

# AGENDA

## Hot Springs Road Zoning Steering Committee

November 21, 2003, 12 noon, Lands Boardroom

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### I. Introductions

### II. Discussion of the public meeting

- a) Purpose and objectives of the meeting
- b) What is the role of the steering committee at the meeting

### III. Review of the amendment package

#### a) Discussion of the items that need clarification

- Guest ranch definition – why was the accommodation component removed?
- Consistency in the dwelling unit terminology
- “Yard setbacks” versus “Yards”
- Residential zone setbacks – why were they changed
- Bed & Breakfast in the RRU zone – maximum # of units has been removed
- Professional Service Establishments in the CG zone – same as professional practice?
  - Guest ranches in the CR zone – inconsistency with the definition
  - Parks and Playgrounds as permitted uses in commercial zones
- Remove Golf courses from PI zone
- Make landfills discretionary in the IL zone
- Add a list of permitted uses to the FD zone similar to that in the EOS zone

### IV. Any Other Items?

### V. Adjournment

***AREA DEVELOPMENT ACT***

***O.I.C. \_\_\_\_\_ AREA DEVELOPMENT ACT***

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Pursuant to subsections 3(1) and (2) of the *Area Development Act*, the Commissioner in Executive Council orders as follows:

1. The annexed Hotsprings Road Area Development Regulations are hereby made.
2. Commissioner's Order 1996/136 is hereby revoked.
3. Commissioner's Order 1998/79 is revoked for all agricultural parcels within the Hotsprings Road Development Area

Dated at Whitehorse, in the Yukon Territory, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Commissioner of the Yukon

## **Purpose**

1. The purpose of these Regulations is to regulate development of lands within the Hot Springs Road Development area, as shown on Schedule B, pursuant to the *Area Development Act*, and:
  - (a) to divide the area into land use zones;
  - (b) to prescribe uses to be permitted in each zone;
  - (c) to prescribe and regulate development requirements in each zone;
  - (d) to prescribe and regulate matters respecting streets, roads and lanes;
  - (e) to provide a manner in which permits can be issued for developments
  - (f) to describe an officer/officers responsible for administering these regulations;
  - (g) to explain a procedure whereby appeals to issuance of a development permit can be heard;
  - (h) to explain a procedure for making amendments to this regulation;
  - (i) to describe a procedure whereby the public is consulted in matters relating to these regulations.

## **Interpretation**

2. In this Regulation:

"accessory building" means a building separate and subordinate to the main building and is located on the same parcel of land. Unless otherwise specified no accessory building shall be used for human habitation;

"accessory use" means a use which is incidental and subordinate to the main use or building and is located on the same lot with such main use or building;

"Act" means the *Area Development Act*;

"agricultural" means:

- (a) the production of agricultural products. Typical uses include, but are not limited to the following: food and forage production, livestock raising, poultry and egg production, dairy farming, bee-keeping, production of plants and trees, sod farming, fur farming, greenhousing, market gardening;

(b) The storage of agricultural products. Typical uses include, but are not limited to the following: grain, seed and fertilizer storage, cold storage facilities;

"bed and breakfast lodging" means an accessory use of a lot to provide temporary overnight accommodation and meals for tourists and visitors;

"boarding and riding stable" means a commercial establishment providing accommodation for horses and riding facilities for fee-for service use;

"breeding and boarding kennels" means a commercial establishment providing shelter for dogs and/or cats;

"building" means any structure, as defined by the *Building Standards Act*, used for the housing or enclosure of persons, animals, or goods;

"building height" means the vertical distance measured from the average finished grade to the highest point on the roof, excluding chimneys, cornices, parapets, antennae;

"child care centre program" means Child Care Centre Program as defined in the *Child Care Act*;

"child care facility" means a development used for providing care, maintenance and supervision of children. This includes a Family Day Home Program or a Child Care Centre Program;

"commercial use" means the use of a lot or building for the purpose of selling commodities or services for profit. Commercial uses exclude uses such as auto wrecking yards, junk yards, aggregate storage yards, batch plants, bulk fuel storage facilities, truck terminals, and similar uses that are typically industrial in nature;

"convenience store" means a commercial development, not exceeding 250 square metres of gross floor area, used for the retail sale of goods required by neighbourhood residents and the travelling public on a day-to-day;

"development" means:

(a) construction of a building or an addition to, or replacement or repair of a building, or

(b) a change of use of the land or a building;

"development officer" means a person or persons appointed by the Executive Council Member to administer these regulations;

"development permit" means a document or permit, which may include terms, conditions and attachments, issued by the development officer pursuant to this regulation authorizing a development;

