

Subdivision 1 - General

9.7.1.

Purpose

1. The purposes for establishing Greenbelt Zones are listed below:
 - a. to concentrate intensive commercial, industrial, and residential development in the Kitimat townsite and recognized industrial zones, thereby increasing the efficiency of municipal services and reducing costs;
 - b. to provide appropriate lands, close to built-up areas, for schools, churches and other institutions serving local residents: and to enhance the general amenity and recreation of Kitimat residents;
 - c. to separate intensive residential development from intensive, long-term, forest harvesting;
 - d. to recognize the special character of, and provide opportunities for resort and rural resort developments;
 - e. to ensure suitable land for rural residences is available;
 - f. to recognize the special character of the local environment and the development limitations of environmentally sensitive lands, steep slopes, and lands prone to flooding or other natural hazards.

Zones

2. The following Greenbelt Zones are established:
 - a. G1 Institutional
 - b. G2 Local Park
 - c. G3 Small Holding
 - d. G3-A Cable Car
 - e. G3-B Strawberry Meadows
 - f. G3-C Residential
 - g. G4 Recreation
 - h. G4-A Rural Resort

Subdivision 1 - General (Continued)

- 9.7.1. 2. i. G5 Forestry
j. G5-A Forestry Transition
k. G6-A Special Area, Environmentally Sensitive
3. In addition to all other regulations in the Municipal Code no land within a Greenbelt Zone shall be used, and no building or structure shall be erected or altered or used within a Greenbelt Zone, except in accordance with the provisions of this Division.

Liquor Primary Licence

4. Liquor primary licence shall be permitted in greenbelt zones where specified as an eligible land use.

Permitted Uses

5. Temporary Uses: in accordance with Part 9, Division 8.
6. Water system intakes, pumphouses and water storage facilities are permitted in all Greenbelt Zones.
7. Permitted buildings and structures include those required for the permitted uses.

Off-Street Parking

8. Subject to the following exceptions, one parking stall shall be provided for each 14 m² or portion thereof of G.L.A.:
- a. coffee shop, dining room or restaurant--one parking stall for each 4.5 m² G.L.A. or portion thereof;
 - b. marina--one parking stall per 7.5 metres of linear moorage;
 - c. golf course--four parking stalls per hole;
 - d. residence--two parking stalls per dwelling unit;
 - e. medical or community care institution--one parking stall per two beds;
 - f. education--one parking stall per classroom for day care, elementary or junior secondary school; two parking stalls per classroom for a senior secondary school; and
 - g. church, club or public assembly--one parking stall for each 7 m² of public assembly floor area.

Subdivision 1 - General (Continued)

- 9.7.1. 8. h. resort -- one parking stall for each guest room, plus stalls specified above for on-site residence; and any restaurant, marina, and golf course which is open to the public. Staff parking is to be provided on-site.

Access

9. Maximum access widths, as determined by lot frontage, are set out below:
- a. where frontage is 15 metres or less, one access not exceeding 5 metres;
 - b. where frontage is greater than 15 metres but less than 30 metres, one access not exceeding 7.5 metres;
 - c. where frontage is greater than 30 metres but less than 75 metres, one access not exceeding 12 metres or two accesses of 5 metres or less;
 - d. where frontage is 75 metres or more, one access not exceeding 18 metres or two accesses of 9 metres or less.

Fences

10. a. Maximum height for any fence set back 4.5 metres or less from front property line is 1.2 metres; except a rail or wire fence (excluding chain link) may be 2.0 metres high in any Greenbelt zone except G3-C;
- b. Maximum height of fences within required side and rear yards is 2 metres.
- c. Maximum height of fences which are not located within a required yard is 3 metres.
- d. Fences on corner lots shall comply with the provisions of section 9.10.5.
11. Containers:
- a. shall not be stacked;
 - b. shall not be placed in front yard;
 - c. shall be painted or screened from road and abutting properties or parks.

