

Residential Accessory Building or Structure Regulations	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
Maximum Number of Buildings or Structures	2	2	2	2	NA
Minimum Front Setback (m)	15	7.5	4.5	4.5	NA
Minimum Rear Setback (m)	1.5	1.5	1	1.5	NA
Minimum Interior Side Setback (m)	1.5	1.5	1.2	3.6	NA
Minimum Exterior Side Setback (m)	7.5	3.6	3.6	7.5	NA
Maximum Height (m)	5	5	5	5	NA

### 7.1.2 Commercial Uses

Permitted Commercial Uses	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
<b>PERMITTED USES</b>				
Community Care Facility	♦	♦		
Medical Clinic	♦			
Apartments	♦	♦	♦	
Entertainment facility	♦			
Service Station	♦			
Tourist Accommodation	♦	♦	♦	
Financial Institutions	♦			
Cultural Uses	♦			
Pubs	♦			♦
Offices	♦			
Personal Services Uses	♦			
Parking Garage	♦			
Retail Establishments	♦			♦
Restaurants	♦	♦		♦
Convenience Stores	♦	♦		
Catering Establishments	♦			
Marinas/Float Plane Dock				♦
Campground/Holiday Parks			♦	
Recreation Facility	♦			
Detached Dwelling	♦		♦	
Micro-Brewery <sup>(1)</sup>	♦			♦
<b>ACCESSORY USES</b>				
Apartment	♦	♦	♦	♦
Detached Dwelling	♦	♦	♦	♦
Accessory Buildings or Structures	♦	♦	♦	♦

## DEVELOPMENT REGULATIONS FOR THE COMMERCIAL USES

Commercial Development Regulations	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
Minimum Lot Size for subdivision purposes(m <sup>2</sup> )	464	464	1500 <sup>(3)</sup> 925 <sup>(4)</sup> 464 <sup>(5)</sup> 16,200 <sup>(6)</sup>	464
Subdivision for a relative (Ha)	1	1	1	1
Floor Area Ratio	1.5		1.5	1.5
Minimum Lot Width (m)	20	20	20	20
Maximum Density (units / ha)	NA	NA	NA	NA
Maximum Lot Coverage (%)	75	60	100	60
Minimum Front Setback (m)	0	7.5	7.5	7.5
Minimum Rear Setback (m)	0 <sup>(2)</sup>	6	0 <sup>(7)</sup>	6
Minimum Interior Side Setback (m)	0	3.6	0 <sup>(7)</sup>	3.6
Minimum Exterior Side Setback (m)	0 <sup>(2)</sup>	3.6	0 <sup>(7)</sup>	3.6
Maximum Height (m)	15	6.5	15	12
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time
Off-Street Loading	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time

### Notes:

- 1/. A Micro-Brewery must be located on a Lot with a minimum Lot size of 446 m<sup>2</sup> and have a maximum building height of 6.0 m
- 2/. A Setback of 7.5 m is required if abutting against a residential use or is a residential use
- 3/. For mixed uses in the C-3 Zone
- 4/. For motels/hotels in the C-3 Zone
- 5/. For all other permitted uses in the C-3 Zone
- 6/. For an Holiday Park located in the C-3 Zone
- 7/. A Setback of 6.0 m is required if abutting against a residential use or is a residential use

**Additional Requirements:**

1/. Accessory Building and Structure requirements noted below:

<b>Commercial Accessory Building or Structure Regulations</b>	<b>C-1 Zone</b>	<b>C-2 Zone</b>	<b>C-3 Zone</b>	<b>C-4 Zone</b>
<b>Maximum Number of Buildings or Structures</b>	1	1	1	1
<b>Minimum Front Setback (m)</b>	0	0	0	4.5
<b>Minimum Rear Setback (m)</b>	0	0	0	6
<b>Minimum Interior Side Setback (m)</b>	0	0	0	3.6
<b>Minimum Exterior Side Setback (m)</b>	0	0	0	7.5
<b>Maximum Height (m)</b>	5	5	5	4.5

**7.1.3 Community Uses**

<b>Permitted Community Uses</b>	<b>P-1 Zone</b>
<b>PERMITTED USES</b>	
Community Uses	♦
Farmers' Markets	♦
<b>ACCESSORY USES</b>	

**DEVELOPMENT REGULATIONS FOR THE COMMUNITY USES**

<b>Community Development Regulations</b>	<b>Zone</b>
<b>Minimum Lot Size for subdivision purposes(m<sup>2</sup>)</b>	NA
<b>Subdivision for a relative (m<sup>2</sup>)</b>	NA
<b>Minimum Lot Width (m)</b>	NA
<b>Maximum Density (units / ha)</b>	NA
<b>Maximum Lot Coverage (%)</b>	NA
<b>Minimum Front Setback (m)</b>	NA
<b>Minimum Rear Setback (m)</b>	NA
<b>Minimum Interior Side Setback (m)</b>	NA
<b>Minimum Exterior Side Setback (m)</b>	NA
<b>Maximum Height (m)</b>	NA
<b>Number of Permitted Buildings or Structures</b>	NA
<b>Off-Street Parking</b>	As per the requirements of this bylaw, as amended from time to time

### 7.1.4 Other Land Uses

Permitted Other Land Uses	W-1 Zone	VR Zone	ALR Zone
<b>PERMITTED USES</b>			
Marina	♦		
Float plane dock	♦		
Farm uses as outlined in BC Regulation 171/2002, as amended from time to time			♦
Agricultural		♦	
<b>ACCESSORY USES</b>			
Detached Dwelling		♦	