"discretionary use" means the use of land or a building for which a development permit may be issued by the Development Officer based on results of a public consultation process;

**"duplex" means two dwelling units sharing a common horizontal or vertical separation;**

**"dwelling unit" means a building or portion thereof, used for residential occupancy;**

**2 suggest different descriptions of dwelling units**

"eating and drinking establishment" means a licensed development where food and beverages are offered for sale to the public, and includes restaurants, fast food outlets, and similar uses; «débit de restauration et de boissons»

"equestrian center" means a commercial establishment providing accommodation for horses, riding facilities, and instruction and may host equestrian events;

"family day home program" means Family Day Home Program as defined in the *Child Care Act*;

"group home" means a facility which is licensed by a public authority to provide care and accommodation for foster children, physically or mentally disabled persons, or persons with social or behavioral problems, and which may provide personal rehabilitation services;

"guest cabin accommodation unit" means a use that provides temporary tourist or visitor accommodation in rooms, cabins, cottages or tents containing sleeping facilities and optional cooking and sanitary facilities;

**"guest ranch" means an accessory use of an existing agricultural parcel, operated by the property owner on a seasonal basis, which provides guest cabin accommodation units and a limited range of social and recreational activities including trail rides;**

**1 suggest addition of accommodation units**

"highway" means a highway as defined in the *Highways Act*;

"home occupation" means any occupation, trade, profession, or craft carried out as a use incidental and subordinate to the residential use provided for in this regulation;

"hostel" means a building that includes temporary lodging facilities and may include communal cooking facilities;

"hotel" means a building or part thereof with a common entrance lobby and shared corridors, which provides sleeping accommodations for transient visitors. A hotel may include public facilities such as restaurant, banquet, beverage, meeting and convention rooms, recreation facilities and commercial services for the convenience of guests;

"indoor/outdoor recreational facilities" means public or private development, which provides recreation to the public without restricting the peace and enjoyment of neighbouring properties. Typical uses include, but are not limited to the following: arcades, pool halls, swimming pools,

bowling alleys, riding trails, cycling and hiking trails, playing fields, ball parks, snowmobiling trails. This definition does not include the development of facilities intended for organized motorized sporting events including the following and such similar uses as:  
snowmobile/motorcycle/ATV race courses, automobile race tracks;

"intensive agricultural use" means a commercial agricultural operation on an intensive and continuous basis. Typical uses include, but are not limited to the following: livestock feedlots, major poultry and hog operations, abattoirs;

"lot" means a single parcel of land described in a certificate of title and registered at the Land Titles Office;

"lot line" means the legally defined boundary of a lot. Designation of the front, rear and side lot lines shall be determined by the Development Officer;

"Minister" means the Minister responsible for administering the *Area Development Act*;

"minor agricultural pursuits" means small-scale commercial agricultural operations which can be carried out on a small tract of land. Typical uses include, but are not limited to the following: keeping of livestock for personal use, nurseries, greenhouses, market gardens and bee-keeping;

"minor variance" means for the purpose of 5.2 (f), a reasonable minor variance may be considered to be exceptions up to 10% of the requirements related to such things as yard requirements, site coverage, lot size, building ratio, density;

"motel" means a building or group of buildings divided into self-contained sleeping units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include on-site restaurant and recreation facilities; «motel»

"non-conforming building" means a building that was legally constructed or lawfully under construction or for which all required permits for construction had been issued at the date of commencement of this regulation, and that does not conform to the requirements of this regulation;

"non-conforming lot" means a lot, the area, frontage or dimensions of which do not conform to the requirements of this regulation;

"non-conforming use" means a lawful specified use made of land or a building or intended to be made of a building lawfully under construction at the date of commencement of this regulation, but that does not conform to the requirements of this regulation;

"owner" means an owner of real property and includes a person having any right title estate or interest in real property other than that of an occupier, lessee, mortgagee, or encumbrance;

"permitted use" means the existing or proposed use of land or building in compliance with provisions of this regulation;

"personal service establishment" means a development used for the provision of personal services to an individual, which services are related to the cleaning and repair of personal effects or of the care and appearance of the body. Typical uses include, but are not limited to the following: beauty salons, shoe repair, dry cleaners/laundry services;

"principal dwelling unit" means the primary residence of a lot;

"principal use" means the primary purpose for which the building or lot is being used;

"professional practice" means development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include but are not limited to the following; offices of lawyers, accountants, engineers, architects, doctors, real estate agents, insurance firms, consultants;

"public consultation" means consulting or conferring with any or all of the following: an established local development committee, affected First Nations and municipalities, local area residents and property owners. This may include, but is not limited to public notices, advertisements, questionnaires, public meetings;

