



DISTRICT OF HIGHLANDS

BYLAW NO. 308

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, Bylaw No. 100, 1998” is hereby amended as follows:

(a) In **Section 3.8 (6) Number of Parking Spaces:**

- (i) Under the column labeled, “LAND USE,” under (xii) Hotels **add**, “(xiii) Day Cares;”
- (ii) Under the column labeled, “REQUIRED PARKING SPACES,” under 0.75 space per tourist accommodation unit **add**, “6 spaces plus one per staff;”

(b) In **Section 5 Establishment and Designation of Zones:**

- (iii) Under the column labeled, “Short Form,” under R3C **add**, “R3D;”
- (iv) Under the column labeled, “Zone,” under Rural 3C **add**, “Rural 3D;”

(c) After Section 7.3C **add** the following:

SECTION 7.3D **RURAL 3D (R3D) ZONE**

7.3D.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 3D (R3D) Zone:
 - (a) *Residential*
 - (b) *Day Care as regulated by the Community Care and Assisted Living Act, as amended from time to time, for not more than 25 children*
 - (c) *Agricultural*
 - (d) *Accessory uses, buildings and structures*

7.3D.2 Residential Density

- (1) There shall be no more than one (1) *dwelling unit* on each *lot*.

7.3D.3 Siting and Dimensions of Buildings and Structures

- (1) The *height* of a *dwelling unit* and/or any *building* or *structure* used for day care shall not exceed 10.5 metres.
 - (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
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- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no building used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no building used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* use for *Agriculture* shall be sited within 15 metres of a *rear lot line*.
- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.

7.3D.4 Fencing Requirements

- (1) Fencing at least 1.8m (6 ft) high shall be installed along all lot lines shared with industrial-zoned properties.
- (2) Solid fencing at least 1.8m (6 ft) high shall be provided along all lot lines shared with residential-zoned properties.

7.3D.5 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 0.68 hectare (1.68 acres) may be created by subdivision.

2. “Highlands Zoning Bylaw No. 100, 1998” is further amended by altering Schedule A, Zoning Map, to designate the lands shown shaded in Schedule “A” to this Bylaw as the Rural 3D (R3D) Zone.
3. This Bylaw may be cited as “Highlands Zoning Amendment Bylaw No. 308, 2008”.

READ A FIRST TIME THIS	21 st	DAY OF	July, 2008
READ A SECOND TIME THIS	21 st	DAY OF	July, 2008
PUBLIC HEARING HELD THIS	18 th	DAY OF	August, 2008
READ A THIRD TIME THIS	18 th	DAY OF	August, 2008
ADOPTED THIS	18 th	DAY OF	August, 2008

MAYOR

CORPORATE OFFICER

Schedule "A" to Bylaw No. 308