Subdivision 2 - G1 Institutional Zone Regulations

9.7.2. Permitted and Accessory Uses

1. The following principal uses are permitted in the G1 Institutional Zone:
 - a. Education
 - b. Government, including public utilities and services
 - c. Medicine, including medical and dental clinics, and hospitals
 - d. Community Care Facilities serving nine or more persons
 - e. Religion

Eligible Land Use for Liquor Primary Licence

- f. Permitted Use:
 - i. Education (Post-secondary only)
 - ii. Mount Elizabeth Theatre, at Block 120, DL 6042 6153 and 6156 R5C District Plan 6035
2. Notwithstanding Subdivision 9.7.2.1, the following Accessory Uses are permitted and apply to Block 163 District Lots 6162 & 6167 Plan 6095 (1352 Alexander Avenue).

Permitted Uses

- g. Coffee Shop (Kiosk)
- h. Office
3. The following accessory uses are permitted: Staff Residence(s)
4. Notwithstanding Subdivision 9.7.2.1, only the following Principal Land Uses are permitted and apply to Km 1.2 South Hirsch Main.

Permitted Uses

- i. Meter Station

Conditions of Use

5. Maximum lot coverage is 30%.
6. Maximum floor area ratio is .5.

Building Setbacks

7. All properties shall have a front yard of 9 metres or more.
8. All properties shall have side yard(s) of 4.5 metres or more. Side yards bounded by a street shall be 9 metres or more.

Subdivision 2 - G1 Institutional Zone Regulations (Continued)

- 9.7.2 9. All properties shall have a rear yard of 9 metres or more.
10. Any yard which is either opposite to or abutting a residential zone (R1-A, R1-B, R1-C, R2-A, R2-B, R3-A, R3-B, R4-A, R5-A, R6-A, R6-B) shall be 9 metres wide or more, and shall include a 2 metre wide landscaped buffer.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3.

Subdivision 3 - G2 Local Park Zone Regulations

9.7.3. Permitted and Accessory Uses

1. The following principal uses are permitted in the G2 Local Park Zone: Public Park, including campgrounds, day use areas, natural areas, and public open space.
2. The following accessory uses are permitted: selective forest harvest.
3. Temporary Use must be in accordance with Part 9, Division 8. Uses are limited to: coffee shop, retail trade, and outdoor recreation equipment rental.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3.

Subdivision 4 - G3 Small Holding Zone

9.7.4. Permitted and Accessory Uses

1. The following principal uses are permitted in the G3 Small Holding Zone: Detached Residence with not more than two dwelling units.

Temporary Uses in accordance with Part 9, Division 8

Subdivision 4 - G3 Small Holding Zone (Continued)

- 9.7.4 2. The following accessory uses are permitted:
- a. agriculture;
 - b. Bed and Breakfast;
 - c. Day Care (Adult)
 - d. Day Care (Child)
 - e. home business address;
 - f. home occupation.

Conditions of Use

- 3. Minimum lot area is .4 ha.
- 4. Minimum lot frontage is 40 metres.
- 5. Maximum lot coverage for residential use is 6%.
- 6. Maximum floor area ratio for any dwelling is .05.
- 7. Maximum height of any building is 9 metres.

Permitted and Accessory Uses

Building Setbacks

- 8. All properties shall have a front yard of 9 metres or more.
- 9. All properties shall have side yard(s) of 4.5 metres or more.
- 10. All properties shall have a rear yard of 9 metres or more.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Fences

- 11. a. Maximum height for any fence set back 4.5 metres or less from front property line is 1.2 metres; except a rail or wire fence (excluding chain link) may be 1.8 metres high;
- b. Maximum height of fences within required side and rear yards is 2 metres.
- c. Maximum height of fences which are not located within a required yard is 3 metres.
- d. Fences on corner lots shall comply with the provisions of section 9.10.5.

Subdivision 4 - G3 Small Holding Zone (Continued)

9.7.4 Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3.