"public use" means a development which is publicly owned, supported or subsidized and involves public assembly or usage;

"public utility" means the right-of-way or structure for any of the following: sewerage system, water system, telecommunications, electricity, transportation corridor;

"resort" means a comprehensively planned and operated development offering tourist facilities and attractions in a location chosen for the unique qualities and attributes of its natural and physical setting. Appropriate uses of a resort area include but are not limited to visitor and staff accommodation; indoor and outdoor recreational uses, learning and health facilities such as health spas and tennis courts; convention and conference centre; retail and personal services; restaurants and accessory uses and buildings;

"RV park/commercial campground" means a parcel of land used to temporarily accommodate recreational vehicles and/or tents on serviced or unserviced sites;

"retail establishment" means a development used for the retail sale of a wide variety of new and/or used consumer goods. Typical uses include, but are not limited to the following: sale of groceries and beverages, electronic goods, furniture, appliances, hardware, home improvement supplies, household goods, printed matter, confectionery, pharmaceutical and personal care items, office supplies, etc.;

"secondary dwelling unit" means a dwelling unit that is either attached to or detached from the principal dwelling unit;

"secondary dwelling suite" means a self contained, accessory dwelling unit located within a primary residence which is smaller than the principal dwelling unit;

## **2 suggest different descriptions of dwelling units**

"service station" means a development used for the sale of gasoline, propane or other automotive fuels, and may include the sale of automotive accessories and the repair and servicing of cars, light trucks and recreational vehicles;

"yard" means a part of a lot upon which no building or structure other than a fence is erected;

### **3 suggest use Yard Setbacks instead of Yard**

"yard, front" means a yard extending across the full width of a lot and situated between the front lot line and the nearest portion of any building or structure on the lot;

"yard, rear" means a yard extending across the full width of a lot and situated between the rear lot line and the nearest portion of any building or structure on the lot;

"yard, side" means a yard extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of any building or structure on the lot;

"zone" means an area described in the schedule of zones and outlined on the zoning map;

## **AUTHORITY AND RESPONSIBILITY OF THE DEVELOPMENT OFFICER**

### Development Officer

3.(1) The Development Officer shall be appointed by the Executive Council Member to administer these regulations.

### Duties of the Development Officer

3.(2) The Development Officer shall:

- (a) receive and review applications for development permits;
- (b) make decisions on all completed applications for development permits for permitted and discretionary uses;
- (c) receive and review all applications for amendments to these regulations;
- (d) receive and process all appeals, pursuant to *Area Development Ordinance 1976/225 - Zoning Appeal Board Regulations*;



(e) where in the opinion of the Development Officer, there has been a contravention to these regulations, the Development Officer shall take necessary steps to remedy the situation pursuant to the *Area Development Act*.

(f) Make decisions on all applications for a minor variance

## **DEVELOPMENT APPROVAL PROCESS**

### **Development Permit Requirements**

4.(1) Except as provided in 4(2), no person shall undertake any development or commence any use unless:

(a) a development permit respecting the development has been issued pursuant to these regulations;

(b) the development is in accordance with the terms and conditions of the development permit.

(2) Notwithstanding subsection 4(1), no development permit is required for the following developments provided that they comply with all other provisions of this regulation:

(a) commencement of any permitted use in these regulations provided that a permit for construction is not required pursuant to the *Building Standards Act*,

(b) single storey accessory buildings not larger than 12m<sup>2</sup>;

(c) public utility structures, poles, antennas, etc.

(d) fences, gates, pens, etc.

### **Development Permit Decisions**

5.(1) The decision of the Development Officer shall be given to the applicant in writing.

(2) The Development Officer shall approve an application for a development where:

(a) the proposed development is consistent with the list of permitted principal uses for the zone in which the site is located;

(b) the proposed development is consistent with the list of permitted accessory uses for the zone in which the site is located and a permitted principal use already exists.

(3) The Development Officer shall, in the case of discretionary uses:

(a) ensure that any decision must take into account the results of a public consultation process;

(b) notify each assessed owner of property within a minimum 1 km radius of the property affected by the application.

### Appeal

6.(1) Appeals to decisions of the Development Officer shall be forwarded in writing to the Zoning Appeal Board.

(2) The Board shall hear appeals and render decisions pursuant to order 1976/225 of the Area Development Ordinance.

### **GENERAL PROVISIONS**

7. Nothing in this regulation releases a person or corporation from the requirement to obtain any other permit, licence, or authorization required by any Federal or Territorial Act or Regulation.

The following provisions shall apply to all applicable zones:

#### Access

8. No person shall construct a driveway from a site to a public highway without first securing the required access permit pursuant to the *Highways Act*.

