

VILLAGE OF CACHE CREEK

ZONING BYLAW

Bylaw No. 6-010, 2026



Amendments

Amending Bylaw	Effective Date

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SCHEDULE 'B' ZONING MAP

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1 ADMINISTRATION

1.1 ADMINISTRATION

- 1.1.1** This Bylaw may be cited as the “Village of Cache Creek Zoning Bylaw No. 6-010, 2026”.
- 1.1.2** This Bylaw applies to all land, bodies of water, buildings and structures within the boundaries of the Village of Cache Creek.
- 1.1.3** If any part, section, subsection, clause, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder of the Bylaw.

1.2 GENERAL COMPLIANCE

- 1.2.1** Land including any water surface, building or structure may only be used, constructed, altered or located as specified by this Bylaw and any related permitting procedure.

1.3 GENERAL PROHIBITIONS

- 1.3.1** Any use not specifically listed as a permitted use in a particular zone or in the bylaw itself is prohibited.
- 1.3.2** Any new construction, alteration or subdivision should not violate any provisions of the bylaw.
- 1.3.3** No temporary habitation should exist that is not otherwise permitted in this Bylaw.

1.4 SEVERABILITY

- 1.4.1** If any section, subsection, sentence, clause or phrase of this Bylaw is held to be invalid by a Canadian government court, the invalid portion shall be severed, and the decisions will not affect the validity of the remainder of the Bylaw.

1.5 APPLICATIONS IN PROCESS

- 1.5.1** Any development application, including but not limited to building permits, development permits, or rezoning applications, that has been submitted and approved prior to the date of adoption of this Bylaw may proceed in accordance with the regulations, conditions, and approvals in place at the time of approval, provided that the development does not pose a hazard to public safety, the environment, or create a significant adverse impact on surrounding properties or government infrastructure.
- 1.5.2** Council will act in good faith to permit such applications to proceed, in recognition of prior approvals, and to avoid undue hardship to applicants.
- 1.5.3** As of the date this Bylaw is adopted by Council, all new applications must comply with the provisions of this Bylaw.

1.6 DIMENSIONAL VARIANCE ALLOWANCE

- 1.6.1** If any permitted measurement is unintentionally off by no more than 0.1 m for measured distance or 1 m² for area, it may be allowed without penalty or revision. The variance must not encroach on property lines or pose a risk or hazard to the public or environment. Excessive mistakes or intentional errors may require revisions.

2 RULES OF INTERPRETATION

2.1 GENERAL INTERPRETATIONS

- 2.1.1** Words expressed in the present tense shall be interpreted to include all other tenses and their derivative forms. Similarly, singular terms shall be understood to include the plural, and vice versa. The word “person” refers to individuals as well as legal entities such as corporations, firms, partnerships, trusts, and other comparable organizations as well as an individual.
- 2.1.2** Words have the same meaning whether they are capitalized or not. The words “shall” and “is” indicate mandatory compliance, unless a variance has been granted under the provisions of the *Local Government Act*.
- 2.1.3** The phrase “used for” shall be interpreted to include “arranged for”, “designed for”, “maintained for”, or “occupied for”.
- 2.1.4** Any word, phrase, or term not specifically defined in this section, the Definitions section, or in the *Local Government Act*, shall be given their usual and customary meaning.

2.2 SCHEDULES

- 2.2.1** The following schedule attached to this Bylaw is incorporated into and forms part of this Bylaw:
- Schedule “B” – Zoning Map

2.3 UNITS OF MEASURE IN THIS BYLAW

- 2.3.1** This bylaw contains metric and imperial units for convenience purposes. Imperial units are listed as approximations to keep the document readable. If there is a disagreement over the difference between unit types, the metric units stated in the bylaw will always take precedence over the imperial units.

3 BUILDING & PARCEL REGULATIONS

3.1 APPLICATION OF SITING REQUIREMENTS TO STRATA AND BARE LAND STRATA PARCEL

- 3.1.1** Siting regulations under this Bylaw apply to bare land strata parcels.
- 3.1.2** The interior side parcel line requirements of this Bylaw shall not apply to strata parcels under a registered plan pursuant to the *Strata Property Act* and *Bare Land Strata Regulations* where there is a common wall shared by two or more dwellings within a building.

3.2 BUILDING HEIGHT EXCEPTIONS

- 3.2.1** The maximum building height regulations established in this Bylaw shall not apply to the following structures and features:

a) Domes and cupolas
b) Monuments
c) Chimneys
d) Spires, steeples, and belfries
e) Radio and television towers or antennas
f) Poles and flood lights
g) Silos
h) Transmission towers
i) Hose towers and fire alarm towers
j) Drive-in theatre projection screens
k) Water tanks and cooling towers
l) Observation towers
m) Stadiums
n) Mechanical appurtenances located on rooftops

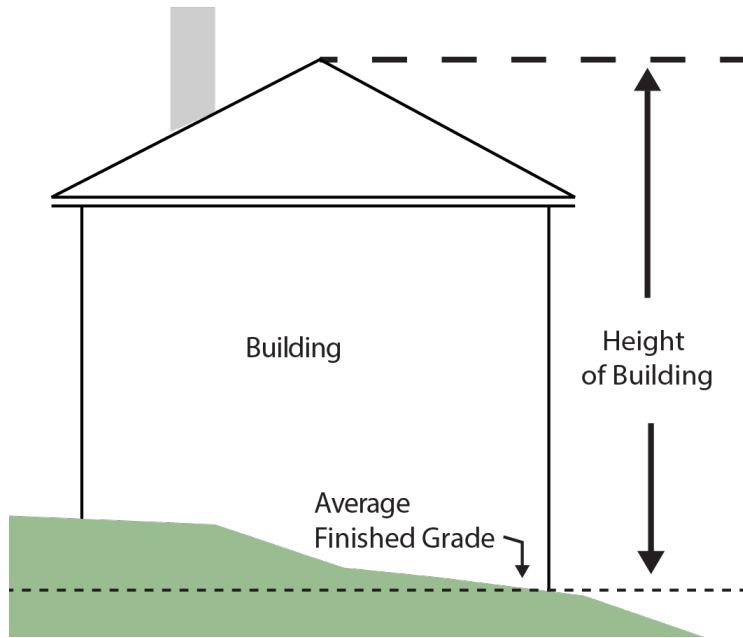


Figure 1| Definition of Building Height

3.3 PROJECTIONS INTO SETBACK AREAS

3.3.1 No building or structure shall be located within the setback area required by this Bylaw, except for the following:

a) a sign
b) a fence
c) steps
d) a patio, terrace, porch, balcony or canopy
e) a gutter, eaves, cornice, sill, bay window or chimney
f) an arbor, trellis, fishpond, ornament, flagpole or similar landscape feature
g) a gasoline service pump or pump island

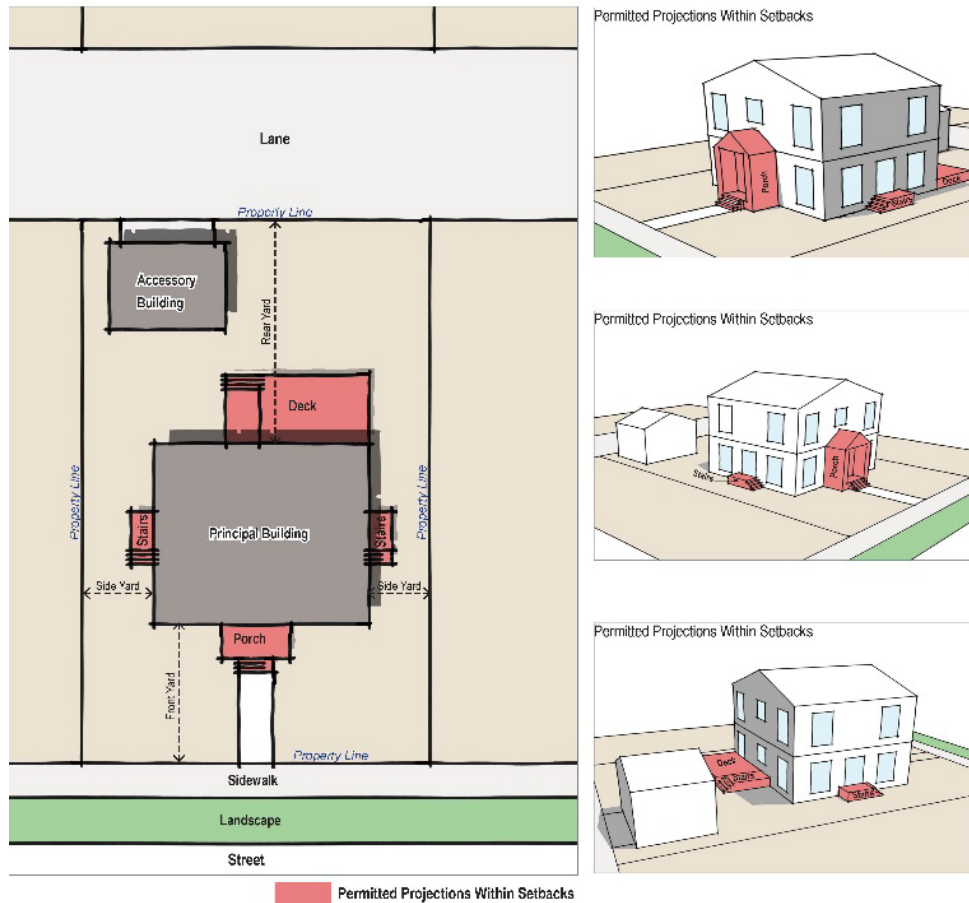


Figure 2 | Permitted Projections within Setbacks

3.4 VISIBILITY CLEARANCE AT INTERSECTIONS

3.4.1 In any zone, no fence, wall or structure other than a permitted principal building or accessory building shall be erected to a height greater than 1.0 m [3 ft 3 in] and no hedge, bush, shrub, tree or other growth shall be maintained or allowed to grow so as to obstruct vision clearance in the area bounded by:

- a) The intersecting parcel lines at a street or lane corner and a line joining points along said parcel lines 6.0 m [20 ft] from their point of intersection; as illustrated in Figure 3.