#### DEVELOPMENT REGULATIONS FOR THE OTHER LAND USES

Other Land Use Development Regulations	W-1 Zone	VR Zone	ALR Zone
Minimum Lot Size for subdivision purposes(m <sup>2</sup> )	600	600	Subject to ALC requirements
Minimum Lot Width (m)	30		Subject to ALC requirements
Maximum Density (units / ha)	NA	NA	Subject to ALC requirements
Maximum Lot Coverage (%)	60	60	Subject to ALC requirements
Minimum Front Setback (m)	NA	6	Subject to ALC requirements
Minimum Rear Setback (m)	NA	6	Subject to ALC requirements
Minimum Interior Side Setback (m)	NA	6	Subject to ALC requirements
Minimum Exterior Side Setback (m)	NA	6	Subject to ALC requirements
Maximum Height (m)	NA	10	Subject to ALC requirements
Number of Permitted Buildings or Structures	NA	NA	Subject to ALC requirements
Off-Street Parking	NA	As per the requirements of this Bylaw, as amended from time to time	Subject to ALC requirements

**PART 8.0 REPEAL**

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The Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, and all amendments, are repealed upon adoption of this Bylaw.

**READINGS AND ADOPTION**

“Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017” adopted on the 7<sup>th</sup> day of May, 2018.

Amendment Bylaw No. 1125 adopted on the 1<sup>st</sup> day of October, 2018.

“Leo Facio”  
Mayor

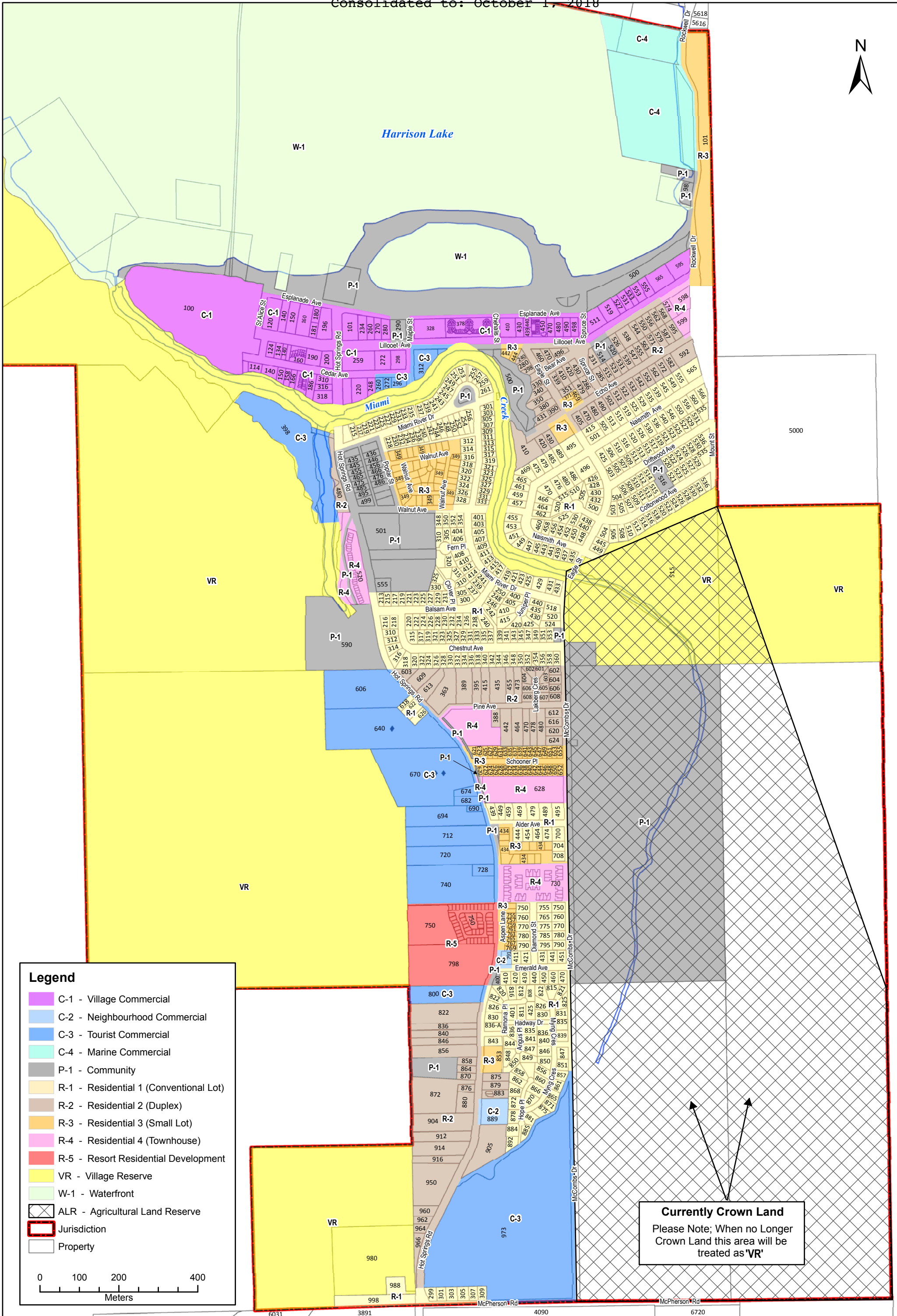
“Debra Key  
Corporate Officer

# Village of Harrison Hot Springs - Zoning Map

## Zoning Bylaw No. 1115, 2017

### Schedule 'A'

Consolidated to: October 1, 2018



# Village of Harrison Hot Springs - Floodplain Map

## Zoning Bylaw No. 1115, 2017

### Schedule 'B'

Consolidated to: October 1, 2018