#### Height

The following appurtenances shall not be considered in calculating building height: chimneys, ventilating equipment, skylights, television and radio antennae.

#### Yard Requirements

9.(1) Steps, eaves, chimneys, porches and balconies may project a maximum of 3m into the yard requirements.

(2) The minimum yard requirement for a non-conforming lot in any zone may be reduced to 3 meters by the development officer.

#### Home occupations

10.(1) The home occupation shall be operated as an accessory use only, and shall not change the principal character of the dwelling or lot on which it is located.

(2) Unless otherwise specified the operation may be conducted within:

- (a) the principal dwelling unit on the lot;
- (b) accessory buildings on the lot;
- (c) the minimum yard requirements of the lot.

(3) The operation shall employ not more than 2 paid assistants other than the occupant.

(4) Unless otherwise specified no accessory building shall be used for human habitation.

(5) A home occupation shall not create excessive traffic, noise, vibration, smoke, dust, odour, toxic or noxious fumes, fire, heat, light or explosive hazards. The use shall also not create: unsightly storage of goods, wares, merchandise or equipment that adversely affects the amenities of the neighbourhood.

Minimum zoning area

11. Notwithstanding prescribed minimum lot sizes, a zoning designation may be applied to a portion of a lot in compliance with the minimum area specified in the applicable zone.

Parking

12.(1) Off-street parking shall be provided in all zones in accordance with this section.

(2) Off street parking requirements:

ZONE/USE	PARKING STALLS REQUIRED
<b>RESIDENTIAL ZONES – RR, RRM, RRU</b>	
Dwellings Bed & Breakfast Lodging Home Occupation	Adequate stall must be provided on the lot to accommodate parking for all residents, patrons, and employees
<b>COMMERCIAL ZONES – CG, CR, CMT</b>	
Dwellings Commercial accommodation uses (Hotels & Motels) Resorts	2 per dwelling unit 1 per accommodation unit  1 per 1.5 accommodation unit; and 1 per 100m <sup>2</sup> of other commercially active floor space
Eating & Drinking Establishments Retail, Personal Service & Professional Outlets Service Stations Commercial Campground Outdoor Recreational Facilities: Stables, Game Farms, Zoological Displays, Golf Courses	1 per 3 seats 1 per 25m <sup>2</sup> gross floor area 1 per 25m <sup>2</sup> gross floor area 1 per campsite adequate stalls must be provided on the lot to accommodate parking for all patrons and employees

AGRICULTURAL ZONE – AG	
Dwellings	2 per dwelling unit adequate stalls must be provided on the lot to accommodate parking for all patrons and employees
All other permitted and discretionary uses	

Amendments to the Regulations

13.(1) Application for amendment to these regulations shall be submitted to the Development Officer.

(2) Notification of any proposed amendment to the regulations shall be mailed to each assessed owner of property within a 1 km radius of the property affected by the proposed amendment.

Minor Variance

**13.** The Development Officer may grant a variance of up to 10% relaxation of a provision of this regulation in regard to siting, building height or minimum lot size. A variance may not be granted that results in a change of use of a property that is not similar to a permissible use in the same zone.

Non-Conforming Building and Uses

**14.1 Non-conforming uses**

All uses, buildings or lots existing at the time of passage of these regulations, that do not conform to the requirements of a particular zone are considered non-conforming, and are not required to comply with the provisions of this regulation.

**14.2 Non-conforming Use of existing lots and buildings**

Where at the passage of this regulation a building or other structure is lawfully under construction or all required permits have been issued, the building or structure shall be considered to be an existing building or structure. But the erection of the building or structure must be commenced within 12 months of the date that the last permit was issued.

**14.3 Non-conforming Building or Structure**

A non-conforming building or structure existing at the passage of this regulation may continue to be used. The building or structure may be rebuilt in the same location in the case of fire or total destruction. Additions may be made to the building or structure that conform to these regulations.

**14.4 Extension of Use**

The lawful use of a portion of the lot or part of a building or structure existing at the passage of this regulation may be extended throughout the rest of the building or structure or lot. However expansions or additions shall conform to these regulations

**14.5 Change of Ownership or Occupancy**

The use of a lot, building or structure is not affected by a change in the ownership or tenancy of the lot or building or structure.

Lots Less Than the Minimum Lot Size

15. All lots in the regulation area that are shown on a registered plan or lease document and having an area less than the minimum lot size required shall be allowed to develop the permitted uses in the particular zone provided that all other requirements of these regulations are complied with. The Development Officer may reduce all minimum yard requirements by the same percentage that the lot is less than the minimum size required for the zone to a minimum of 3 metres.