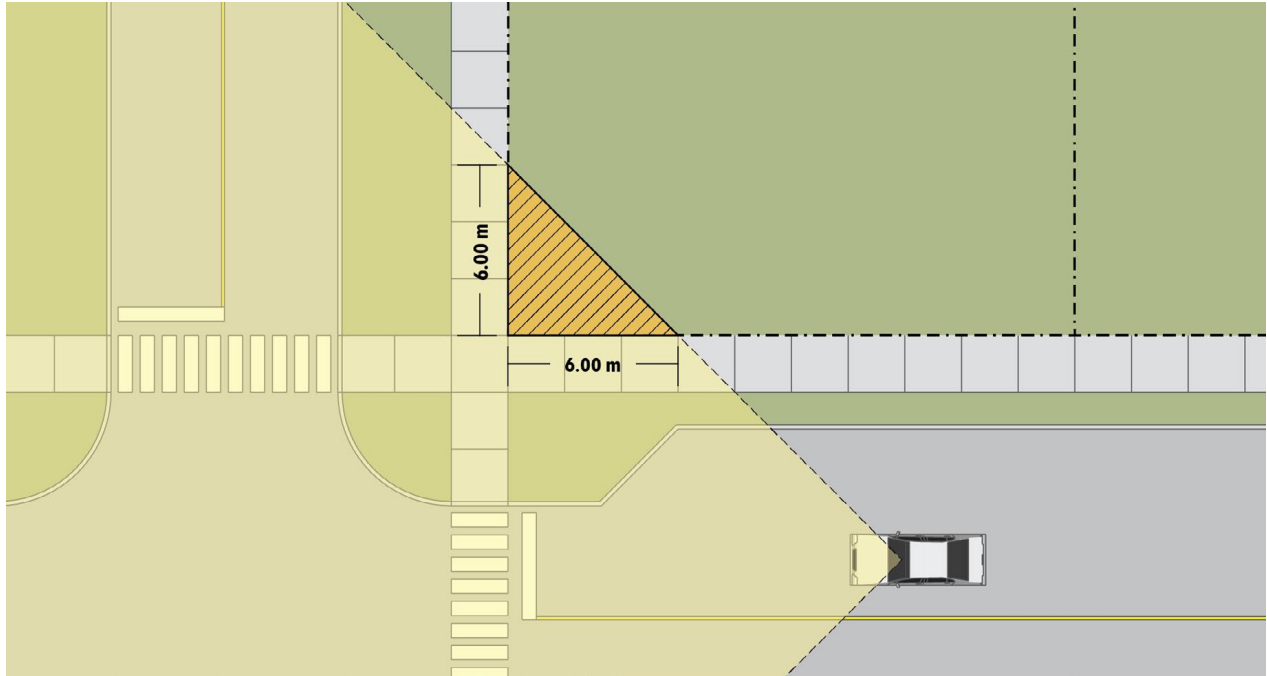


Figure 3 | Intersection Sight Triangle

4 GENERAL USE REGULATIONS

4.1 APPLICABILITY

- 4.1.1** Except as otherwise specified in this Bylaw, Section 4 applies to all zones established under this Bylaw.

4.2 FLOOD MANAGEMENT PROVISIONS

- 4.2.1** Flood management provisions which apply to the Village of Cache Creek are set out in the Village's applicable Floodplain Management Bylaw.

4.3 PERMITTED USES

- 4.3.1** No land, Building, or Structure may be used for any Use other than those specifically listed under the headings "Principal Uses", "Accessory Uses" or "Conditional Uses" in the Zone in which the land, Building, or Structure is located, and no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than uses specifically permitted in that Zone.
- 4.3.2** A use listed under "Accessory Uses" is only permitted if a use listed under the "Principal Uses" is lawfully established and ongoing in accordance with the general regulations applicable to the use, as identified in this Bylaw.
- 4.3.3** Where a Zone includes a "Minimum Lot Area", "Minimum Lot Frontage", "Minimum Lot Width", "Minimum Front, Rear or Side Setback", then a Lot that does not satisfy all minimum requirements for the regulated use may not be used for that use, unless the Lot was created prior to the adoption of this Bylaw and no other permitted use is available for the Lot.
- 4.3.4** A use not specifically permitted in a Zone is prohibited from that Zone.
- 4.3.5** A use not specifically permitted in this Bylaw is prohibited within the Village.
- 4.3.6** Notwithstanding the other regulations of this section, the following uses are permitted in all Zones:
- a) Parks, playgrounds, public recreation facilities, and open space conservation areas;
 - b) Public service uses;
 - c) Community garden; and
 - d) Roads, lanes and pathways.

4.4 ACCESSORY USE, BUILDINGS & STRUCTURES

- 4.4.1** No accessory use shall be established on any parcel unless the principal building has previously been erected, or accessory use is established simultaneously with the principal building.
- 4.4.2** The height, setbacks, and size of an accessory building shall be in accordance with the applicable zone regulations.
- 4.4.3** The accessory use shall not be located closer to the front parcel line or exterior side parcel line than the principal building.

4.5 FENCING & SCREENING

- 4.5.1** Fencing and screening shall be restricted as follows:

Table 1 | Maximum Heights for Fencing

Zone(s)	Maximum Height from ground level of Screening or Fencing in the Front Yard	Screening or Fencing in a Side Yard or Rear Yard
R1, R2, R3, C1	1.2 m [4 ft]	2.0 m [6 ft]
C2	1.2 m [4 ft]	2.5 m [8 ft]
C3	1.2 m [4 ft]	2.0 m [6 ft]
M1, P1, P2, P3	2.4 m [8 ft]	3.5 m [11 ft]

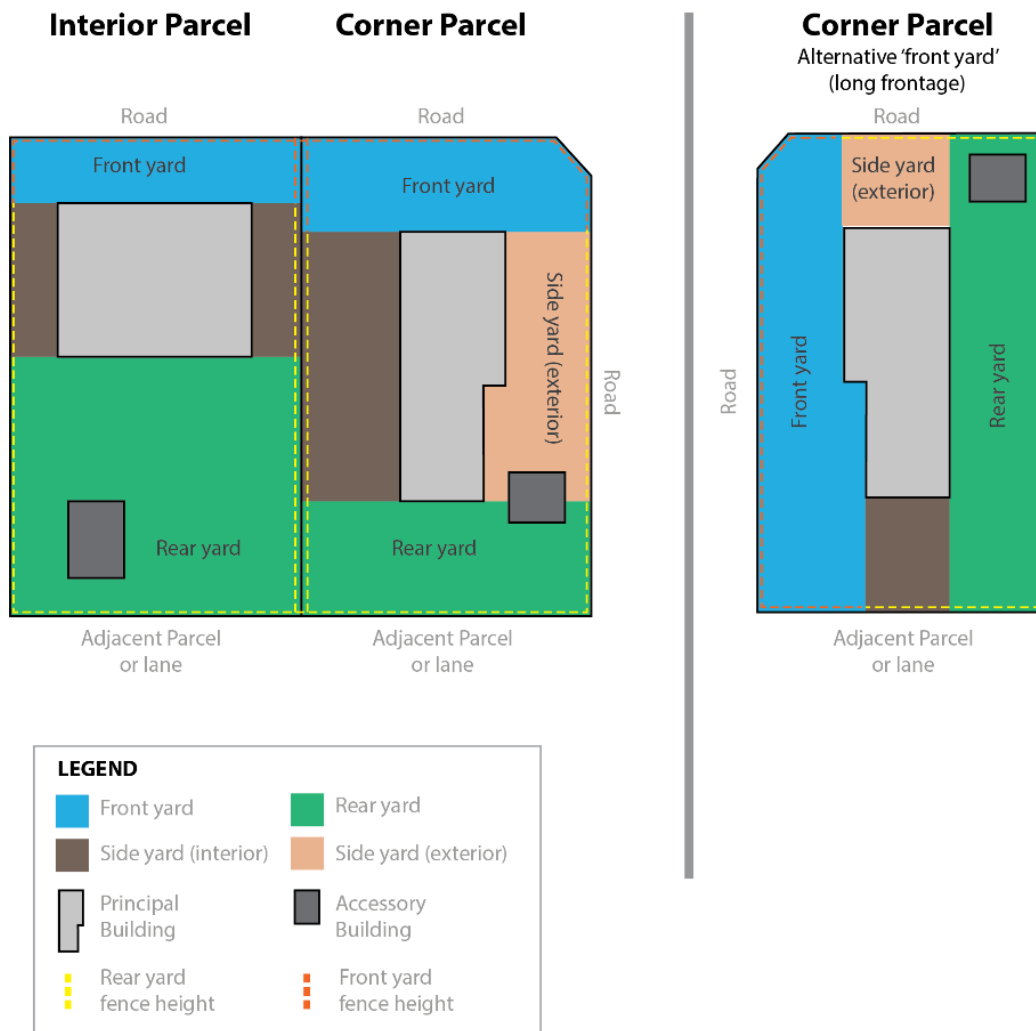


Figure 4 | Yard Definitions with Fence Heights

4.6 EMERGENCY HOUSING

4.6.1 Despite any other provisions of this Bylaw, the following uses shall be permitted in any Land Use Zone within the Village, subject to the issuance of a Temporary Use Permit:

- Residential Buildings providing Emergency Shelter and Services.
- Residential Buildings designated for Transitional Housing.

4.6.2 Furthermore, despite any other provisions of this Bylaw, the following use shall be permitted in any Land Use Zone within the Village to support safe and confidential sheltering for individuals fleeing violence:

- Residential Buildings designated as Safe Homes.

5 Residential Use Regulations

5.1 ACCESSORY DWELLING UNITS (ADUs)



Figure 5 | Different Types of Accessory Dwelling Units (ADUs)

5.1.1 Accessory dwelling units (ADUs) shall only be permitted on a parcel:

- a) With a single detached dwelling and no other dwelling units unless otherwise stated in this Bylaw;
- b) Where municipal piped water and sewer service is available, or where municipal piped water and sewer is not available the lot size is greater than 1.0 ha (2.5 ac);
- c) Where no other accessory dwelling unit is located; and
- d) One additional parking stall is provided for the ADU.

5.1.2 As referred to in 5.1.1 (b) above, where municipal water and sewer is not available and the lot size is greater than 1.0 ha (2.5 ac) the applicant for an Accessory Dwelling Unit shall also identify a reserve dispersal area that can be used in the event of primary dispersal field failure.

5.1.3 An **Attached ADU** or **Detached ADU** cannot be strata subdivided from the principal dwelling or parcel.

5.2 ATTACHED ACCESSORY DWELLING UNITS



5.2.1 Where permitted in a zone, **Attached Accessory Dwelling Units** (ADUs) shall comply with the following regulations:

- a) The maximum floor area for an **Attached ADU** cannot exceed the following:
 - i. If comprised of a main floor, garage conversion, above garage suite, or upper storey, 60% of the total habitable floor space of the residence
 - ii. If comprised of a basement, then 100% of the floor area of the basement.

5.3 DETACHED ACCESSORY DWELLING UNITS



5.3.1 Where permitted in a zone, **Detached Accessory Dwelling Units** (ADUs) shall comply with the following regulations:

- a) The maximum floor area for a **Detached ADU** cannot exceed the following:

- i. 95 m² on lots less than 1,000 m² and 140 m² on parcels greater than 1,000 m²; and
- ii. In no case shall the gross floor area of a detached accessory dwelling unit be greater than 60% of the gross floor area of the principal dwelling unit.

5.3.2 A **Detached ADU** is not permitted on a lot that contains an **Attached ADU** unless otherwise stated in this Bylaw.

5.3.3 The entrance to the **Detached ADU** shall be a separate exterior entrance that does not require passage through any part of the building used for motor vehicle parking or accessory uses.

5.3.4 A **Detached ADU** must be separated a minimum distance of 3.0 m from the single detached dwelling on the same parcel.

5.3.5 A **Detached ADU** shall not be subdivided, stratified, or otherwise legally separated from the principal single detached dwelling on the parcel.

