

CITY OF PRINCE RUPERT

ZONING BYLAW AMENDMENT BYLAW NO. 3493, 2022

A BYLAW TO AMEND THE CITY OF PRINCE RUPERT ZONING BYLAW NO. 3462, 2021

The Council of the City of Prince Rupert in an open meeting assembled, enacts as follows:

That the City of Prince Rupert Zoning Bylaw No. 3462, 2021 be amended as follows:

1. That sections of the City of Prince Rupert Zoning Bylaw No. 3462, 2021 shall be amended according to Schedule A attached hereto and forming a part of this Zoning Bylaw Amendment Bylaw No. 3493, 2022.
2. This Bylaw may be cited as "Zoning Bylaw Amendment Bylaw No. 3493, 2022".
3. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

Read a First time this 25th day of April, 2022.

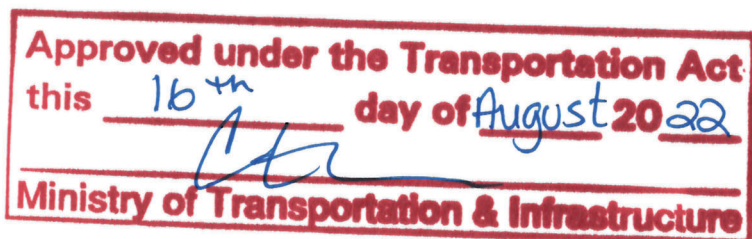
Read a Second time this 25th day of April, 2022.

Public Hearing this 27th day of June, 2022.

Read a Third time this 27th day of June, 2022.

Ministry of Transportation & Infrastructure this 16th day of August, 2022.

Final Consideration and Adopted this 5th day of December, 2022.



MAYOR

CORPORATE ADMINISTRATOR

- 1 -

This Bylaw was adopted by Council.

To view the signed original,
contact City Hall Administration at

(250) 627 0934 or email

cityhall@princerupert.ca

Section 1 – Definitions

Section	Change From	Change To/Add
Creative Industry	CREATIVE INDUSTRY refers to a range of economic activities which are concerned with the generation or exploitation of knowledge and information. This includes technology development, operations and manufacture, Studios (creating and sales of product), galleries, marine manufacture spaces, live-work spaces, education uses and facilities	CREATIVE INDUSTRY refers to a range of economic activities which are concerned with the generation or exploitation of knowledge and information. This includes technology development, operations and manufacture, studios (creating and sales of product), galleries, museums, aquariums, marine manufacture spaces, live-work spaces, education uses and facilities
Gross Floor Area	GROSS FLOOR AREA means the total floor area as measured to the outer walls of the building, but excludes parking structures, swimming pools and deck, balcony and patio areas as long as such structures or areas do not exceed 0.6m above the average ground elevation	GROSS FLOOR AREA means the total floor area as measured to the extreme outer limits of the external walls of the building, with the exclusion of exterior wall thickness that is exclusively used for the provision of insulating materials and non-structural exterior cladding. Gross Floor Area does not include parking structures, swimming pools, or decks, balcony, and patios that are not fully enclosed.
Home Occupation	HOME OFFICE means a home occupation which operates without the on-site attendance from clients or customers.	HOME OFFICE means a home occupation which operates without the regular on-site attendance from clients or customers.
Off Street Parking	OFF STREET PARKING means a use providing for temporary parking or storage of vehicles.	OFF STREET PARKING means a use providing for parking or storage of vehicles.
1 Definitions		<p>Add</p> <p>LOCK-OFF SUITE means an accessory dwelling unit located within a multi-family dwelling unit, with a separate lockable entrance access to a shared common hallway and shared internal access, and which can be locked-off from the</p>