Zoning Designations

16.(1) Lands within the Hotsprings Road Development Area shall be designated as follows:

- RR- RURAL RESIDENTIAL ZONE
- RRM- MULTIPLE RURAL RESIDENTIAL ZONE
- RRU – RURAL RESIDENTIAL MIXED USE ZONE
- CG- COMMERCIAL RETAIL ZONE
- CMT – COMMERCIAL MIXED USE/TOURIST ACCOMODATION ZONE
- CR- COMMERCIAL/RECREATIONAL ZONE
- AG- AGRICULTURAL ZONE
- IL – INDUSTRIAL LIMITED ZONE
- EOS- ENVIRONMENTAL OPEN SPACE
- FNLU – FIRST NATION LAND USE ZONE
- FD – FUTURE DEVELOPMENT
- PI – PUBLIC USE/INSTITUTIONAL

(2) The use of any parcel of land within the Hotsprings Road Development Area shall be in accordance with the provisions set out in schedule A and any use of buildings, structures or land not in accordance with these provisions shall be prohibited.

(3) Land use zone designations and the Hotsprings Road Development Area Boundaries are delineated on the attached maps (schedule B).

<b>Zone: Agriculture – AG</b>	
<b>PURPOSE:</b>	
To accommodate the development of agricultural land uses and to permit a broad range of complimentary activities.	
<b>PERMITTED USES:</b>	
<b>Principal Uses:</b> Agricultural Uses Horticultural Uses Game Farming Tree Farming Sod Farming Fur Farming Fish Farming Minor Agricultural Pursuits Grazing Public Utilities	<b>Accessory Uses:</b> One Principal Dwelling Unit One Secondary Dwelling Unit Home Occupations Guest Ranches Outdoor Recreational Facilities Agricultural Supply Sales Outlet Bed & Breakfast Lodging Riding Stables Animal Boarding and Breeding Facilities Family Day Home Program Farm Produce Sales Outlet Accessory Buildings
<b>DISCRETIONARY USES:</b>	
Intensive Agricultural Uses <sup>1</sup> Rodeo Grounds Equestrian Centres Auction Yard/Facilities	Farm Implement Sales, Rentals and Service Golf Courses
<b>MINIMUM LOT SIZE:</b> 6 hectares	
<b>SITE COVERAGE:</b> N/A	
<b>FLOOR AREA:</b> N/A	
<b>MAXIMUM BUILDING HEIGHT:</b> N/A	
<b>MINIMUM YARD REQUIREMENTS:</b>	
Front: 15m Side: 15m Rear: 15m	
<b>DENSITY:</b> N/A	
<b>SPECIAL PROVISIONS:</b>	
1. Yard requirements for Intensive Agricultural uses may be increased in conformance with Environmental Health guidelines and recommendations.	

<b>Zone: Rural Residential – RR</b>
<b>PURPOSE:</b> To accommodate single family residences and accessory uses in a rural environment
<b>PERMITTED USES:</b>  <b>Principal Uses:</b> One Principal Dwelling Unit Public Utilities  <b>Accessory Uses:</b> One secondary dwelling unit <sup>1</sup> or a secondary dwelling suite on lots 6 hectares or greater One secondary dwelling suite on lots less than six hectares Home Occupation Bed & Breakfast Lodging, with up to four accommodation units contained within either the principal dwelling unit or secondary dwelling unit Family Day Home Program Minor Agricultural Pursuits Accessory Buildings
<b>DISCRETIONARY USES:</b> Bed & Breakfast Lodging, with up to four accommodation units, two of which may be detached from the principal dwelling <sup>2</sup> unit. Breeding and Boarding Kennels Boarding Stables Child Care Centres Parks and Playgrounds
<b>MINIMUM LOT SIZE:</b> 3 hectares
<b>SITE COVERAGE:</b> N/A
<b>FLOOR AREA:</b> N/A
<b>MAXIMUM BUILDING HEIGHT:</b> 10m
<b>MINIMUM YARD REQUIREMENTS:</b> Front: 10m Side: 15m Rear: 15m <b>4. Why were these changed??</b>
<b>DENSITY:</b> N/A
<b>SPECIAL PROVISIONS:</b> 1. A secondary dwelling unit may be permitted on lots that are greater than two hectares but less than six hectares and that that were in existence at the time of passage of the amendments to these regulations. 2. Accommodation units located in detached accessory buildings may include only sleeping and sanitary facilities.