5.3.6 A **Detached ADU** shall not include roof top decks.

5.3.7 Off-street parking for a **Detached ADU** shall be provided in accordance with this Bylaw.

5.4 HOME-BASED BUSINESSES

5.4.1 Home-based businesses are divided into two categories:

- a) Home-based businesses – minor; and
- b) Home-based businesses – major.

- 5.4.2** A person operating a home-based business shall possess a Village of Cache Creek business license where applicable.
- 5.4.3** Prohibited home-based businesses include vehicle repair and maintenance, welding, industrial activity, commercial kennels, salvage yards, cannabis retail, entertainment or event venues, any business using heavy machinery or power tools, manufacturing or painting, any outdoor storage or display, or any other business type deemed to be inappropriate for residential spaces.
- 5.4.4** A home-based business must not cause any nuisance or disturbance to the surrounding area including noise, pollution, traffic, on-street parking or any other disturbance that could negatively impact the quality of life for residents or the residential character of the area.

5.5 HOME-BASED BUSINESS - MINOR

- 5.5.1** Home-based businesses shall be permitted only where they comply with the following regulations:
- a) No outdoor storage of material associated with the home-based business is permitted;
 - b) No external evidence of a home-based business is permitted other than a sign no larger than 0.2 m² [2 ft²] in area and the sign has been issued a sign permit;
 - c) No exterior structural alterations shall be made to a dwelling or building used for residential purposes to change its appearance to that of a commercial, industrial, or non-residential use. Including, but is not limited to, additions, facade changes, or external modifications that introduce features uncharacteristic of residential buildings. All changes must be compatible with the scale, design, and form of surrounding residential structures;
 - d) The home-based business shall be carried out wholly within a dwelling or accessory building;
 - e) No in-person retail sales other than the sale of goods produced on the premises are permitted;
 - f) Parking for the home-based business is restricted to any privately owned parking spaces of the resident;
 - g) Employees of a home-based business shall be limited to residents of the parcel on which the home-based business is taking place; and

- h) The home-based business shall not occupy more than 50 m² of the dwelling unit or accessory building, or 25% of the gross floor area of the dwelling unit, whichever is less.

5.6 HOME-BASED BUSINESS - MAJOR

5.6.1 Home-Based Businesses - Major shall be permitted only where they comply with the following regulations:

- a) A maximum of one sign is permitted where it is no larger than 0.2 m² [2 ft²] in area and has been issued a sign permit;
- b) Outdoor storage is only permitted where it is covered and/or screened;
- c) No more than one (1) non-resident employee on-site at a time;
- d) In-person retail sales are permitted between 8:00am and 8:00pm; and,
- e) shall not occupy more than 100 m² of the dwelling unit or accessory building, or 40% of the gross floor area of the dwelling unit, whichever is less.

5.6.2 Parking for the *home-based business - major* is restricted to any privately owned parking spaces of the resident. One additional off-street parking stall is required where the business has off-site employees.

6 COMMERCIAL USE REGULATIONS

6.1 RETAIL CANNABIS SALES

6.1.1 Where permitted by applicable zoning, Retail Cannabis Sales establishments shall be subject to the following regulations:

- a) No Retail Cannabis Sales establishments shall be located within 50 m [164 ft] from any park or community hall and within 150 m [492 ft] of any school (as measured in a direct line from the primary entry of any park, community hall or school to the primary entrance of the Retail Cannabis Sales establishment);
- b) No Retail Cannabis Sales establishment shall be permitted within 50 m [164 ft] of another Retail Cannabis Sales use (as measured in a radius from property line to property line); and
- c) A Retail Cannabis Sales establishment must meet all other municipal, provincial and federal regulations.

6.2 CANNABIS AND INDUSTRIAL HEMP PRODUCTION FACILITIES

6.2.1 Where permitted by zoning, Cannabis Production and Industrial Hemp Production shall be subject to the following regulations:

- a) No portion of any building dedicated to a Cannabis Production Facility or Industrial Hemp Production Facility, except for those developed on land designated as ALR or zoned AR1, may occur within 150 m [492 ft] of any residentially zoned property (as measured in a radius from the building to the property line of the residentially zoned property).
- b) No Cannabis Production Facility or Industrial Hemp Production Facility, except for those developed on land designated as ALR or zoned AR1, shall be located within 150 m [492 ft] from any school, park or community hall (as measured in a radius from property line to property line).
- c) Any Cannabis Production Facility or Industrial Hemp Production Facility located in the ALR must meet requirements for farm product processing in the ALR Use Regulation, including the requirement that at least 50% of the farm product is product on that farm, or by a cooperative association to which the owner of the farm belongs.
- d) A Cannabis Production Facility or Industrial Hemp Production Facility must meet all other applicable municipal, provincial and federal regulations.

7 OFFSTREET PARKING AND LOADING

7.1 APPLICATION OF REGULATIONS

- 7.1.1** Space for the off-street parking and loading of motor vehicles in respect of a use permitted under this Bylaw shall be provided and maintained in accordance with the regulations of this section.

7.2 EXEMPTION OF EXISTING BUILDINGS

- 7.2.1** The regulations contained in this section shall not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:
- a) Off-street parking and loading shall be provided and maintained in accordance with this section for any addition to any existing building and structure or any change or addition to such existing use;
 - b) Off-street parking and loading prior to the adoption of this Bylaw shall not be reduced below the applicable off-street parking requirements of this section.

7.3 NUMBER OF OFFSTREET PARKING SPACES

- 7.3.1** Except for uses in the C1 Zone, off-street parking spaces shall be located on the same parcel as the use they serve.
- 7.3.2** In the C1 Zone, off-street parking spaces may be located on another parcel within 125 m [410 ft] of the building or use the spaces under the condition that legal assurances are established to ensure that the parcel is used only for parking serving the building or use.
- 7.3.3** Off-street loading spaces shall be located on the same parcel as the use they serve, but not within the required front or side setback area.

7.4 LOCATION OF SPACES

- 7.4.1** No parking areas shall be located within a required front setback except in a C2 or M1 Zone, where parking may be located in a required front setback subject to the condition that any parking area shall be separated from an adjoining street, by a landscaped strip of not less than 2.0 m [6 ft 6 in] in width.
- 7.4.2** No parking area shall be located within a side setback area which adjoins a side street on a corner parcel in an R3 Zone.
- 7.4.3** For residential buildings the parking facilities for all residents shall be wholly provided on the same parcel as the building required to be served.

7.4.4 No part of any parking area shall be located closer than 3.5 m [11 ft] to any multiple family dwelling.

7.5 STANDARD REGULATIONS

7.5.1 Each off-street parking space required by this Bylaw shall not be less than 2.7 m [9 ft] in width, 5.9 m [20 ft] in length and 2.2 m [7 ft] in height.

7.5.2 Each off-street loading space required by this Bylaw shall not be less than 2.7 m [9 ft] in width, 9 m [30 ft] in length, and 3.5 m [12 ft] in height.

7.5.3 Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles, having widths not less than:

- a) 7.3 m [24 ft] - where parking spaces are located at 90 degrees to the maneuvering aisle providing access to the space;
- b) 5.5 m [18 ft] - where parking spaces are located at 60 degrees to the maneuvering aisle providing access to the space; or
- c) 3.9 m [13 ft] - where the parking spaces are located at 45 degrees to the maneuvering aisle providing access to the space.

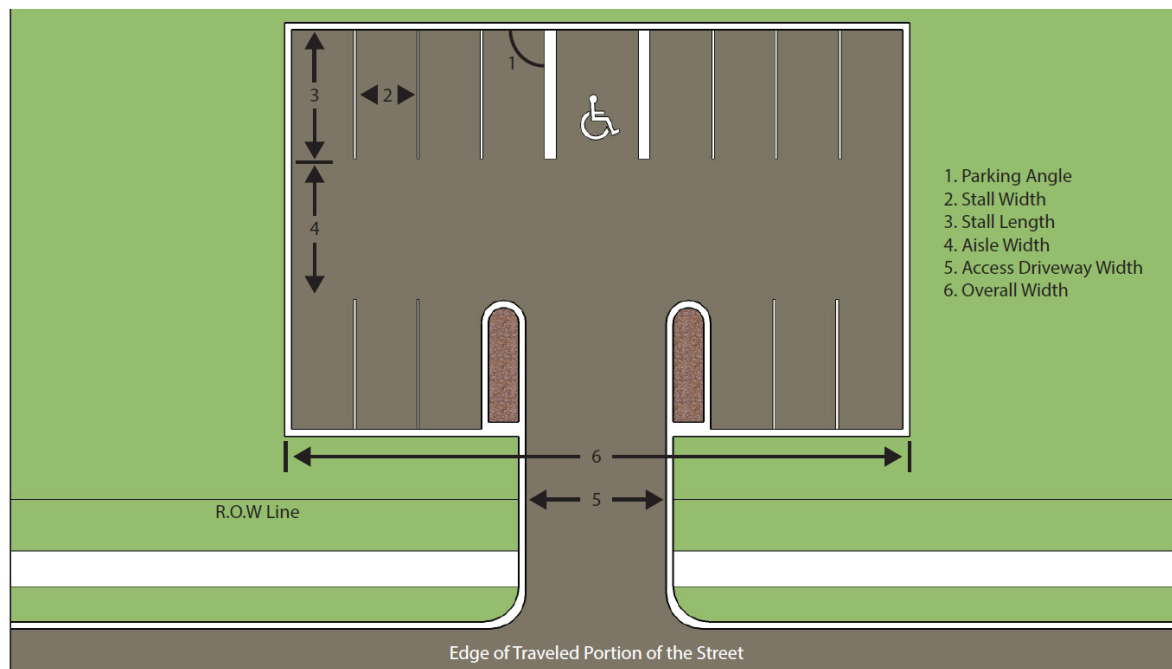


Figure 6 | Parking Definitions

7.5.4 All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.

7.6 ACCESSIBLE PARKING

7.6.1 Where more than 20 parking stalls are required, every off-street parking area shall provide 1 percent of the required stalls, with a minimum of 1 accessible parking stall. Each stall shall:

- a) be at least 3.6 m [12 ft] wide;
- b) be located as close as possible to an accessible main building entrance; and
- c) require signage at the front of stalls 1.2 m [4 ft] high and pavement markings showing the universal wheelchair symbol to denote accessible parking stalls.

7.7 MINISTRY OF TRANSPORTATION AND TRANSIT STANDARDS

7.7.1 Compliance with Ministry of Transportation and Transit parking standards is required for developments within 800 m of the Trans-Canada Highway or Cariboo Highway 97 N which are controlled access highways.

