

Division 2 – General Provisions

Section 2.1 Home Occupations

2.1.1 Home occupations are permitted in all residential dwellings.

2.1.2 Home occupations shall be located:

- (a) On a parcel of land containing one or more dwelling units; and
- (b) Wholly within the principal building containing the dwelling or within a permitted auxiliary building, provided that not more than 40% of the total floor area (including basements and cellars) of the dwelling unit is occupied by the home occupation.

2.1.3 Home occupations shall not:

- (a) Store outside of a building any materials, containers or products related to the home occupation;
- (b) Include a commercial stable, kennel, restaurant, convenience store, service or repair of small engines, automotive or farm equipment, heavy equipment or marine equipment, or the parking of industrial or construction equipment or materials, other than vehicles duly licensed to operate on public highways;
- (c) Sell goods except those goods directly related to the class of the home occupation;
- (d) Employ a person who does not reside in the dwelling with which the home occupation is associated;
- (e) Erect a sign other than a sign in accordance with the Town's Sign Bylaw;
- (f) Involve manufacturing, welding, or any other light industrial use; and
- (g) Produce noise, vibrations, smoke, dust, odour, litter, or heat, other than that normally associated with a dwelling, nor shall it create or cause any fire hazard, electrical interference, or traffic congestion on the street.

2.1.4 Home occupations shall meet all requirements of municipal bylaws and the BC Building Code.

2.1.5 Home occupation Business Licenses will only be issued and approved by the Licensing Official when the requirements under this section are fulfilled by the applicant.

Section 2.14 Shipping Containers

- (b) Prior written permission from the Airport Manager is necessary for placing a shipping container in the AP-1 zone. The Manager may permit more than one shipping container on an AP-1 parcel if found necessary to support emergency operations.
 - (c) Despite 2.14.1 (a), no shipping containers shall be placed on the A-1 Agricultural land abutting the AP-1 zone.
 - (d) Shipping containers are permitted within the C-2, P-1A, industrial, and AP-2 Airport Industrial zoned properties, with no limit on the maximum container size, number, and duration of use.
- 2.14.2 The shipping containers permitted in accordance with Section 2.14.1 (d) shall only be used to store materials or products that are incidental to the operation of a use located on the parcel and may not be used for any permitted mini storage use.
- 2.14.3 No shipping container may be located within a landscape buffer, front yard, or setback area, or within 3 m of any parcel line adjoining a parcel zoned for residential use. Where visible from a street a shipping container must be either screened using landscaping or clad in a material and colour that conforms to the character of the principal building.
- 2.14.4 A shipping container permitted on a residential zone parcel under Section 2.14.1 (a) may be used only for the temporary storage of tools and materials during the construction or alteration of any building or structure for which a building permit has been obtained and has not expired, and the container must be removed within 14 days of completion of the work.

Section 2.15 Auxiliary Uses, Buildings & Structures

2.15.1 General

- (a) No auxiliary building or structure shall be erected on any parcel unless the principal building has been erected or will be erected simultaneously with the auxiliary building, unless otherwise permitted under Section 2.15.1 of this bylaw.
- (b) An auxiliary building shall not be located less than 1.2 m from any lane or parcel line.
- (c) An auxiliary building or structure shall not be used as a dwelling or sleeping unit or for any bed and breakfast or short-term rental use, except as otherwise provided for in this Bylaw.
- (d) An auxiliary building shall not be located within the front yard setback prescribed for the principal building in the zone in which it is located,
- (e) An auxiliary building's height may not exceed 6.0 m or that of the principal structure, unless otherwise specified in this bylaw.
- (f) Structures associated with a solar energy system for on-site consumption shall comply with the setback requirements established under this section but are exempt from height and parcel coverage restrictions.

2.15.2 Auxiliary Buildings in the Residential and Public Use Zones

- (a) An auxiliary building in a Residential or Public Use zone shall not:
 - (i) exceed the height of the principal building; or
 - (ii) be located between a principal building and the front parcel line.

2.15.3 Auxiliary Buildings in the Commercial and Industrial Zones

- (a) Auxiliary buildings are not permitted in C-1 and C-1A zones.

- (b) An permitted auxiliary building in a Commercial or Industrial zone shall:
 - (i) not be located in between a principal building and the front parcel line, unless otherwise permitted in this bylaw; and
 - (ii) where visible from an abutting street, be screened with a 1.8 m high fence or hedge.

2.15.4 Notwithstanding Section 2.15.1.(d), greenhouses are permitted in residential zones and may be located in a front yard setback area when used for food production if the following requirements are met:

- (a) Floor area may not exceed 20.0 m².
- (b) Maximum one greenhouse per parcel.
- (c) When located in the front yard, floor area may not exceed 10% of the front yard area.
- (d) Must be at least 2.0 m from the front parcel line.
- (e) Must comply with siting regulations in Section 2.15.1 (b) of this bylaw.
- (f) May not exceed 3.0 m in height.

2.15.5 Notwithstanding the regulations established by section 2.15.2 (a) (ii), a gazebo may be sited on the front yard of a residentially-zoned parcel provided that the following requirements are met:

- (a) Height is less than 2.5 metres
- (b) Floor area is less than 10 m²
- (c) Edge of the structure is at least 4 m setback from the front parcel line
- (d) No other auxiliary structure is located on the front yard.

2.15.6 The following table applies to all uses and zones excluding industrial zones. The total combined floor area of all auxiliary buildings on a parcel, excluding greenhouses and carriage houses, and shipping containers for temporary storage placed in accordance with section 2.14.1 shall not exceed the following:

Size of Parcel	Maximum Floor Area
i. Parcels up to 580.4 m ²	60.0 m ²
ii. Lots from 580.5 m ² to 1,348.8 m ²	80.0 m ²
iii. Lots from 1,348.9 to 2,023.4 m ²	111.5 m ²
iv. Lots from 2,023.5 to 4,046.8 m ²	139.4 m ²
v. Lots from 4,046.9 to 10,117.5 m ²	202.3 m ²
vi. Lots larger than 10,117.5 m ²	250.0 m ²

Section 2.16 Properties in Agricultural Land Reserve (ALR)

2.16.1 Lands and uses permitted on lands within the Agricultural Land Reserve are subject to the *Agricultural Land Commission Act* (ALC), Agricultural Land Reserve (ALR) Regulations, and any orders of the Agricultural Land Commission.