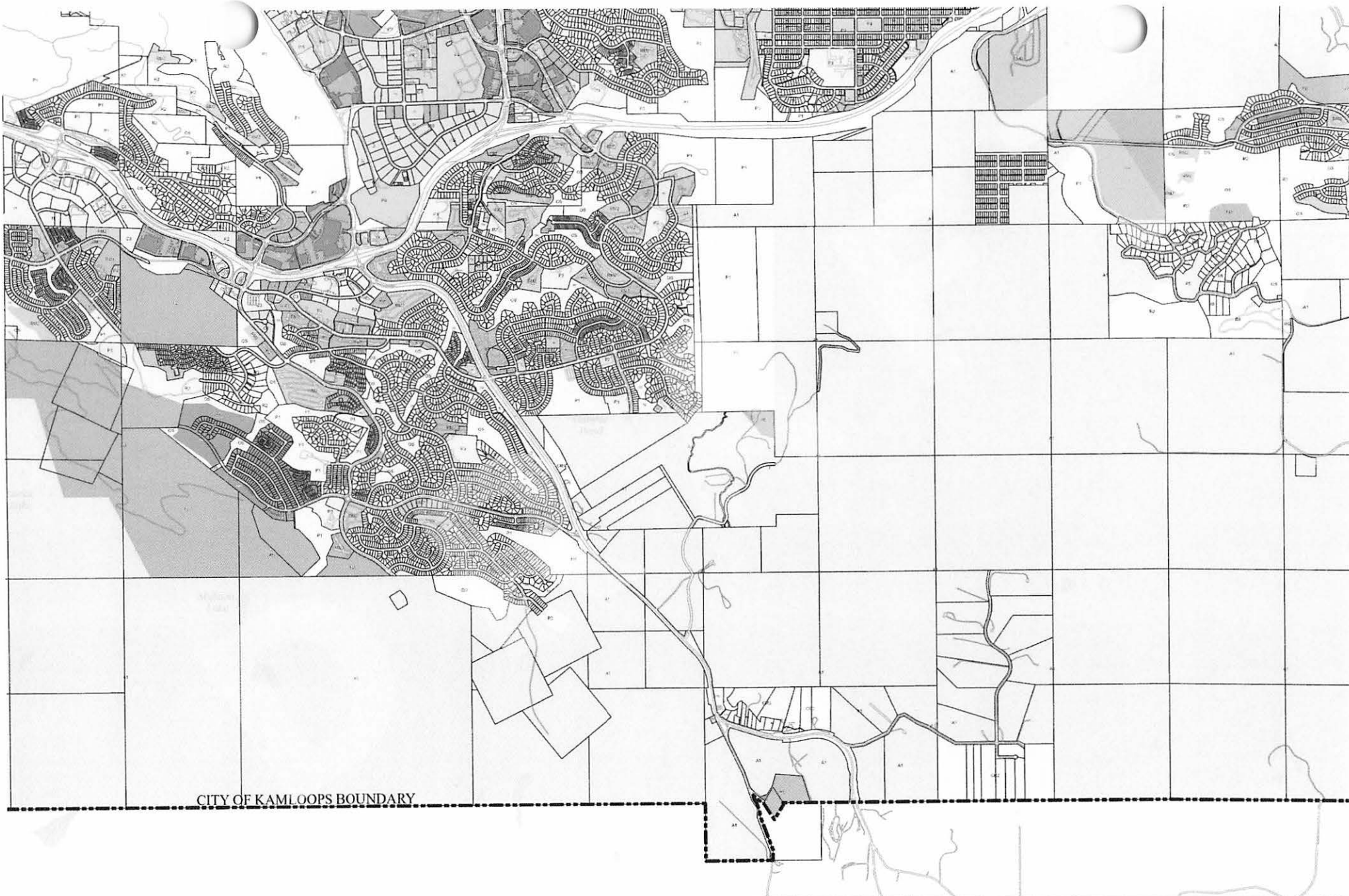
Kamloops Zoning Map with Proposed Amendments
for Small-Scale Multi-Unit Housing