7.7.2 Off-Street Parking spaces shall comply with the following Table 2:

Table 2 | Required Off-Street Parking Spaces

Use	Parking Requirements (# of stalls)
Residential (Private and Commercial)	
1. Single Detached Dwelling	2 per dwelling
2. Two-Unit Dwelling	
3. Accessory Dwelling Unit	1 per dwelling unit
4. Multi-unit Residential Dwelling	1 per dwelling unit
5. Care Facility, Extended Care Home	1 per 5 dwelling units
6. Lodging House	1 per 2 sleeping units
7. Overnight Accommodations (e.g. hotel / motel)	1 per sleeping unit

Use	Parking Requirements (# of stalls)
Institutional, Public Assembly, Recreational	
8. Hospitals	1 per 2 employees plus 1 per 5 beds
9. Place Of Worship	1 per 10 seats
10. Library, Museum, Art Gallery	1 per 35 m ² [375 ft ²] of floor area
11. Preschool Nursery, Kindergarten, Elementary, Junior Secondary School	1.5 per classroom
12. Senior Secondary School	4 per classroom
13. Places of Public Assembly, including: Arenas, Assembly Halls, Auditoriums, Community Centres, Convention Halls, Clubs, Funeral Parlors and Undertaking Establishments, Gymnasium, and Theatres	1 per 10 seats, or 1 per 10 m ² [108 ft ²] of floor area
14. Curling Rinks	6 per sheet of ice plus 1 per 4 spectator seats
15. Ice / Skating Rinks	1 per 10m ² [108 ft ²] of ice surface plus 1 per 2 spectator seats
16. Swimming Pools / Waterslides	1 per 4 m ² [43 ft ²] of pool water surface plus 1 per 2 spectator seats
Commercial	
17. Banks	1 per 20 m ² of floor area
18. Business And Professional Offices	1 per 50 m ² of floor area
19. Medical Or Dental Offices and Clinics	5 per doctor or dentist
20. Retail Stores	1 per 30 m ² of retail area
21. Shopping Centre, Neighbourhood	7 per 95 m ² of retail area
22. Shopping Centre, Community	6 per 95 m ² of retail area
23. Furniture & Appliance Sales, Automobile and Boat Sales	1 per 2 employees and 1 per 20 m ² of sales floor plus 1 per service bay

Use	Parking Requirements (# of stalls)
24. Eating And Drinking Establishments	1 per 3 seats
25. Billiard and Pool Halls	1 per table
26. Bowling Alleys	3 per alley
27. Laundromat	1 per 3 washing machines
Industrial	
28. Manufacturing, Machinery Repair, Welding, Blacksmiths, Tool Repair	1 per 40 m ² of floor area
29. Storage Warehouse, Wholesale Establishment, Rail or Trucking Freight Terminal, Truck or Auto Storage, Bulk Petroleum Products, Public Works Yard	1 per 2 employees and 1 per 95 m ² of floor area
30. Sanitary Landfill	24 spaces

1.1.1 Off-Street Loading Spaces shall comply with the following Table 3.

Table 3 | Required Off-Street Loading Spaces

Use	Loading Requirements
All retail stores, businesses, industries, warehouses, and similar uses with a floor area:	
1. less than 1000 m ² [10,765 ft ²]	1 space
2. 1000 m ² to 2500 m ² [10,765 ft ² to 26,910 ft ²]	2 spaces
3. greater than 2500 m ² [26,910 ft ²]	3 spaces
All office buildings, places of public assembly, hospitals, Overnight Accommodations, public utilities, schools, and similar uses with a floor area:	
1. less than 3000 m ² [32,300 ft ²]	1 space
2. greater than 3000 m ² [32,300 ft ²]	2 spaces

8 ZONES

8.1 ESTABLISHMENT OF ZONES

- 8.1.1** The area within the boundaries of the Village of Cache Creek shall be divided into the zones identified in Column I and described in Column II of Table 4.
- 8.1.2** The correct name of each zone provided for in this Bylaw is set out in Column I of Table 4, Section 8.1 and the inclusion of the names contained in Column II of Table 4, Section 8.1 is for convenience only.
- 8.1.3** The location of each zone is established on Schedule A, the Zoning Map of this Bylaw which is attached hereto and forms part of this Bylaw.
- 8.1.4** Where a zone boundary is shown on Schedule A, the Zoning Map, as following a road or rail right-of-way or water course, the centerline of the right-of-way or water course shall be the zone boundary.
- 8.1.5** Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map.

Table 4 | List of Zones

Zone	Name
AR1	Agriculture
AR2	Rural
R1	Low Density Residential
R2	Medium Density Residential
R3	Mobile Home Park
C1	General and Highway Commercial
C2	Recreation Commercial
C3	Mixed Commercial/Residential
M1	General Industrial
P1	Parks and Public Use
P2	Public Utilities
P3	Institutional
UR	Urban Reserve
T1	Airport



8.2 AR1 – AGRICULTURE

8.2.1 Purpose

To recognize and support agriculture as the primary use, while accommodating rural residential living. Typically located on lands within the Agricultural Land Reserve (ALR)..

8.2.2 Principal Uses

Within the AR1 – Agriculture Zone, the following principal uses only shall be permitted:

a) Where lands are within the Agricultural Land Reserve <i>Intensive Agriculture</i> is a principal use
b) Agricultural use
c) Cannabis production facility, subject to section 6.2
d) Industrial Hemp Production Facility, subject to section 6.2
e) Public Utility
f) Dwelling, Single Detached

8.2.3 Accessory Uses

Within the AR1 – Agriculture Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory Buildings and Structures
b) Accessory Dwelling Unit
c) Home-Based Business – Minor
d) Home-Based Business – Major
e) Short Term Rental – Minor

8.2.4 Density

No more than two (2) single detached dwellings shall be permitted on a parcel in this zone.



8.2.5 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) All parcels not located within the ALR	2.0 ha [5 ac]
b) Parcels located within the ALR	10 ha [24.7 ac]

8.2.6 Setbacks

The following minimum setbacks apply to buildings in this zone:

	Minimum Setback
a) From front parcel line	9.0 m [30 ft]
b) From rear parcel line	9.0 m [30 ft]
c) From interior side parcel line	3.0 m [10 ft]
d) From exterior side parcel line	9.0 m [30 ft]



8.3 AR2 – RURAL

8.3.1 Purpose

- a) To accommodate agricultural uses in rural areas within the Village.

8.3.2 Principal Uses

Within the AR2 – Rural Zone, the following principal uses only shall be permitted:

a) Where lands are within the Agricultural Land Reserve <i>Agricultural Use</i> is a principal use.
b) Where lands are within the Agricultural Land Reserve <i>Intensive Agriculture</i> is a principal use
c) Where lands are not within the Agricultural Land Reserve <i>Limited Agricultural Use</i> is a principal use
d) Where lands are not within the Agricultural Land Reserve <i>Golf Course</i> is a principal use
e) Public Use
f) Public Utility
g) Dwelling, Single-Detached

8.3.3 Accessory Uses

Within the AR2 – Rural Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory Buildings and Structures
b) Accessory Dwelling Unit
c) Home-Based Business – Minor
d) Home-Based Business – Major
e) Short Term Rental – Minor



8.3.4 Density

No more than one (1) single detached dwelling shall be permitted on a parcel in this zone.

8.3.5 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) Parcels not located within the ALR and connected to municipal piped water and sewer servicing	0.8 ha [2 ac]
b) Parcels not located within the ALR and not connected to municipal piped water or sewer servicing.	1.0 ha [2.47 ac]
c) Parcels located within the ALR	10 ha [24.7 ac]

8.3.6 Parcel Frontage

No parcel shall be created in this zone which has less than the following minimum parcel frontage:

	Minimum Parcel Frontage
a) All parcels and uses	40.0 m [131 ft]

8.3.7 Building Width

No building shall be created in this zone which has less than the following minimum building width:

	Minimum Building Width
a) All buildings and uses	6.0 m [20 ft]

8.3.8 Setbacks

The following minimum setbacks apply to buildings in this zone:



	Minimum Setback
a) From front parcel line	9.0 m [30 ft]
b) From rear parcel line	9.0 m [30 ft]
c) From interior side parcel line	3.0 m [10 ft]
d) From exterior side parcel line	9.0 m [30 ft]

8.3.9 Site-Specific

- a) In the case of *Lot 1, District Lot 555, KDYD and of Section 19, Township 21, Range 24, West 6 Meridian, KDYD, Plan 34062, Except Plans M18490 and 35568 (1622 Fehr Way)*, **Storage Facility** shall be permitted.



8.4 R1 – LOW DENSITY RESIDENTIAL

8.4.1 Purpose

To accommodate low density residential development on fully serviced parcels.

8.4.2 Principal Uses

Within the R1 – Low Density Residential Zone, the following principal uses only shall be permitted:

a) Dwelling, Single-Detached
b) Dwelling, Two-Unit
c) Park, Playground or Public Recreation Facility

8.4.3 Accessory Uses

Within the R1 Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory Buildings and Structures
b) Accessory Dwelling Unit, Attached
c) Accessory Dwelling Unit, Detached
d) Home-Based Business 1 – Minor

8.4.4 Density

- a) The maximum number of dwelling units permitted on a parcel in this zone shall be as follows:
 - i. One single-detached dwelling plus a maximum of one *Accessory Dwelling Unit, Attached* and a maximum of one *Accessory Dwelling Unit, Detached*.; or
 - ii. One two-unit dwelling.
- b) Two-unit dwellings are not permitted to have accessory dwelling units whether or not each unit is subdivided as a separate legal parcel.



8.4.5 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) Single-Detached Dwelling	600 sq m [6,460 sq ft]
b) Two-Unit Dwelling	700 sq m [7,535 sq ft]

8.4.6 Parcel Frontage

No parcel shall be created in this zone which has less than the following minimum parcel frontage:

	Minimum Parcel Frontage
a) All parcels and uses	18.0 m [59 ft]

8.4.7 Parcel Coverage

No parcel shall be created in this zone which has more than the following maximum parcel coverage:

	Maximum Parcel Coverage
a) All parcels and uses	45%

8.4.8 Building Width

No building shall be created in this zone which has less than the following minimum building width:

	Minimum Building Width
a) All buildings and uses	6.0 m [20 ft]

8.4.9 Maximum Heights

The following maximum height shall apply to buildings and fences in the R1 zone:



	Maximum Height
a) Principal Building	11.0 m [36 ft]
b) Accessory Building or Dwelling Unit	1.5 m [5 ft] less than the Principal Building to a maximum of 8.0 m [26 ft]

8.4.10 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	6.0 m [20 ft]
c) From interior side parcel line	1.5 m [5 ft]
d) From exterior side parcel line	3.0 m [10 ft]



8.5 R2 – MEDIUM DENSITY RESIDENTIAL

8.5.1 Purpose

To accommodate multi-unit dwellings greater than three (3) units that are designed to fit into existing or new neighbourhoods.