<p><b>Zone: Multiple Rural Residential – RRM</b></p>
<p><b>PURPOSE:</b></p> <p>To accommodate medium density multiple family accommodation in an environment that will preserve a rural lifestyle.</p>
<p><b>PERMITTED USES:</b></p> <p><b>Principal Uses:</b>                  Dwelling Units                  Duplexes                  Public Utilities</p> <p><b>Accessory Uses:</b>                  Home Occupation<sup>1</sup>                  Accessory Buildings</p>
<p><b>DISCRETIONARY USES:</b>                  Parks and Playgrounds</p>
<p><b>MINIMUM LOT SIZE:</b> 8 hectares</p>
<p><b>SITE COVERAGE:</b> N/A</p>
<p><b>FLOOR AREA:</b> 90 m<sup>2</sup> maximum floor area for dwelling units</p>
<p><b>MAXIMUM BUILDING HEIGHT:</b> 10m</p>
<p><b>MINIMUM YARD REQUIREMENTS:</b>                  Front: 10m                  Side: 15m                  Rear: 15m</p>
<p><b>DENSITY:</b>                  A maximum overall density of one dwelling unit per .4 hectares of the total zoned area of the lot to a maximum total of 25 dwelling units.</p>
<p><b>SPECIAL PROVISIONS:</b></p> <ol style="list-style-type: none"> <li>1. Home Occupations in this zone shall be confined entirely within the dwelling unit. Vehicular access shall be provided to within a minimum of 10m of each dwelling unit.</li> <li>2. The distance between dwellings shall not be less than 6m.</li> </ol>



<b>Zone: Rural Residential Mixed Use- RRU</b>
<p><b>PURPOSE:</b>                  To accommodate a mix of single family housing and moderate commercial operations that cater to tourists but would not detract from the rural residential nature of the property and not create undue noise or be unsightly.</p>
<p><b>PERMITTED USES:</b></p> <p><b>Principal Uses:</b>                  Principal Dwelling Unit                  Public Utilities</p> <p><b>Accessory Uses:</b>                  Retail Establishment                  Eating &amp; Drinking Establishment                  Home Occupation                  Bed &amp; Breakfast Lodging <b>5 why was the maximum # removed</b>                  Family Day Home Program                  Accessory Buildings                  Minor Agricultural Pursuits</p>
<p><b>DISCRETIONARY USES:</b>                  Other Tourist Commercial uses                  Bed &amp; Breakfast Lodging, two of which may be detached from the principal dwelling unit<sup>3</sup>                  Parks and Playgrounds</p>
<b>MINIMUM LOT SIZE:</b> 3 hectares
<b>SITE COVERAGE:</b> N/A
<b>FLOOR AREA:</b> N/A
<b>MAXIMUM BUILDING HEIGHT:</b> 10m
<p><b>MINIMUM YARD REQUIREMENTS:</b>                  Front: 10m                  Side: 15m                  Rear: 15m</p>
<b>DENSITY:</b> N/A
<p><b>SPECIAL PROVISIONS:</b></p> <ol style="list-style-type: none"> <li>1. A secondary dwelling unit may be permitted on Lots 57 Group 854 (lots greater than two hectares, previously zoned RR and in existence at the time of passage of the amendments to these regulations)</li> <li>2. A secondary dwelling suite may be permitted on Lots 1221, 1222, 1223, 1330, 1340 Quad 105 D/14 (lots which are two hectares or less, were previously zoned RR and in existence at the time of passage of the amendments to these regulations)</li> <li>3. Accommodation units located in detached accessory buildings may include only sleeping and sanitary facilities.</li> </ol>

<b>Zone: Commercial Retail- CG</b>	
<b>PURPOSE:</b> To accommodate a wide variety of retail and service commercial uses which will serve the needs of local area residents and the travelling public.	
<b>PERMITTED USES:</b>	
<p><b>Principal Uses:</b>                  Eating &amp; Drinking Establishment                  Convenience Store                  Service Station                  Gas Bar                  Indoor/Outdoor Recreational Facilities                  Car Washing Facilities                  Automotive Repair Shops                  Personal Service Establishment                  Professional Service Establishment <b>6 what's the difference??</b>                  Professional Practice                  Postal Outlet                  Child Care Facility                  Travel, Guiding &amp; Outfitting                  Hostel                  Retail Establishment                  Tourist Attractions                  Public Utilities                  Laundry Facilities</p>	<p><b>Accessory Uses:</b>                  One Primary Dwelling Unit                  One Secondary Dwelling Unit                  Accessory Buildings</p>
<b>DISCRETIONARY USES:</b> Other commercial uses Parks and Playgrounds	
<b>MINIMUM LOT SIZE:</b> 3 hectares (minimum zoning area = 1 hectare)	
<b>SITE COVERAGE:</b> The maximum site coverage for all buildings and structures shall not exceed 20% of the total zoned area of the lot.	
<b>FLOOR AREA:</b> N/A	
<b>MAXIMUM BUILDING HEIGHT:</b> 10m	
<b>MINIMUM YARD REQUIREMENTS:</b> Front: 6m Side: 10m Rear: 10m	
<b>DENSITY:</b> N/A	

**SPECIAL PROVISIONS:**

1. The following Principal Uses may be permitted on Lot 608 Group 804 (lots or any lot created there-from previously zoned CG, which were in existence at the time of passage of the amendments to these regulations).