Schedule A

		primary dwelling unit, but does not include a secondary suite.
1 Definitions		<p>Add</p> <p>BUILDING FOOTPRINT means the horizontal area as seen in plan, measured from outside of all exterior walls and supporting columns. It includes dwellings and any area of attached garage. It does not include areas of porch, deck, and balcony more than 0.6 metres above average ground elevation; cantilevered covers, porches or projections; or ramps and stairways required for access.</p>
1 Definitions		<p>Add</p> <p>ANIMAL HOSPITAL or CLINIC means the use of land, buildings or structures for the care, examination, diagnosis and treatment of sick, ailing, infirm, or injured pets, including medical intervention, surgery, and may include accessory short-term accommodation of pets, pet grooming, and the sale of medicine and pet supplies.</p>
Single Family Dwelling	(b) SINGLE FAMILY DWELLING means a detached building that is used for a residential use. It must contain one dwelling unit, or one dwelling unit with a secondary suite if permitted. This does not apply to any mobile or modular units.	(b) SINGLE FAMILY DWELLING means a detached building that is used for a residential use. It must contain one dwelling unit, or one dwelling unit with a secondary suite if permitted. This does not apply to any mobile units.
Two-Family Residential Dwelling	(c) TWO-FAMILY RESIDENTIAL DWELLING means a building or single lot that contains two principal dwelling units. These units may be either one above another and separated by a ceiling and floor that extends from an exterior wall	(c) TWO-FAMILY RESIDENTIAL DWELLING means a building or single lot that contains two principal dwelling units, and may include up to one secondary suite per principle dwelling. These principle dwelling units may be either one above

Schedule A

	to exterior wall, or they may be located side by side and separated by a common party wall that extends from ground to roof. This includes detached dwelling units that are connected by a carport or garage if they share a continuous permanent foundation and common roof area.	another and separated by a ceiling and floor that extends from an exterior wall to exterior wall, or they may be located side by side and separated by a common party wall that extends from ground to roof. This includes detached dwelling units that are connected by a carport or garage if they share a continuous permanent foundation and common roof area. This does not apply to any mobile units.
--	--	---

Section 3 – General Provisions

Section	Change From	Change To/Add
3.4.0 Secondary Suites & 3.4.1 General Regulations for Secondary Suites	<p>3.4.0 Secondary Suites A suite is permitted as an accessory use to a single family dwelling, or other type of dwelling unit as permitted in Section 5 of this Bylaw.</p> <p>3.4.1 General Regulations for Secondary Suites a) There is only one suite permitted for each applicable lot. b) The secondary suite must be completely contained within the single family dwelling. c) The secondary suite must have a floor area of no more than 90m², or 40% of the buildings habitable area, whichever is less. d) A single additional off-street parking space must be provided for the exclusive use of the tenant. e) The suite and the single family dwelling must be a single real estate entitlement,</p>	<p>3.4 Accessory Dwelling Units a) A Secondary Suite is permitted as an accessory use to a single or two-family dwelling as permitted in Section 5 of this Bylaw. b) A Lock-off Suite is permitted as an accessory use to a dwelling unit within multifamily housing, or other type of dwelling unit as permitted in Section 5 and 6 of this Bylaw.</p> <p>3.4.1 General Regulations for Secondary and Lock-Off Suites a) Secondary suites must have a floor area of no more than 90m², or 40% of the buildings habitable area, whichever is less. b) Lock-offs suite must have a floor area of no more than 45m² or 40% of the buildings habitable area, whichever is less.</p>

Schedule A

	<p>Strata titling is not permitted. To achieve this, the owner shall register a covenant that specifically prohibits stratification of the suite.</p> <p>f) A secondary suite must not be short term rental (less than one month).</p>	<p>c) The minimum size for an accessory dwelling unit is 22 m²</p> <p>d) The suite and primary dwelling must be a single real estate entitlement, Strata titling is not permitted. To achieve this, the owner shall register a covenant that specifically prohibits stratification of the suite.</p> <p>e) A suite must not be short term rental (less than one month).</p> <p>f) There is only one suite permitted for each principle dwelling.</p> <p>g) The suite must be completely contained within the primary dwelling.</p> <p>h) A single additional off-street parking space per accessory dwelling must be provided for the exclusive use of the occupants.</p>
3.1.0 Uses Permitted in Several Zones		<p>Add</p> <p>l) Shipping containers are permitted for up to 60 days for temporary storage in all zones.</p>
3.19 Shipping Containers	<p>3.19.0 Shipping Containers</p> <p>Intentionally Deleted</p>	<p>Intentionally Deleted</p>

Section 5 – Zoning Regulations & Requirements: Residential zones.