8.5.2 Principal Uses

Within the R2 – Medium Density Residential Zone, the following principal uses only shall be permitted:

a) Residential Building – 3 units or greater
--

8.5.3 Accessory Uses

Within the R2 Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory Buildings and Structures
b) Dwelling, Attached Accessory Unit to a single-detached dwelling in existence at the time of adoption of this bylaw
c) Dwelling, Detached Accessory Unit to a parcel with a single-detached dwelling in existence at the time of adoption of this bylaw
d) Short Term Rental – Minor

8.5.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) Residential Building – 3 units or greater	1000 sq m [10,764 sq ft]

8.5.5 Parcel Coverage

No parcel shall be created in this zone which has more than the following maximum parcel coverage:



	Maximum Parcel Coverage
a) All parcels and uses	55%

8.5.6 Parcel Frontage

No parcel shall be created in this zone which has less than the following minimum parcel frontage:

	Minimum Parcel Frontage
a) Residential Building – 3 units or greater	20.0 m [66 ft]

8.5.7 Maximum Heights

The following maximum height shall apply to buildings and fences in the R2 zone:

	Maximum Height
a) Principal Building	12.0 m [39 ft]
b) Accessory Building or Unit	1.5 m [5 ft] less than the Principal Building to a maximum of 8.0 m (26 ft)

8.5.8 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	6.0 m [20 ft]
c) From interior side parcel line	1.5 m [5 ft]
d) From exterior side parcel line	3.0 m [10 ft]

8.5.9 Common Wall

Where a common wall is shared between two dwelling units on two separate parcels, the minimum setback of the principal building from the interior side parcel line is 0 m [0 ft].



8.6 R3 – MOBILE HOME PARK

8.6.1 Purpose

To accommodate residential mobile home parks on large parcels of land through comprehensive site planning and the provision of full municipal utilities.

8.6.2 Principal Uses

Within the R3 – Mobile Home Park Zone, the following principal uses only shall be permitted:

a) Mobile Home
b) Single Detached Dwelling for manager or caretaker of the mobile home park

8.6.3 Regulations

- a) All mobile home parks shall be designed, approved and developed in accordance with the Village of Cache Creek Mobile Home Parks Bylaw No. 451, 1991 and amendments thereto.



8.7 C1 – GENERAL AND HIGHWAY COMMERCIAL

8.7.1 Purpose

An area that focuses on commercial opportunities and complementary commercial services.

8.7.2 Principal Uses

Within the C1 – General and Highway Commercial Zone, the following principal uses only shall be permitted:

a) Auto Service Station	r) Place of Worship
b) Automotive Major	s) Public Assembly and Entertainment Uses
c) Bank	t) Public Services and Infrastructure
d) Building Supply Establishment	u) Public Utility
e) Café	v) Recreation Use, Commercial
f) Club or Lodge	w) Rental Parcel, Including Related Minor Repair Shop
g) Drive-In Theatres	x) Restaurants
h) Funeral Parlor	y) Retail
i) Health Service Centre and Clinic	z) Retail Cannabis Sales, Subject to Section 6.1
j) Library	aa) School, Commercial
k) Mixed Use Building	bb) Service Establishment
l) Mobile Home Sales, Service and Storage	cc) Tourist Information Centre
m) Nursery and Greenhouse, Commercial	dd) Veterinary Clinic
n) Office	ee) Warehousing
o) Office Storage Building and Yard for Contractors	ff) Welding, Machine or Blacksmith Shop
p) Overnight Accommodations	
q) Personal Service Establishment	



8.7.3 Accessory Uses

Within the C1 Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory Buildings and Structures
b) Accessory Dwelling Unit
c) Retail Store accessory to a permitted use
d) Single Dwelling Unit for Owner's Suite / Caretaker Suite Accessory to a Permitted Principal Use
e) Short-Term Rental – Minor
f) Short-Term Rental – Major

8.7.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) All buildings and uses	550 sq m [5,920 sq ft]

8.7.5 Parcel Frontage

No parcel shall be created in this zone which is less than the following minimum parcel frontage:

	Minimum Parcel Frontage
a) All buildings and uses	15.0 m [49 ft]



8.7.6 Maximum Heights

The following maximum height shall apply to buildings and fences in this zone:

	Maximum Height
a) Principal Building	12.0 m [39 ft]
b) Accessory Building or Structure	1.5 m [5 ft] less than the Principal Building

8.7.7 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	3.0 m [10 ft]
c) From side parcel line	3.0 m [10 ft]



8.8 C2 – RECREATION COMMERCIAL

8.8.1 Purpose

An area that focuses on recreational commercial opportunities.

8.8.2 Principal Uses

Within the C2 Zone, the following principal uses only shall be permitted:

a) Racetrack and Grandstand	g) Shooting Range / Gun Club
b) Campground	h) Recreation, Outdoor
c) Recreation Use, Commercial	i) Recreation Vehicle Park
d) Drive-in theatre	j) Restaurant
e) Golf Course	k) Overnight Accommodations
f) Golf Driving Range	

8.8.3 Accessory Uses

Within the C2 Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory Buildings and Structures
b) Convenience store accessory to a campground or RV park
c) Accessory Dwelling Unit to a permitted use

8.8.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) Overnight Accommodations	1,700 sq m [18,299 sq ft]
b) Restaurants	1,000 sq m [10,764 sq ft]



c) All other buildings and uses	2,000 sq m [21,528 sq ft]
---------------------------------	---------------------------

8.8.5 Parcel Frontage

No parcel shall be created in this zone which is less than the following minimum parcel frontage:

	Minimum Parcel Frontage
a) All buildings and uses	20 sq m [66 ft]

8.8.6 Maximum Heights

The following maximum height shall apply to buildings and fences in the C2 zone:

	Maximum Height
a) Principal Building	12.0 m [39 ft]
b) Accessory Building or Structure	1.5 m [5 ft] less than the Principal Building

8.8.7 Floor Area

The following maximum floor area shall apply to all convenience stores in the C2 zone:

	Maximum Floor Area
a) All convenience stores	50 sq m [538 sq ft]

8.8.8 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	6.0 m [20 ft]
c) From interior side parcel line	3.0 m [10 ft]
d) From exterior side parcel line	6.0 m [20 ft]

**8.8.9 Site-Specific**

- a) In the case of *Lot 1, District Lot 556, KDYD, Plan 31581* (1621 Trans-Canada Hwy), ***Mobile Food Service*** shall be permitted.



8.9 C3 – MIXED COMMERCIAL/RESIDENTIAL

8.9.1 Purpose

To provide land for commercial services and complementary residential uses.

8.9.2 Principal Uses

Within the C3 – Zone, the following principal uses only shall be permitted:

a) Bank	h) Multi-Unit Residential
b) Office	i) Library
c) Place of Worship	j) Lodging
d) Club	k) Personal Service Establishment
e) Community Care Facility - Minor	l) Post Office
f) Dwelling unit in combination with commercial use	m) Retail Store
g) Dwelling, Single-Detached	n) Service Establishment

8.9.3 Accessory Uses

Within the C3 – Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory uses, buildings and structures related to a permitted use
b) Retail Store accessory to a permitted use
c) Short Term Rental – Minor
d) Home-Based Business – Minor
e) Home-Based Business – Major



8.9.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area.

	Minimum Parcel Area
a) All buildings and uses	550 sq m [5,920 sq ft]

8.9.5 Parcel Frontage

No parcel shall be created in this zone which is less than the following minimum parcel frontage:

	Minimum Parcel Area
a) All buildings and uses	15.0 m [49 ft]

8.9.6 Maximum Heights

The following maximum height shall apply to buildings and fences in the C3 Zone:

	Maximum Height
a) Principal Building	12.0 m [39 ft]
b) Accessory Building or Structure	1.5 m [5 ft] less than the Principal Building

8.9.7 Minimum Setbacks (from front parcel line)

The following minimum setbacks from the front parcel line apply in this zone:

	Minimum Setback
a) Multi-unit Residential dwelling	6.0 m [20 ft]
b) All other principal buildings	6.0 m [20 ft]



8.9.8 Other Minimum Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From rear parcel line	6.0 m [20 ft]
b) From side parcel line	3.0 m [10 ft]

8.9.9 Minimum Building Width

The following minimum building width apply in this zone:

	Minimum Building Width
a) All buildings and uses	6.0 m [20 ft]

8.9.10 Site-Specific

- b) In the case of *Lot E, District Lot 103 Group 2, KDYD, Plan 9834* (904 and 908 Collins Road), **Automotive Major** shall be permitted.
- c) In the case of *Lot 1, District Lot 103 Group 2, KDYD, Plan EPP74549* (988 Collins Road), **Limited Agricultural Use** shall be permitted.
- d) In the case of *Lot C, District Lot 104 Group 2, KDYD, Plan 9834* (1091 and 1093 Collins Road), the **Minimum Parcel Area** shall be 465 sq m (1,150 sq ft).
- e) In the case of *Lot A, District Lot 104 Group 2, KDYD, Plan EPP147307* (1102 BX Road), **Storage Facility** shall be permitted.



8.10 M1 – GENERAL INDUSTRIAL

8.10.1 Purpose

To accommodate utilities and industrial uses in a way that minimizes impacts to adjacent land uses.

8.10.2 Principal Uses

Within the M1 – Zone, the following principal uses only shall be permitted:

a) Auto Body Repair
b) Auto Service Station
c) Auto Wrecking or Junk Yard
d) Automotive Services - Major
e) Bottle / Recycling Depot
f) Building Supply Establishment
g) Cannabis Production Facility, Subject to Section 6.2
h) Industrial Hemp Production Facility, Subject to Section 6.2
i) Industrial, Heavy
j) Industrial, Light
k) Industrial, Medium
l) Laundry or Dry-Cleaning Establishment
m) Light Manufacturing, Processing, Finishing and Packaging
n) Logistics Facility

o) Mobile Home Sales
p) Nursery or Greenhouse
q) Office
r) Private Utility
s) Processing of Wood Products
t) Public Utility
u) Sales and Rental for Small / Light Equipment
v) Sales and Rental for Vehicles
w) Sales, Rental and Repair for Vehicles and/or Boats
x) Sales, Rental, and Repair for Trucks and Heavy Equipment / Machinery
y) Storage
z) Storage and Warehousing
aa) Storage Yard
bb) Welding, Machinery or Blacksmith



8.10.3 Accessory Uses

Within the M1 – Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory uses, buildings and structures to a permitted use
b) Accessory Dwelling Unit to a permitted use
c) Retail accessory to a permitted use

8.10.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) All buildings and uses	930 sq m [10,010 sq ft]

8.10.5 Parcel Coverage

No parcel shall be created in this zone which is less than the following maximum parcel coverage:

	Maximum Parcel Coverage
a) All buildings and uses	50%

8.10.6 Maximum Heights

The following maximum height shall apply to buildings and fences in the M1 zone:

	Maximum Height
a) Principal Building	12.0 m [39 ft]
b) Accessory Building or Structure	1.5 m [5 ft] less than the Principal Building



8.10.7 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	6.0 m [20 ft]
c) From interior side parcel line	6.0 m [20 ft]
d) From exterior side parcel line	6.0 m [20 ft]

8.10.8 Screening Provisions

Items for sale or rental may be displayed within the required front setback area, subject to the conditions that any display area shall be separated from an adjoining highway by a fully landscaped strip of not less than 2.0 m [7 ft] in width.



8.11 P1 – PARKS AND PUBLIC USE

8.11.1 Purpose

To accommodate public parks, open spaces and recreation facilities.

