

ZONING

R4 (Waterfront Residential II) and H1A (Small Holdings – Additional dwelling) under Regional District of Bulkley-Nechako Zoning Bylaw No. 700 as per zoning map

ALR Status: NO

Building Permits Required: YES

- **Note:** The BC Building Code remains applicable regardless of building permit requirements.

Archaeological Site: NO

SECTION 9 - WATERFRONT RESIDENTIAL II ZONE (R4)

9.01 - Permitted Uses

In the Waterfront Residential II Zone the following uses of land, buildings or structures, and no other uses, are permitted:

- (a) single family dwelling;
- (b) two family dwelling;
- (c) home occupation;
- (d) buildings and structures accessory to the permitted principal uses.

9.02 - Parcel Area

The minimum parcel area required in the Waterfront Residential II Zone is 8000 square metres (1.98 acres).

9.03 - Minimum Water Frontage

Each parcel in the Waterfront Residential II Zone which abuts a lake or watercourse shall have not less than 60 metres (197 ft.) of water frontage.

9.04 - Density

Not more than one single family dwelling or one two family dwelling shall be located on a parcel in the Waterfront Residential II Zone.

9.05 - Parcel Coverage

In the Waterfront Residential II Zone buildings and structures shall not cover more than thirty-three percent of the parcel area.

9.06 - Setback

Subject to Section 4.06, in the Waterfront Residential II Zone no building or structure or part thereof, except a fence shall be located within the setback prescribed below:

- (a) 7.5 metres (24.61 ft) from the front parcel line;
- (b) 1.5 metres (5 ft) from any other parcel line.

In the Waterfront Residential II Zone the maximum fence height for front yards is 1.2 metres (4 ft) and 1.8 metres (6 ft) for rear yards

9.07 - Parking

Off-street parking space shall be provided in accordance with provisions of Section 27 of this bylaw.

Section 12.1 - SMALL HOLDINGS (ADDITIONAL DWELLING) ZONE (H1 A)

12.01 - Permitted Uses

In the Small Holdings (Additional Dwelling) Zone the following uses of land, buildings or structures, and no other uses, are permitted:

- (a) single family dwelling;
- (b) two family dwelling;
- (c) agriculture;
- (d) horticulture, nursery, greenhouse;
- (e) silviculture;
- (f) kennel and veterinary clinic;
- (g) home occupation;
- (h) buildings and structures accessory to the permitted principal uses.

12.02 - Parcel Area

The minimum parcel area required in the Small Holdings (Additional Dwelling) Zone is 2 hectares (4.94 acres).

12.03 - Density

Not more than two single family dwellings or one two family dwelling shall be located on a parcel in the Small Holdings (Additional Dwelling) Zone.

12.04 - Dwelling Area

In the Small Holdings (Additional Dwelling) Zone only one single family dwelling per parcel is permitted a gross floor area which exceeds 100 square metres (1,076 ft²).

12.05 - Setback

(1) In the Small Holdings (Additional Dwelling) Zone no building or structure or part thereof, except a fence shall be located within the setback prescribed below:

- (a) 7.5 metres (24.61 ft.) from the front and rear parcel lines;
- (b) 5 metres (16.4 ft.) from any other parcel line which does not abut a highway;
- (c) 7.5 metres (24.6 ft.) from any other parcel line which abuts a highway.

(2) In the Small Holdings (Additional Dwelling) Zone, the distance between single family dwellings on the same parcel shall not be less than 15 metres (49.21 ft.).

12.06 - Parking

Off-street parking space shall be provided in accordance with provisions of Section 27 of this bylaw.