Section	Change From	Change To/Add
5.1.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted	Subject to general provisions, the following accessory uses and no others are permitted: (a) One Secondary Suite.	Subject to general provisions, the following accessory uses and no others are permitted: (a) One Accessory Dwelling Unit.
5.2.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted	Subject to general provisions, the following accessory uses and no others are permitted: (a) One Secondary Suite.	Subject to general provisions, the following accessory uses and no others are permitted: (a) Accessory Dwelling Units.
5.3.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted		Add (c) Accessory Dwelling Units.
5.4.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted		Add (c) Accessory Dwelling Units.
5.5.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted		Add (c) Accessory Dwelling Units.
5.6.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted		Add (f) Accessory Dwelling Units.

Schedule A

5.7.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted		Add (c) Accessory Dwelling Units.
5.8.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted		Add (c) Accessory Dwelling Units.
5.9.0 Permitted Uses: Subject to general provisions, the following accessory uses and no others are permitted		Add (c) Accessory Dwelling Units.

Section 6 – Zoning Regulations & Requirements: Commercial zones

Section	Change From	Change To/Add
6.2.0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted:	6.2.0 C2: General Commercial Zone Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted: (a) Retail use. (b) Cannabis retail stores (subject to section 3.17.0). (c) Personal service establishment. (d) Office. (e) Entertainment centre. (f) Traveler accommodation. (g) Child Care Facility.	6.2 C2: General Commercial Zone Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted: (a) Retail use. (b) Cannabis retail stores (subject to section 3.17.0). (c) Personal service establishment. (d) Office. (e) Traveler accommodation. (f) Child Care Facility. (g) Theater. (h) Multiple family dwelling buildings. (i) Sales of alcoholic beverages on lots with a minimum area 250m ² .

Schedule A

	<p>(h) Theater.</p> <p>(i) Multiple family dwelling Buildings.</p> <p>(j) Sales of alcoholic beverages on lots with a minimum area of 250m².</p> <p>(k) Entertainment centre located beyond 200 metres of a school property line.</p> <p>(l) Student housing.</p> <p>(m) Entertainment centre located beyond 200 metres of a school property line.</p>	<p>(j) Student housing.</p> <p>(k) Entertainment centre located beyond 200 metres of a school property line.</p>
6.5.0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted:		<p>Add</p> <p>(k) Creative Industry.</p> <p>(l) Animal Hospital or Clinic.</p>
6.1.0 Permitted Uses: Subject to general provisions, the following accessory uses or buildings and no others are permitted in retail and personal service use buildings		<p>Add</p> <p>(b) Accessory Dwelling Units.</p>
6.1.0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted:		<p>Add</p> <p>(j) Animal Hospital or Clinic.</p>
6.2.0 Subject to general provisions, the following accessory uses or buildings and no others are permitted in retail and personal service use buildings		<p>Add</p> <p>(b) Accessory Dwelling Units.</p>