8.11.2 Principal Uses

Within the P1 Zone, the following principal uses only shall be permitted:

a) Assembly, Cultural and Recreational Facility
b) Public Park and Playground
c) Cemetery
d) Public Campsite
e) Golf Course
f) Fair Ground
g) Tourist Information Centre
h) Caretaker Residence
i) Accessory Use

8.11.3 Accessory Uses

Within the P1 Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory uses, buildings and structures to a permitted use
b) Caretaker Residence accessory to a permitted use



8.11.4 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	6.0 m [20 ft]
c) From side parcel line	6.0 m [20 ft]



8.12 P2 – PUBLIC UTILITIES

8.12.1 Purpose

To accommodate government services and utilities.

8.12.2 Principal Uses

Within the P2 – Zone, the following principal uses only shall be permitted:

a) Public Utility
b) Fire Hall
c) Police Station
d) Animal Pound
e) Accessory Use
f) Sanitary Landfill

8.12.3 Accessory Uses

Within the P2 – Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Accessory Buildings and Structures to a permitted use.

8.12.4 Maximum Heights

The following maximum height shall apply to buildings and fences in the P2 zone:

	Maximum Height
a) Principal Building	15.0 m [49 ft]
b) Accessory Building or Structure	1.5 m [5 ft] less than the Principal Building

**8.12.5 Setbacks**

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	10.0 m [33 ft]
b) From rear parcel line	10.0 m [33 ft]
c) From side parcel line	10.0 m [33 ft]



8.13 P3 – INSTITUTIONAL

8.13.1 Purpose

To accommodate government services, infrastructure and selective institutional uses.

8.13.2 Permitted Uses

Within the P3 – Zone, the following principal uses only shall be permitted:

a) Community Care Facility
b) Extended Care Home
c) Government Office
d) Hospital, Health Centre, Medical Clinic
e) Place of Worship
f) School

8.13.3 Accessory Uses

Within the P3 – Zone, only the following uses shall be permitted as accessory uses to a permitted principal use:

a) Religious Residence, accessory to a Place of Worship

8.13.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) All buildings and uses	1,000 sq m [10,764 sq ft]

8.13.5 Parcel Frontage

No parcel shall be created in this zone which is less than the following minimum parcel frontage:



	Minimum Parcel Frontage
a) All buildings and uses	15.0 m [49 ft]

8.13.6 Maximum Heights

The following maximum height shall apply to buildings and fences in the P3 zone:

	Maximum Height
a) Principal Building	12.0 m [39 ft]
b) Accessory Building or Structure	1.5 m [5 ft] less than the Principal Building

8.13.7 Setbacks

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	6.0 m [20 ft]
b) From rear parcel line	6.0 m [20 ft]
c) From side parcel line	3.0 m [10 ft]



8.14 UR – URBAN RESERVE

8.14.1 Purpose

To accommodate utilities, public infrastructure and complementary agricultural and residential uses.

8.14.2 Permitted Uses

The following principal uses and no others are permitted in the UR Zone:

a) Agricultural Use
b) Dwelling, Single-Detached
c) Public Park and Playground
d) Public Utility

8.14.3 Density

No more than one (1) single detached dwelling shall be permitted on a parcel in this zone.

8.14.4 Parcel Area

No parcel shall be created in this zone which is less than the following minimum parcel area:

	Minimum Parcel Area
a) All buildings and uses	10.0 ha [25 ac]

8.14.5 Maximum Heights

The following maximum height shall apply to single detached dwellings in the UR zone:

	Maximum Height
a) Single Detached Dwellings	10.0 m [33 ft]

**8.14.6 Setbacks**

The following minimum setbacks apply to principal buildings in this zone:

	Minimum Setback
a) From front parcel line	9.0 m [30 ft]
b) From rear parcel line	9.0 m [30 ft]
c) From interior side parcel line	3.0 m [10 ft]
d) From exterior side parcel line	9.0 m [30 ft]



8.15 T1 – AIRPORT

8.15.1 Purpose

To accommodate the airport and its associated uses.

8.15.2 Permitted Uses

The following principal uses and no others are permitted within the T1 zone:

a) Accessory Use	g) Assembly, Cultural and Recreational Facility
b) Aircraft Charter Business	h) Caretaker Residence
c) Aircraft Runways	i) Flight Training Schools
d) Aircraft Sales and Repairs	j) Flying Clubs
e) Airport Related Commercial and Industrial Uses	k) Restaurants Only in Conjunction with Airport Terminal Buildings
f) Airport Terminal Buildings	l) Sale Of Aircraft Fuel Only

8.15.3 Accessory Uses

The following uses shall be permitted as accessory uses to a permitted principal use within the T1 zone:

a) Accessory buildings and structures to a permitted use
b) Caretaker Residence accessory to a permitted use

8.15.4 Maximum Height

The maximum building height shall be determined by Transport Canada, and the Chief Building Inspector shall be provided with a copy of Transport Canada's decision.



8.15.5 Site-Specific

- a) In the case of *Block B of the SW ¼ of Section 18, Township 21, Range 24, West 6 Meridian, KDYD* (785 Airport Road), up to **four (4) miniature horses** are permitted.
 - i. A **miniature horse** is defined as a domesticated equine that, when fully mature, does not exceed 102 cm (40 in) in height measured at the withers.
 - ii. Any activities that take place **must not** act as attractants to birds. This includes the feeding of any animals or livestock. All animal waste must be disposed of in such a way as to not attract birds.

9 DEFINITIONS

TERM	DEFINITION
ACCESSORY BUILDING	A structure that is permitted in the zone that the structure occupies and is permitted in the Village of Cache Creek Building Regulations Bylaw 781 and amendments thereto.
ACCESSORY DWELLING UNIT	Means a dwelling unit in a separate building or within an existing dwelling that: 1. has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and 2. is secondary and accessory to the lot's principal building, structure, and use.
ACCESSORY USE	A non- <i>principal use</i> that is secondary or subordinate to the existing <i>principal use</i> or <i>building</i> on the same parcel.
AGRICULTURAL (LIMITED USE)	Only the following uses are permitted: 1. Growing, rearing, producing, and harvesting agricultural crops. 2. Maximum 4 animals per parcel excluding pets. 3. Maximum 25 poultry per parcel. 4. Storage, sale and processing of primary agricultural products that were harvested, reared or produced by the farming operation. 5. Storage and repair of farm machinery, implements and supplies. 6. Dwellings for accommodating agricultural employees. 7. On parcels less than 0.5 ha (1.25 ac) only uses numbered 1 and 5 in this list are permitted.
AGRICULTURAL USE	Means 1. the growing, rearing, producing or harvesting of agricultural crops, fur bearing animals, poultry or other livestock, excluding cannabis and industrial hemp production; and includes; 2. the storage, sale and processing of primary agricultural products harvested, reared or produced by the farming operation; 3. the storage and repair of farm machinery, implements and supplies; or 4. dwellings for the accommodation of persons employed in the agricultural enterprise located on or operated from the parcel containing the dwellings.

TERM	DEFINITION
AGRICULTURE (INTENSIVE USE)	The use of land, buildings, or structures by a commercial business or institution for activities such as confining poultry, livestock, or fur-bearing animals, or growing mushrooms. It also includes large-scale or industrial agricultural operations, such as slaughterhouses, cannabis production, and industrial hemp cultivation.
ANIMAL IMPOUND	A municipal facility for the temporary holding of stray, abandoned, or seized domestic animals.
ASSEMBLY USE	Auditoriums, assessment arcades, billiard and pool halls, bowling alleys, dance halls, meeting halls, swimming pools, and theatres (excluding drive-in theatres).
AUCTION HOUSE	A building where goods or property are sold to the highest bidder, either live or online.
AUTO RETAIL	Includes automobile, boat, trailer, and RV showrooms and sales for automobiles, boats, trailers and RVs.
AUTO SERVICE STATION	Includes fuel service stations, car washes and other related uses.
AUTOMOTIVE MAJOR	Includes automotive and truck repair shops, minor repair shops, paint shops and body shops, bulk petroleum products sales, auto wrecking or junk yard and key lock fuel installation.
BANK	A financial institution providing banking services to the public.
BOTTLE / RECYCLING DEPOT	A building and associated areas which are used or intended to be used for collecting, sorting, refunding and redistributing recyclable materials and specifically excludes the processing of recyclable material.
BUILDING	A roofed structure with solid exterior walls used as shelter for persons, animals, equipment, or goods and services.
BUILDING HEIGHT	The vertical distance from the average finished grade to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the beam height level between the eaves and ridge of a gable, hip or gambrel roof.
BUILDING LINE (FRONT)	A line parallel to the front parcel line. Starting at the point where the building on the land is closest to the front parcel line.
BUILDING SUPPLY & HARDWARE STORE	A business selling building materials, tools, and home improvement supplies (outdoor storage may be included subject to screening).
BUILDING WIDTH	A building's width, as measured when first constructed. For mobile homes, the width measured when the unit was shipped from where it was produced.

TERM	DEFINITION
CAFE	A food and beverage establishment primarily engaged in the preparation and sale of light meals, snacks, and non-alcoholic beverages such as coffee and tea. A café may offer seating for on-site consumption and may also provide take-out service.
CAMPGROUND	An area with designated sites for tents, trailers, or RVs, including basic services.
CANNABIS	A cannabis plant and anything referred to in Section 1 of Bill C-45, <i>the Cannabis Act</i> .
CANNABIS PRODUCTION FACILITY	A federally licensed business or service growing, cultivating germinating, producing, storing, warehousing or packaging any product or thing containing Cannabis as defined by the federal <i>Cannabis Act</i> .
CAR WASH	A facility for washing vehicles.
CARE FACILITY	A community care facility as defined in the <i>Community Care Facility Act</i> providing personal care and intermediate care to more than six adults.
CARE FACILITY (RESTRICTED)	Community care facility restricted to group day care, kindergarten, nursery school, child minding, out-of-school care and specialized day care.
CARETAKER RESIDENCE	Means a secondary building, a single detached dwelling, or portion of a building intended to provide on-site accommodation for an occupant that provides maintenance or security services or is employed on the lot on which the caretaker suite is located. Caretaker suites include dwelling units for clergy members.
CLUB	A building used for fraternal, social, recreational, union, professional, business, travel or political activity which is operated for the use of club members and their guests only.
COMMERCIAL NURSERY OR GREENHOUSE	A business growing and selling plants, trees, shrubs, and gardening supplies.
COMMERCIAL RECREATION USE	The use of land, buildings or structures to provide recreation, entertainment or leisure activities for the public. Includes racquet sports complex, water slide, mini golf facility, theme park, amusement arcade, bowling alley, curling rink, billiard parlor, gaming rooms, and similar uses.
COMMERCIAL SCHOOL	A facility providing instruction in business, technical, or artistic skills (e.g. driving school, dance school).
COMMUNITY CARE FACILITY – MINOR	Restricted to group day care, kindergarten, nursery school, child minding, out-of-school care and specialized day care.