- Hotel or Motel
- Guest Cabin Accommodation
- RV Park/Commercial Campground

<b>Zone: Commercial/Recreational – CR</b>	
<b>PURPOSE:</b> To accommodate the development of quiet recreational/tourism based commercial facilities.	
<b>PERMITTED USES:</b>	
<b>Principal Uses</b> Hotel or Motel Resorts RV Park/Commercial Campground Indoor/Outdoor Recreational Facilities Guest Ranches <b>7. Definition requires this to be on an agricultural parcel</b> Riding Stables Game Farming Zoological Displays Golf Course Skiing/Hiking Facilities Souvenir Shops Tourist Attractions Guest Cabin Accommodation Units Travel Guiding Public Utilities Eating & Drinking Establishment Convenience Store Gas Bar	<b>Accessory uses:</b> One Principal Dwelling Unit One Secondary Dwelling Unit Accessory Buildings
<b>DISCRETIONARY USES:</b> Parks and Playgrounds	
<b>MINIMUM LOT SIZE:</b> 10 hectares	
<b>SITE COVERAGE:</b> N/A	
<b>FLOOR AREA:</b> N/A	
<b>MAXIMUM BUILDING HEIGHT:</b> 10m	
<b>MINIMUM YARD REQUIREMENTS</b> Front: 10m Side: 15m Rear: 15m	
<b>DENSITY:</b> N/A	

<b>Zone: Public Use/Institutional - PI</b>	
<b>PURPOSE:</b> To accommodate the development of land for community uses related to recreation, education, religion and utilities.	
<b>PERMITTED USES:</b>	
<b>Principal Uses</b> Parks and Playgrounds Churches Community Centers Indoor/Outdoor Recreational Facilities Schools Libraries Museums Firehalls <b>Golf Course 8. A golf course is not a public/institutional use</b> Public Health Care Facilities Child Care Facilities Cemeteries Public Utilities	<b>Accessory uses:</b> One Principal Dwelling Unit One Secondary Dwelling Unit Accessory Buildings
<b>DISCRETIONARY USES:</b> Group Homes Boarding Schools Community Waste Disposal Facility	
<b>MINIMUM LOT SIZE:</b> Schools, Churches, Boarding Schools: 6 hectares Public Utilities, Parks and Playgrounds: No established minimum lot size All other permitted and discretionary uses: 3 hectares	
<b>SITE COVERAGE:</b> N/A	
<b>FLOOR AREA:</b> N/A	
<b>MAXIMUM BUILDING HEIGHT:</b> 10m	
<b>MINIMUM YARD REQUIREMENTS:</b> Front: 10m Side: 15m Rear: 15m	
<b>DENSITY:</b> N/A	

<b>Zone: Commercial – Mixed Use/Tourist Accommodation - CMT</b>	
<b>PURPOSE:</b> To accommodate the development of recreational and tourism based commercial facilities along with a limited number of residential units.	
<b>PERMITTED USES:</b>	
<b>Principal Uses</b> Hotel or Motel Resorts RV Park/Commercial Campground Indoor/Outdoor Recreational Facilities Eating & Drinking Establishment Skiing/Hiking Facilities Travel Guiding Public Utilities Guest Cabin Accommodation Units Equestrian Center Parks and Playgrounds 9 Parks and Playgrounds are not commercial uses	<b>Accessory Uses:</b> Two Dwelling Units Accessory Buildings
<b>DISCRETIONARY USES:</b> Minor Agriculture	
<b>MINIMUM LOT SIZE:</b> 10 hectares	
<b>SITE COVERAGE:</b> N/A	
<b>FLOOR AREA:</b> N/A	
<b>MAXIMUM BUILDING HEIGHT:</b> 10m	
<b>MINIMUM YARD REQUIREMENTS:</b> Front: 10m Side: 15m Rear: 15m	
<b>DENSITY:</b> N/A	
<b>SPECIAL PROVISIONS:</b> 1. Landowners of several contiguous properties zoned as Commercial-Mixed Use/Tourist Accommodation may be able to transfer their residential development potential to a single lot, subject to the conditions addressed within the Hot Springs Road Local Area Plan.	