Schedule A

6.3.0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted:		Add (j) Animal Hospital or Clinic.
6.3.0 Permitted Uses: Subject to general provisions, the following accessory uses or buildings and no others are permitted in retail and personal service use buildings	(a) Multiple family dwellings with separate exterior entrances.	(a) Multiple family dwellings with separate exterior entrances that may include accessory dwelling units.
6.4. 0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted:		Add (f) Animal Hospital or Clinic.
6.3.4 Permitted Uses: Minimum Dimensions Required for Yards	Minimum Dimensions Required for Yards Front yard 3.6 metres.	Minimum Dimensions Required for Yards For service stations, traveler accommodation, and theatres the minimum front yard shall be 3.6 metres.
6.4.0 Permitted Uses: Subject to general provisions, the following accessory uses or buildings and no others are permitted in retail and personal service use buildings	(a) Multiple family dwellings with separate exterior entrances.	a) Multiple family dwellings with separate exterior entrances that may include accessory dwelling units.
6.5.0 Permitted Uses: Subject to general provisions, the following accessory uses or buildings and no others are permitted in retail and personal service use buildings	(a) Multiple family dwellings with separate exterior entrances.	a) Multiple family dwellings with separate exterior entrances that may include accessory dwelling units.
6.6.0 Permitted Uses: Subject to general provisions, the following		Add (k) Animal Hospital or Clinic.

Schedule A

principal uses and no others are permitted		
6.6.0 Permitted Uses		Add Subject to general provisions, the following accessory uses or buildings and no others are permitted in multiple family dwelling buildings: (a) Accessory Dwelling Units

Section 7 – Zoning Regulations & Requirements: Industrial zones.

Section	Change From	Change To/Add
7	Section 7 – Zoning Regulations & Requirements: Industrial Zones	Section 7 – Zoning Regulations & Requirements: Marina District
7.1.0 Permitted Uses: Subject to general provisions, the following accessory uses or buildings and no others are permitted in retail and personal service use buildings		Add (b) Accessory Dwelling Units.
7.1.0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted		Add (k) Animal Hospital or Clinic.
7.2.0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted		8.1.1 Add (m) Animal Hospital or Clinic. (n) Creative Industry.
7.3.0 Permitted Uses: Subject to general provisions, the following principal uses and no others are permitted		8.2.1 Add (v) Animal Hospital or Clinic.

Section 9 – Off-Street Parking and Off-Street Loading

Section	Change From	Change To/Add
---------	-------------	---------------

Schedule A

9.1.2 Parking Requirements		Add Row to Parking Requirement Table Marina Use 1 space per 2 mooring spaces and 1 space per 2 rental boats
----------------------------	--	--

Section 10 - Signs

Section	Change From	Change To/Add
10.1.0 Definitions		Add DOMESTIC SIGN means a sign used for domestic purposes.
10 Signs		Add 11.18 Projecting Signs Projecting Signs are permitted as follows: (a) Projecting Signs are permitted in all Commercial Zones and Marine District Zones
10 Signs		Add and Renumber 11.19 Domestic Signs Domestic Signs are permitted as follows: (a) Domestic Signs are permitted in all Residential Zones
10.1.0 Definitions	CANOPY means a non-retractable, solid projection which extends from the wall of a building and includes a structure commonly known as the theatre marquee but does not include normal architectural features such as lintels, sills, and mouldings.	Canopy means a rigid structure extending out from the building face to provide shelter from sun and rain, and is entirely supported from the building. It does not include normal architectural features such as lintels, sills, and mouldings.
10.12.0 Painted Wall Sign	10.12.0 Painted Wall Sign Painted Wall Sign are permitted as follows: (a) Painted wall signs are permitted in the C- commercial zones, M-industrial zones and P zones. (b) One painted wall sign shall be permitted per business for every wall facing a highway or yard.	11.12 Wall Signs Wall Signs are permitted as follows: (a) Wall signs may be painted or attached through poster frames. (b) Wall signs are permitted in the C- commercial zones, M-industrial zones, MD- marina district zones and P- public facilities zones.

Schedule A

	<p>(c) For each wall the maximum area permitted for painted signs shall not exceed 25 percent of the façade upon which the sign or signs have been painted.</p>	<p>(c) One painted wall sign and one poster frame shall be permitted per business for every wall facing a highway or yard.</p> <p>(d) For each wall the maximum area permitted for painted signs shall not exceed 25 percent of the façade upon which the sign or signs have been painted or attached.</p>
--	---	--