TERM	DEFINITION
CONTRACTORS USE	Premises including office space, workshops, and storage yards for construction-related trades.
CONVENIENCE STORE	A small-scale retail store selling groceries, snacks, and everyday items.
CONVENIENCE STORE (RECREATIONAL)	A small retail store associated with a campground or RV park serving basic supplies to guests.
COUNCIL	The elected Council and Mayor of the Village of Cache Creek.
COURIER FACILITY	A logistics business for sorting, handling, and dispatching parcels.
DRIVE-IN THEATRE	An outdoor movie theatre where patrons watch films from their vehicles.
DRIVE-THROUGH SERVICE	A licensed business whose customers usually remain in motor vehicles for services. Excluding car washes, drive-in theatres and service stations.
DWELLING UNIT	A single room or series of rooms used as a primary residence for one or more person(s), and containing cooking, eating, living, sleeping and sanitary facilities. Excluding temporary and Overnight Accommodations (eg. hotels, Airbnb).
EMERGENCY SERVICES	Includes fire hall, ambulance station, police station, and related emergency response facilities.
EMERGENCY/ TRANSITIONAL HOUSING	Emergency housing is intended for stays typically not exceeding 30 to 90 days and is designed to address urgent needs such as safety, shelter, and necessities. Transitional housing includes supportive services such as case management, job training, educational support, mental health counseling, addiction treatment, and childcare, aimed at addressing the underlying causes of homelessness and promoting self-sufficiency.
FLOOR AREA	The total combined area of all principal buildings on a parcel. Excludes non-living spaces (eg. garages, storerooms, mechanical areas, pools, uncovered decks).
GOLF COURSE	A landscaped area designed and used primarily for the playing of golf, which may include a combination of fairways, tees, greens, practice areas, and hazards and may include accessory buildings and structures such as a clubhouse.
GOLF DRIVING RANGE	A recreational facility for practicing golf by driving balls toward open targets.
GOVERNMENT OFFICE	An office operated by a municipal, provincial, or federal authority.

TERM	DEFINITION
GRADE	The wall/side of a building with the lowest average ground elevation. To Calculate: 1. For each exterior wall measure the average elevation of the ground adjoining the wall. 2. Choose the wall/side with the lowest elevation figure which will represent the grade.
HEALTH SERVICE FACILITY	A facility offering medical, dental, physiotherapy, or similar outpatient health services.
HEAVY MANUFACTURING AND PROCESSING	All manufacturing, processing, finishing and packaging, including but not limited to: a. Processing of forest and wood products. b. Processing of concrete products and Redi-Mix concrete. c. Sale of rock, sand and gravel. d. Processing of asphalt.
HIGHWAY	Any public pathway, landing or approach as defined by the <i>Transportation Act</i> . Including but not limited to streets, road, lanes, trails, pathways, bridges, trestles and ferry landings.
HOME BASED-BUSINESS	A business operating in a residential dwelling or accessory building that is accessory and incidental to the principal use of the building or property, which is used for residential purposes. Home-based business excludes the following: stables, kennels, animal breeding, restaurants, parking or storage of commercial or industrial equipment/material; any vehicle salvage, repair or maintenance business; and any manufacturing, welding or light industrial activities.
HOTEL	See Overnight Accommodations
INDUSTRIAL HEMP	Cannabis plants and plant parts, of any variety, that contains 0.3% tetrahydrocannabinol (THC) or less in the leaves and flowering heads as defined by the <i>Industrial Hemp Regulations</i> .
INDUSTRIAL HEMP PRODUCTION FACILITY	A federally licensed business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing hemp as defined by the federal <i>Industrial Hemp Regulations</i> .
KEY-LOCK FUEL INSTALLATION	A private facility, not available to the general public, for the dispensing of motor fuel.

TERM	DEFINITION
LANDFILL	A designated site for controlled disposal of solid waste. Waste is spread in layers, compacted, and then covered with soil to minimize environmental impacts such as pests, odours, and litter blown by the wind.
LANE	A highway which provides only secondary access to a parcel located at the side or rear of the parcel.
LIBRARY	A public or private facility for borrowing books and accessing educational materials.
LIGHT INDUSTRIAL USE	Light manufacturing, processing, finishing and packaging, welding shop, machine shop, or blacksmithing.
LIMITED AGRICULTURAL USE	Allows the following agricultural uses and no others: a. the growing, rearing, producing or harvesting of agricultural crops. b. any combination of four (4) animals, excluding house pets, per parcel. c. any combination of 25 poultry per parcel. d. the storage, sale and processing of primary agricultural products harvested, reared or produced by the farming operation. e. the storage and repair of farm machinery, implements and supplies. f. dwellings for the accommodation of persons employed in the agricultural enterprise located on or operated from the parcel containing the dwellings. g. on parcels of less than .5 ha [1.25 ac], sections (a) and (b) list the only allowable agricultural uses.
LODGING	A building other than a hotel, motel or rest home containing three or more sleeping units which are for rent to the general public. Includes rooming houses and boarding houses.
MODULAR HOME	Means a factory-built dwelling, other than a manufactured home, that is constructed in accordance with the BC Building Code and certified under CSA A277. A modular dwelling is not designed to be towed and does not have a permanent hitch, wheels, or running gear attached to its body or frame at the time of installation. This definition does not include a manufactured home or mobile home constructed to CSA Z240 or similar standards.
MIXED USE BUILDING	A building which integrates multiple land uses within the same structure, such as residential and commercial uses, or commercial and office uses.

TERM	DEFINITION
MOBILE FOOD SERVICE	A food and beverage business that operates from a vehicle, trailer, cart, or other portable unit designed to be moved and not permanently attached to the ground.
MOBILE HOME	Means a dwelling unit constructed in accordance with CAN/CSA Z240 MH standards that is designed and manufactured to be moved from one place to another, whether by being towed or transported.
MOTEL	See Overnight Accommodations
MUNICIPALITY	The Village of Cache Creek.
NON-CONFORMING PARCELS	A parcel that does not meet minimum areas or dimensions for current bylaw but existed prior to the bylaw.
OFFICE USE	Premises are used for administrative, consulting, or professional services such as legal, accounting, real estate, or similar fields.
OVERNIGHT ACCOMMODATIONS	Means a building or group of buildings with rooms to stay overnight for the traveling public that are occupied for a period of less than 27 consecutive days by the same person or persons and may include restaurants, liquor establishments, banquet halls, meeting rooms, indoor and outdoor recreation facilities, and personal service establishments. Overnight Accommodation includes motels, hotels and similar business, but does not include a residential tenancy subject to the <i>Residential Tenancy Act</i> , British Columbia.
PARCEL	Any parcel, block or other area in which land is held or into which it is subdivided but does not include a highway.
PARCEL COVERAGE	The percentage of a parcel's area covered by structures.
PARCEL FRONTAGE	The width of the parcel at the front parcel line.
PARCEL LINES (EXTERIOR SIDE, FRONT, INTERIOR SIDE, SIDE, REAR)	Front: any parcel line common to a parcel and a highway other than a lane, but in the case of a corner parcel, the front parcel line shall be the shortest parcel line along a highway other than a lane. Rear: The boundary of a parcel which lies opposite the front parcel line. Side: A parcel line other than a rear or front parcel line. Interior Side: A parcel line other than a rear or front parcel line which is not shared with a highway other than a lane. Exterior Side: A parcel line other than a front or rear parcel line which is common to a highway other than a lane or walkway.
PARKING SPACE	An area of land within a building or parking parcel, for the parking of one vehicle, excluding driveways, aisles, ramps, columns, office and work areas.

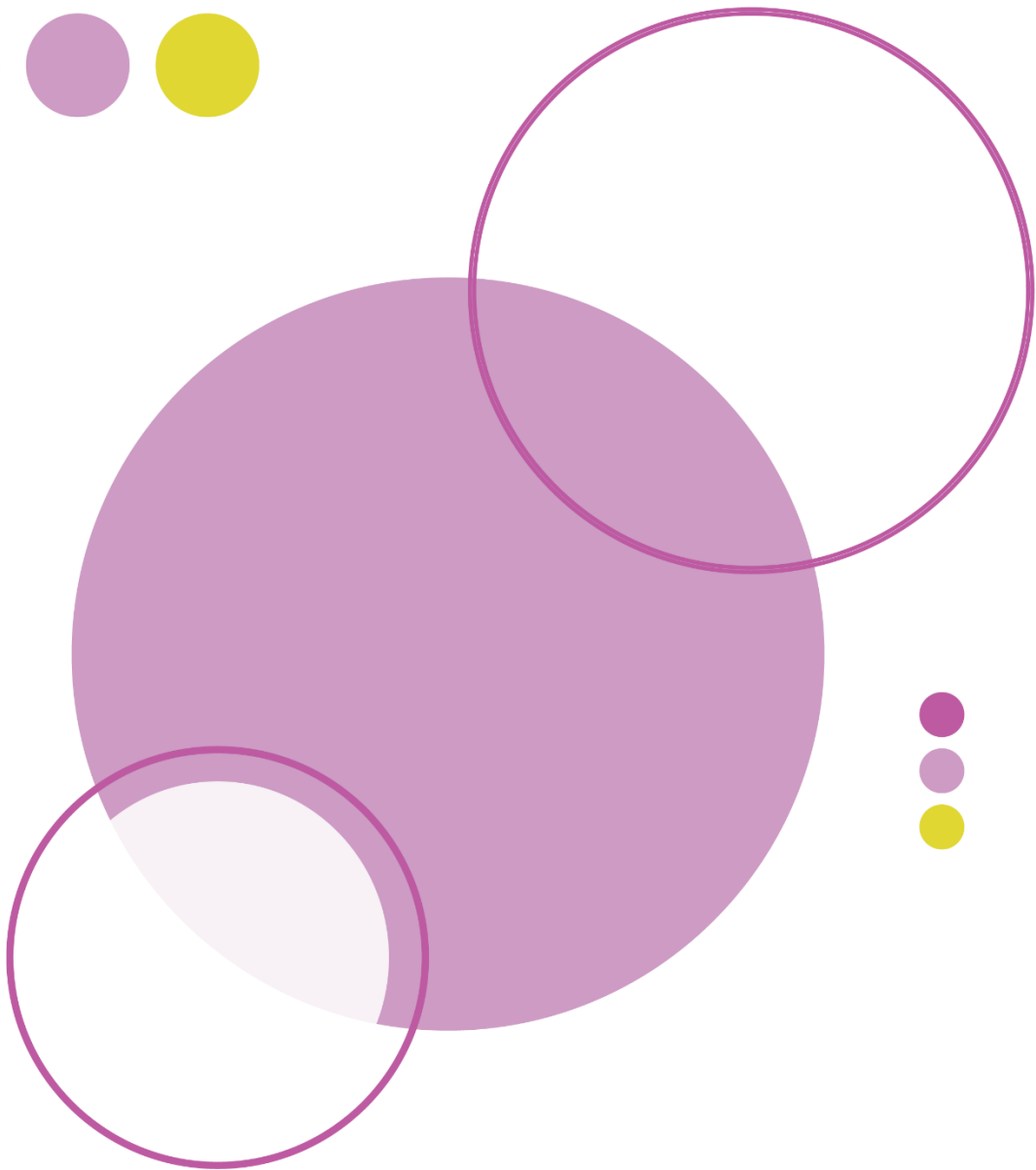
TERM	DEFINITION
PERSONAL SERVICE ESTABLISHMENT	A business type including but not limited to, barber shop, beauty parlour, dry cleaning establishment, laundromat, photography studio, artist studio, shoe repair shop, tailor shop, dressmaking shop, music studio, florist shop, optical and watch repair shop, and electrical appliance repair shop.
PLACE OF WORSHIP	A building for public worship or religious assembly, for the holding of religious services.
POST OFFICE	A facility for mail and package handling and related services.
PRINCIPAL BUILDING	The building which contains the principal use of the parcel and shall include attached garages or carports but does not include an accessory building.
PRINCIPAL USE	The main purpose for which land, buildings or structures are ordinarily used
PRIVATE UTILITY	A system, work, building, plant, equipment or resource owned privately for the provision of water, sewer, drainage, gas, electricity, transportation, or communication services. Does not include a landfill.
PROHIBITED USES	Any use that is not expressly permitted in Cache Creek Zoning Bylaw. Examples of prohibited use: - Living in tents/RVs, certain types of cannabis operations, storage of shipping containers.
PUBLIC SERVICES AND INFRASTRUCTURE	Including firehalls, police stations, post offices and public transportation depots (including taxi dispatch offices).
PUBLIC TRANSPORTATION FACILITY	Includes bus depots, taxi dispatch offices, or other transit-related infrastructure.
PUBLIC USE	Land, buildings or facilities provided by a government or agency of the government for public parks and recreation, education or health purposes.
PUBLIC UTILITY	A system, work, building, plant, equipment or resource owned by a Municipality, Regional District, the Province of British Columbia, an Improvement District or other government agency for the provision of water, sewer, drainage, gas, electricity, transportation, communication services, or public works storage. Does not include a landfill.
RACING FACILITY	Facility for auto, horse, or go-cart racing including spectator seating.
RELIGIOUS RESIDENCE	An associated residence building of a place of worship designated for staff.

