

DISTRICT OF HIGHLANDS

Bylaw No. 138

A Bylaw to amend the “HIGHLANDS ZONING BYLAW NO. 100, 1998”

The Council of the District of Highlands in open meeting assembled enacts as follows:

1. The “Highlands Zoning Bylaw, No. 100, 1998” is amended as follows:

A. Section 5 Establishment and Designations of Zones

Add in subsection (1) the following in their respective columns:

<u>Short Form</u>	<u>Zone</u>
RR10	Rural Residential 10
RRI I	Rural Residential 11
RR12	Rural Residential 12

B. Add the following in numbered sequence:

SECTION 6.10 RURAL RESIDENTIAL 10 (RR10) ZONE

6.10.1 Permitted Uses

(1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 10 (RR10) Zone:

- (a) *Residential*
- (b) *Home-based business*
- (c) *Accessory uses*

6.10.2 Residential Density

(1) There shall be no more than one (1) dwelling unit on each lot. For the purposes of this subsection, lot excludes common property in a Bare Land Strata Plan.

6.10.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The height of a dwelling unit shall not exceed 9 metres.
- (2) No building or structure shall be sited within 4 metres of a front lot line.
- (3) No building or structure shall be sited within 2 metres of a side lot line.

- (4) No building or structure shall be sited within 4 metres of a side lot line that abuts an access route in a Bare Land Strata Plan.
- (5) No building or structure shall be sited within 7.5 metres of a rear lot line.
- (6) The total floor area of all buildings on a lot shall not exceed 275 square metres.
- (7) Despite section 3.8(7)(b) of this Bylaw, a required parking space shall not be placed or maintained within four (4) metres of any front lot line, within seven and a half (7.5) metres of any rear lot line, or within two (2) metres of any side lot line.

6.10.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless lots created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite section 6.10.4(1), if the amenities described in section 12.8.1 of this Bylaw are provided, and if the District of Highlands and Western Forest Products Limited have entered into a Development Agreement providing that amenity funds, equivalent to 50% of the profits from the development, are paid to the District to be contributed to reserve funds for: trail or park development or acquisition, or for road improvements or fire protection infrastructure, subdivision plans may be approved to create a maximum of twenty seven (27) residential lots (excluding common property in a Bare Land Strata Plan) with no lot less than 500 square metres. (5,380 sq. ft.).

SECTION 6.11 **RURAL RESIDENTIAL 11 (RR11) ZONE**

6.11.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 11 (RR11) Zone:
 - (a) *Residential*
 - (b) *Home-based business*
 - (c) *Accessory uses, buildings and structures*

6.11.2 Residential Density

- (1) There shall be no more than one (1) dwelling unit on each lot. For the purposes of this subsection, lot excludes common property in a Bare Land Strata Plan.

6.11.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The height of a dwelling unit shall not exceed 9 metres.
- (2) The height of an accessory building or structure shall not exceed 6 metres.
- (3) No building or structure shall be sited within 10 metres of a front lot line.
- (4) No building or structure shall be sited within 3 metres of a side lot line.
- (5) No building or structure shall be sited within 4 metres of a side lot line that abuts an access route in a Bare Land Strata Plan.
- (6) No building or structure shall be sited within 10 metres of a rear lot line.
- (7) The total floor area of all buildings on a lot shall not exceed 300 square metres.
- (8) The total floor area of all accessory buildings on a residential lot shall not exceed 70 square metres.
- (9) Despite section 3.8(7)(b) of this Bylaw, a required parking space shall not be placed or maintained within ten (10) metres of any front lot line, within ten (10) metres of any rear lot line, or within three (3) metres of any side lot line.

6.11.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless lots created by the subdivision have a minimum area of at least 12 hectares (30 acres).

- (2) Despite section 6.11.4(1), if the amenities described in section 12.9.1 of this Bylaw are provided, and if the District of Highlands and Western Forest Products Limited have entered into a Development Agreement providing that amenity funds, equivalent to 50% of the profits from the development, are paid to the District to be contributed to reserve funds for: trail or park development or acquisition, or for road improvements or fire protection infrastructure, a subdivision plan may be approved to create a maximum of eight (8) residential lots (excluding common property in a Bare Land Strata Plan with no lot less than 2,000 square metres. (0.5 acres).

SECTION 6.12 RURAL RESIDENTIAL 12 (RR12) ZONE

6.12.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural Residential 12 (RR12) Zone:
 - (a) *Residential*
 - (b) *Home-based business*
 - (c) *Agriculture*
 - (d) *Accessory uses, buildings and structures*

6.12.2 Residential Density

- (1) There shall be no more than one (1) dwelling unit on each lot. For the purposes of this subsection, lot excludes common property in a Bare Land Strata Plan.