<b>Zone: Industrial – Limited (IL)</b>	
<b>PURPOSE:</b> To allow the extraction of sand and gravel and the transfer of waste and/or recyclable materials.	
<b>PERMITTED USES:</b>	
<b>Principal Uses</b> Sand and Gravel Extraction Transfer Site/Landfill <b>10 should be removed</b> <b>or discretionary use</b> Recycling Facility or Depot Public Utilities	<b>Accessory uses:</b> Accessory Buildings and Structures
<b>DISCRETIONARY USES:</b>	
<b>MINIMUM LOT SIZE:</b> 6 hectares	
<b>SITE COVERAGE:</b> N/A	
<b>FLOOR AREA:</b> N/A	
<b>MAXIMUM BUILDING HEIGHT:</b> 10m	
<b>MINIMUM YARD REQUIREMENTS:</b> Front: 15m Side: 15m Rear: 15m	
<b>DENSITY:</b> N/A	
<b>SPECIAL PROVISIONS:</b>	

<b>Zone: Environmental Open Space - EOS</b>	
<b>PURPOSE:</b> To conserve areas of vacant public land for the recreational enjoyment of the public while protecting and preserving areas of environmental and/or recreational significance from incompatible development.	
<b>PERMITTED USES:</b>	
<b>Principal Uses</b> Public Open Space Recreational Pursuits Domestic Fuel Wood Harvesting <sup>1</sup> Public Utilities	<b>Accessory uses:</b>
<b>DISCRETIONARY USES:</b> Trails, Roads, and Walkways (Limited and Unlimited Access) <sup>2</sup> Parks and Playgrounds Wildlife Viewing Areas Interpretive Displays Buffers Cemeteries	
<b>MINIMUM LOT SIZE:</b> NA	
<b>SITE COVERAGE:</b> N/A	
<b>FLOOR AREA:</b> N/A	
<b>MAXIMUM BUILDING HEIGHT:</b> N/A	
<b>MINIMUM YARD REQUIREMENTS:</b> N/A	
<b>DENSITY:</b> N/A	
<b>SPECIAL PROVISIONS:</b>	
<ol style="list-style-type: none"> <li>1. Lands used for open space recreational purposes shall be kept primarily in their natural state except where modifications are necessary to facilitate recreational development. These modifications may include, but are not limited to trail and road construction, barricade construction, construction of interpretive viewing areas, earth works, and tree removal.</li> <li>2. Fuelwood cutting shall be subject to applicable legislation and the approval of appropriate management agencies. Specific locations for fuelwood cutting shall be determined through the approval process.</li> <li>3. Where it is deemed necessary, through a public consultative process, existing or proposed trails may be designated for specific uses. Designated trails may be barricaded or posted with signage to deter such things as motorized vehicular access.</li> <li>4. A construction-free shoreline zone of at least 30 metres should be maintained for all year-round rivers, streams, lakes and wetlands, except for access and viewing trails. Where the riverbank is comprised of steep banks, the 30 metre setback should be applied from the top of bank</li> <li>5. Any established home sites, agricultural uses, and other previously approved uses in the construction-free shoreline zone at the time of passage of the amendments to these regulations may continue.</li> </ol>	



**ZONE:** FNLU – First Nation’s Land Use

**PURPOSE:**

To provide a zone to identify those lands owned or selected by the First Nations with no other planned or designated use until such time as the land may be re-designated for other uses pursuant to First Nations Self Government Agreements and First Nations laws. First Nations land Use designated lands may include settlement land; lands set aside, and interim protected land.

**PERMITTED USES:**

**Principal Uses:** Undesignated

**Accessory Uses:** Undesignated

**DISCRETIONARY USES**

None

**MINIMUM LOT SIZE:** N/A

**MINIMUM YARD REQUIREMENTS:** N/A

**SPECIAL PROVISIONS:**

None

**ZONE: FD – FUTURE DEVELOPMENT**

**PURPOSE:**

To provide a zone to protect those lands in their existing state for future residential or agricultural development..

**PERMITTED USES:**

**Principal Uses:** Undesignated  
Public Open Space Recreational Pursuits  
Domestic Fuel Wood Harvesting<sup>1</sup>  
Public Utilities **11 suggest adding these here**  
**Accessory Uses:** Undesignated

**DISCRETIONARY USES** (requires a public consultation process.)

None

**MINIMUM LOT SIZE:** N/A

**MINIMUM REQUIRED YARD SETBACK** N/A

**SPECIAL PROVISIONS:**

Fuelwood cutting shall be subject to applicable legislation and the approval of appropriate management agencies. Specific locations for fuelwood cutting shall be determined through the approval process