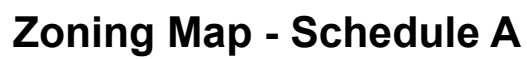
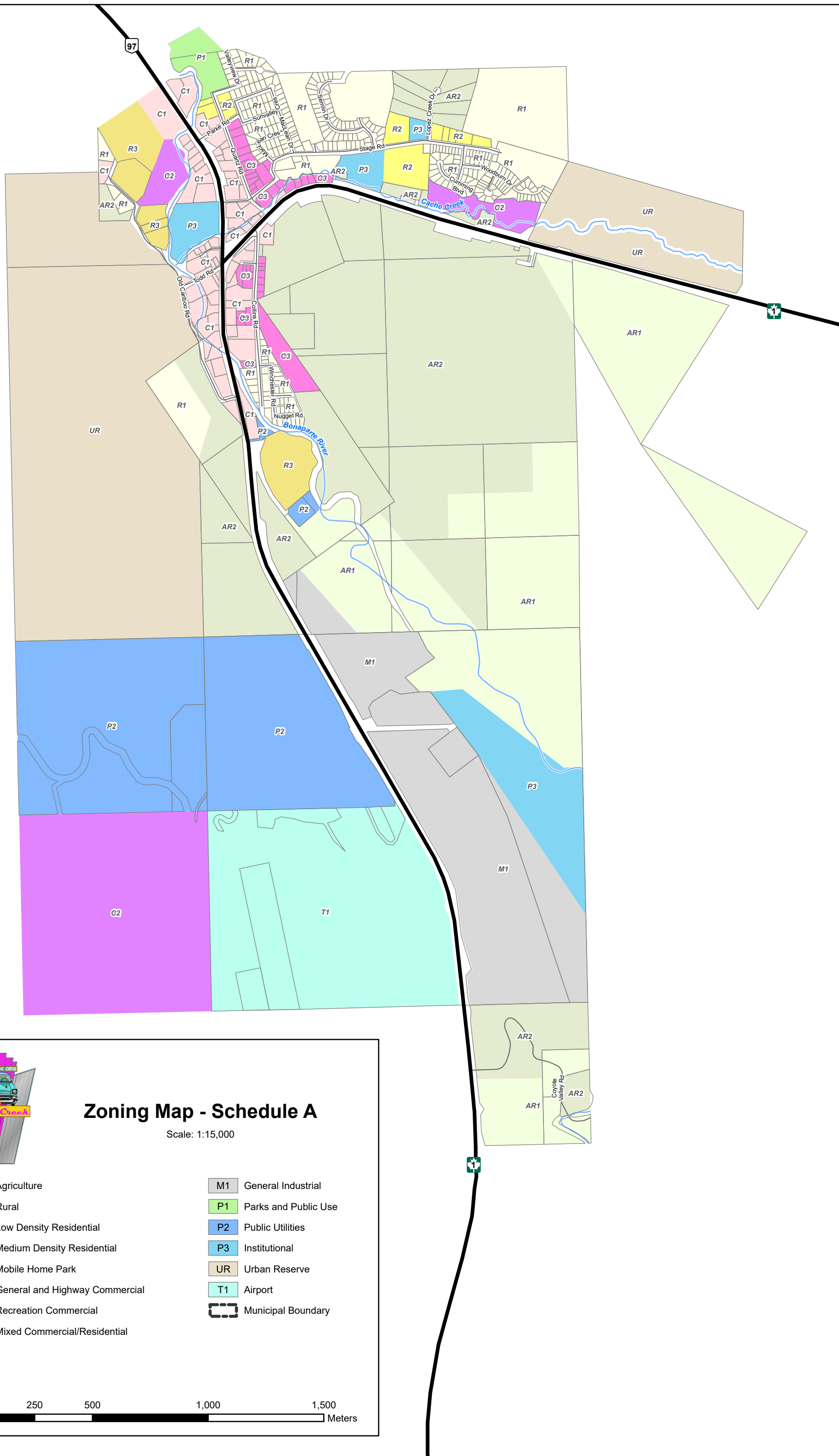
TERM	DEFINITION
RESIDENTIAL BUILDING	Means a Building used exclusively for residential purposes containing three or more Dwelling Unit(s) in conformity with the density requirements of the applicable Zone.
RESTAURANT	A place where food is prepared and sold for people to eat on-site and includes provision for eating inside parked vehicles on the property.
RESTAURANT (LIMITED)	A small-scale restaurant such as a café or coffee shop.
RETAIL	A premises engaged in the sale of goods directly to consumers.
RETAIL CANNABIS SALES	A provincially licensed public or private business that sells cannabis but excludes the sale of cannabis for medical purposes where that sale is made in accordance with the federal <i>Access to Cannabis for Medical Purposes Regulations</i> .
RETAIL SERVICE AND REPAIR	A service establishment including dry cleaning establishment and laundry, appliance repair shop, locksmith shop, shoe repair shop, upholstery, and similar uses.
RETAIL USED GOODS	Sale of second-hand goods, including pawnshops, thrift shops, or consignment.
SAFE HOME	A private residence designated to provide temporary shelter and support for individuals or families in crisis, such as those fleeing domestic violence, abuse, or other emergencies.
SECONDARY SUITE	A second dwelling unit within a single detached dwelling, having a total floor area of not more than 90 m ² (969 ft ²) in area and having a floor space of no more than 40% of the total habitable floor space of the single detached dwelling.
SERVICE ESTABLISHMENT	Including dry cleaning establishments and laundry, appliance repair shops, shoe repair shops, upholstery, locksmith shops, carpentry shops and similar uses.
SERVICE STATION	Premises used for retail sale of motor fuels; flammable, combustible, and compressed gases; lubricating oils; and motor vehicle accessories, limited servicing of motor vehicles, and the auxiliary retail sale of retail products. Excludes: wholesale sales, automotive frame repairs, body repairs, or painting.
SETBACK	The required minimum distance between a building or use and each of the respective property lines.
SHOOTING RANGE	Indoor or outdoor facility for the use of firearms or archery; may include gun club activities. Subject to all applicable gun safety laws.

TERM	DEFINITION
SHOPPING CENTRE	A unified group of retail and/or personal service establishments on a site planned, developed and managed as a single operating unit, with shared on-site parking.
SHORT-TERM RENTAL	Means the use of a Dwelling Unit that is provided to members of the public, to the same person or persons, for vacation or travel accommodation purposes for a period of less than 90 consecutive days.
SHORT-TERM RENTAL – MAJOR	Means a Short-Term Rental that encompasses an entire Principal Dwelling Unit and/or an entire parcel.
SHORT-TERM RENTAL – MINOR	Means a Short-Term Rental within an entire Accessory Dwelling Unit such as a basement suite, garden suite, or garage suite and includes an owner or long-term tenant that lives on the parcel as their principal residence.
SINGLE DETACHED DWELLING	Means a building consisting of one dwelling unit, designed and used as a permanent residence, and which is fully detached from any other building. A single detached dwelling may be constructed on-site or as a modular home, provided it is placed on a permanent foundation and complies with the BC Building Code. This definition does not include a mobile home constructed to CSA Z240 or similar standards.
SLEEPING UNIT	A room used for sleeping and living without a sink or cooking facilities. With access to a shared bathroom.
STORAGE FACILITY	Means a building or group of buildings consisting of individual, self-contained units leased to individuals, organizations or businesses for self-service storage of property and goods
STRUCTURE	Any construction fixed to, supported by or sunk into land or water, does not include concrete, asphalt, brick or tile surfaced areas.
TIRE SHOP	Retail and installation of tires; may include tire repair and temporary storage of used tires.
TOOL SALE & REPAIR	Retail sale, rentals, and repair of tools and small equipment.
TOOL SALE AND REPAIR (INDUSTRIAL)	Heavy equipment, farm machinery.
TOURIST INFORMATION CENTRE	A facility providing visitors with local travel, accommodation, and attraction information.
TRUCK SALE & RENTAL	Truck and truck-tractor sale or rental.

TERM	DEFINITION
TWO-UNIT DWELLING	A building divided into two permanent dwelling units.
USE PERMITTED IN ALL ZONES	A use permitted in all zone types unless explicitly stated otherwise.
VEHICLE SALES, RENTAL & SERVICE	Sale, rental, or display of automobiles, boats, trailers, RVs, and related minor repairs.
VETERINARY CLINIC	A clinic for the treatment and care of animals, including minor surgeries.
WAREHOUSE	Storage building, warehousing and wholesale establishment, packing and crating, cold storage.
YARD (FRONT)	The area of land located between the front parcel line and the front building line.
ZONE	A designated type of land area identified in a zoning bylaw. A zone has specific types of land uses, buildings, and activities that are permitted or restricted. Zone rules include but are not limited to, allowable building types, densities, heights, and setbacks, to support orderly growth and community planning objectives.

SCHEDULE 'B' ZONING MAP





AR1	Agriculture	M1	General Industrial
AR2	Rural	P1	Parks and Public Use
R1	Low Density Residential	P2	Public Utilities
R2	Medium Density Residential	P3	Institutional
R3	Mobile Home Park	UR	Urban Reserve
C1	General and Highway Commercial	T1	Airport
C2	Recreation Commercial		Municipal Boundary
C3	Mixed Commercial/Residential		