Kamloops Zoning Map with Proposed Amendments for Small-Scale Multi-Unit Housing

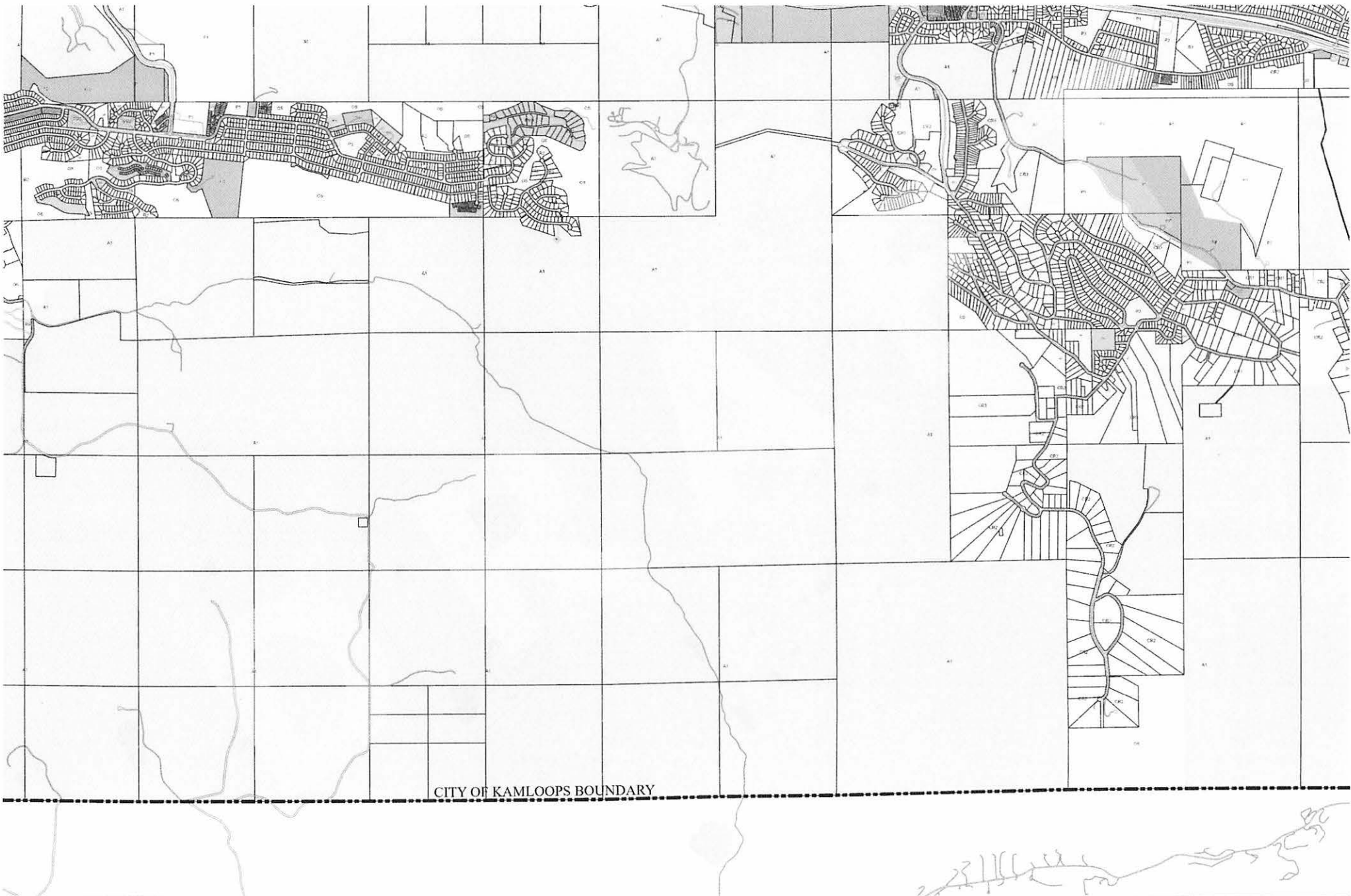




Kamloops Zoning Map with Proposed Amendments for Small-Scale Multi-Unit Housing

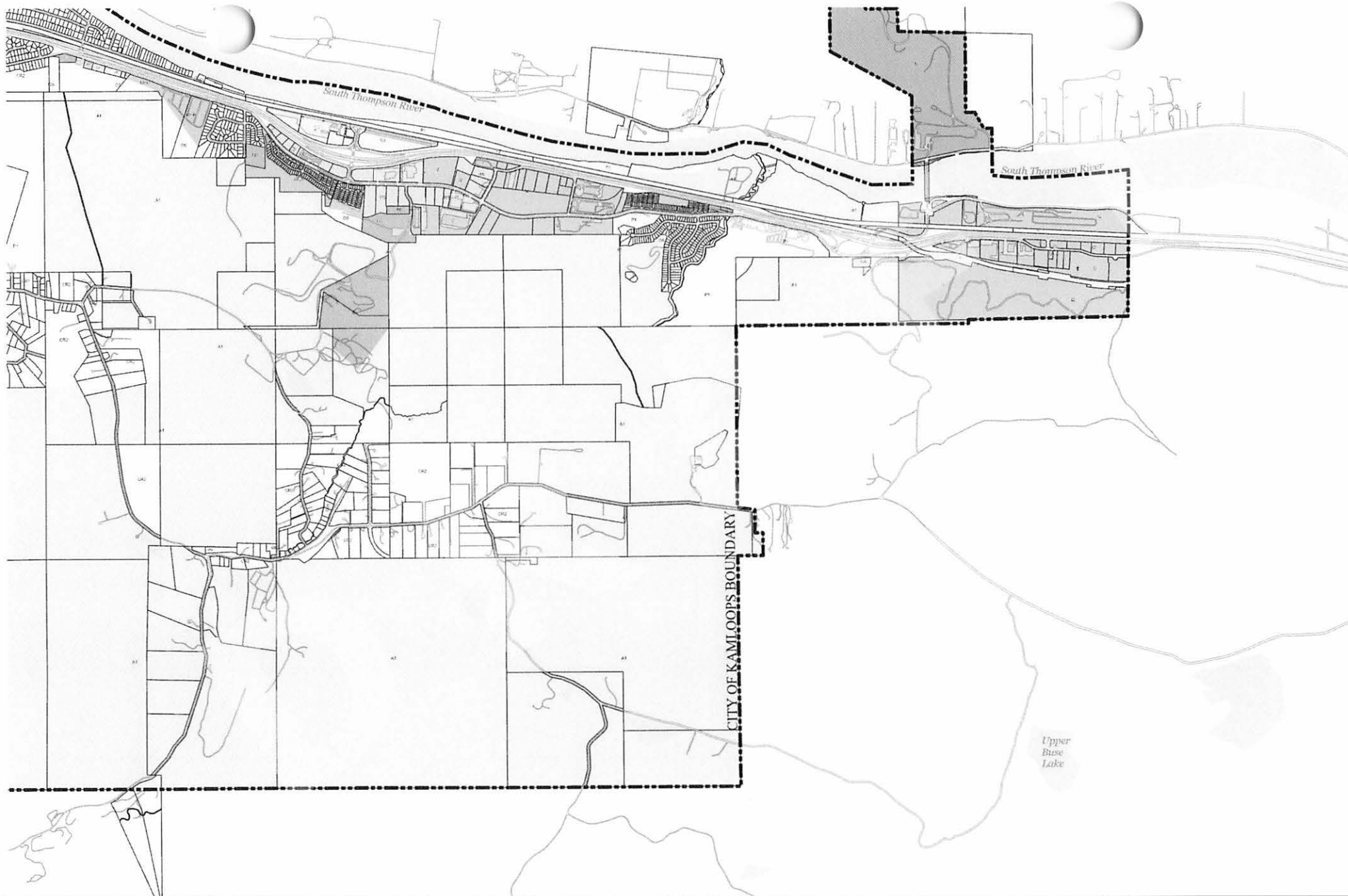
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Kamloops Zoning Map with Proposed Amendments for Small-Scale Multi-Unit Housing





Kamloops Zoning Map with Proposed Amendments for Small-Scale Multi-Unit Housing