6.12.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) The height of a dwelling unit shall not exceed 9 metres.
- (2) The height of an accessory building or structure shall not exceed 6 metres.
- (3) No building or structure shall be sited within 10 metres of a front lot line.
- (4) No building or structure shall be sited within 3 metres of a side lot line.
- (5) No building or structure shall be sited within 10 metres of a side lot line that abuts an access route in a Bare Land Strata Plan.

- (6) No building or structure shall be sited within 10 metres of a rear lot line.
- (7) The total floor area of all buildings on a lot shall not exceed 350 square metres.
- (8) The total floor area of all accessory buildings on a residential lot shall not exceed 100 square metres.
- (9) Despite section 3.8(7)(b) of this Bylaw, a required parking space shall not be placed or maintained within ten (10) metres of any front lot line, within ten (10) metres of any rear lot line, or within six (6) metres of any side lot line.

6.12.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless lots created by the subdivision have a minimum area of at least 12 hectares (30 acres).
- (2) Despite section 6.12.4(1), if the amenities described in section 12.10.1 of this Bylaw are provided, and if the District of Highlands and Western Forest Products Limited have entered into a Development Agreement providing that amenity funds, equivalent to 50% of the profits from the development, are paid to the District to be contributed to reserve funds for: trail or park development or acquisition, or for road improvements or fire protection infrastructure, subdivision plans may be approved to create a maximum of seven (7) residential lots (excluding common property in a Bare Land Strata Plan with no lot less than 4,000 square metres. (1.0 acre).

SECTION 12 **AMENITIES**

SECTION 12.8 **RURAL RESIDENTIAL TEN (RR10)**

12.8.1 Land with an area of no less than 3.8 ha. in the RR10 Zone may be subdivided into the maximum number of residential lots and the prescribed lot area specified in section 6.10.4(2) of this Bylaw, if the following amenities are provided and the Development Agreement referred to in Section 6.10.4(2) has been entered into:

- (1) Park dedication to the satisfaction of the District of Highlands.
- (2) Protection of a regional trail route to the satisfaction of the District of Highlands.

- (3) Registration of covenants protecting sensitive areas.
- (4) Public use of trails through common property by registration of statutory rights of way to the satisfaction of the District of Highlands.

SECTION 12.9 RURAL RESIDENTIAL ELEVEN (RR11)

12.9.1 Land with an area of no less than 2.0 ha. in the RR11 Zone may be subdivided into the maximum number of residential lots and the prescribed lot area specified in section 6.11.4(2) of this Bylaw, if the following amenities are provided and the Development Agreement referred to in Section 6.11.4(2) has been entered into:

- (1) Park dedication to the satisfaction of the District of Highlands.
- (2) Protection of a regional trail route to the satisfaction of the District of Highlands.
- (3) Registration of covenants protecting sensitive areas.
- (4) Public use of trails through common property by registration of statutory rights of way to the satisfaction of the District of Highlands.

SECTION 12.10 RURAL RESIDENTIAL TWELVE (RR12)

12.10.1 Land with an area of no less than 3.7 ha. in the RR12 Zone may be subdivided into the maximum number of residential lots and the prescribed lot area specified in section 6.12.4(2) of this Bylaw, if the following amenities are provided and the Development Agreement referred to in Section 6.12.4(2) has been entered into:

- (1) Park dedication to the satisfaction of the District of Highlands.
- (2) Protection of a regional trail route to the satisfaction of the District of Highlands.
- (3) Registration of covenants protecting sensitive areas.
- (4) Public use of trails through common property by registration of statutory rights of way to the satisfaction of the District of Highlands.

C. Schedule A (the Zoning Map) is amended by deleting from the Greenbelt Two (GB2) Zone and including in the Rural Residential Ten (RR10), Rural Residential Eleven (RR11), Rural Residential Twelve (RR12) and Park 1 (P1) Zones, those areas of land marked as such on the map attached to this Bylaw as Appendix A.

2. This Bylaw may be cited as "Highlands Zoning Amendment Bylaw No. 138, 2000".

READ A FIRST TIME THIS	4 TH	DAY OF	DECEMBER	2000.
READ A SECOND TIME THIS	2 ND	DAY OF	APRIL	2001.
PUBLIC HEARING HELD THIS	12 TH	DAY OF	JUNE	2001.
READ A THIRD TIME THIS	18 TH	DAY OF	JUNE	2001.
ADOPTED THIS	3 RD	DAY OF	JULY	2001.

MAYOR

CLERK