Subdivision 5 - G3-A Cable Car

9.7.5. Permitted and Accessory Uses

1. The following principal uses are permitted in G3-A Cable Car Zone:
 - a. Detached residence with not more than two dwelling units
2. The following accessory uses are permitted:
 - a. Accessory Dwelling Unit (Detached)
 - b. Agriculture;
 - c. Bed and Breakfast
 - d. Day Care (Adult)
 - e. Day Care (Child)
 - f. Home Business Address;
 - g. Home Occupation.

Conditions of Use

3. Dwelling Units (Maximum): 2 per parcel
4. Accessory Dwelling Unit (Detached) use is not permitted unless a contiguous clear land area sufficient for a sewerage reserve disposal field is available on the parcel, as confirmed by a certified professional and Northern Health Authority

Building Setbacks

5. All properties shall have a front yard of 4.5 metres or more for any garage or carport and 9 metres for any residence or accessory structure.
6. All properties shall have side yard(s) of 4.5 metres or more.
7. All properties shall have a rear yard of 9 metres or more.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Fences

8. a. Maximum height for any fence set back 4.5 metres or less from front property line is 1.2 metres; except a rail or wire fence (excluding chain link) may be 1.8 metres high;

Subdivision 5 - G3-A Cable Car (Continued)

- 9.7.5
- b. Maximum height of fences within required side and rear yards is 2 metres.
 - c. Maximum height of fences which are not located within a required yard is 3 metres.
 - d. Fences on corner lots shall comply with the provisions of section 9.10.5.

Temporary Uses

9. Temporary Uses in accordance with Part, 9 Division 8; limited to:
- a. Brewery, Cidery, Meadery, Winery
 - b. Coffee Shop
 - c. Local Store
 - d. Personal Service Shop
 - e. Recreation
 - f. Cultural Activity
 - g. Animal Grooming;
 - h. No activity listed in *BC Contaminated Sites Regulation, Schedule 2*, unless environmental professional engaged at applicant expense and approved by District of Kitimat; or Ministry of Environment; has identified appropriate mitigation measures to be included as conditions of use and performance bonding in a form satisfactory to District of Kitimat and sufficient to complete mitigation is posted by business operator.

Shipping Containers as Accessory Buildings and Structures: See 9.7.1.11

Signs: See Part 9, Division 3.

Subdivision 6 - G3-B Strawberry Meadows

9.7.6. Permitted and Accessory Uses

1. The following principal uses are permitted in the G3-B Strawberry Meadows Zone:
 - a. Detached residence with not more than two dwelling units.
 - b. Hobby Farm, at:
 - i. Lot 1 District Lot 307 Range 5 Coast Plan EPP40842 (5 Elderberry Street)
 - ii. Lot 2 District Lot 307 Range 5 Coast Plan EPP40842 (13 Elderberry Street)
 - iii. Lot 3 District Lot 307 Range 5 Coast Plan EPP40842 (23 Elderberry Street)

2. The following accessory uses are permitted:
 - a. Accessory Dwelling Unit (Detached)
 - b. Agriculture
 - c. Bed and Breakfast
 - d. Day Care (Adult)
 - e. Day Care (Child)
 - f. Home Business Address
 - g. Home Occupation

Conditions of Use

3. Dwelling Units (Maximum): 2 per parcel
4. Lot Area (Minimum): 0.4 ha
5. Lot Frontage (Minimum): 40m
6. Lot Coverage (Maximum): 15%
7. Floor Area Ratio (Maximum): 0.15
8. Building Height (Maximum): 9m

Subdivision 6 - G3-B Strawberry Meadows (continued)

9.7.6

Building Setbacks

9. All properties shall have a front yard of 4.5 metres or more for any garage or carport and 9 metres for any residence or accessory structure.
10. All properties shall have side yard(s) of 4.5 metres or more
11. All properties shall have a rear yard of 9 metres or more.

Temporary Uses

12. Temporary Uses in accordance with Part, 9 Division 8; limited to:
 - a. Brewery, Cidery, Meadery, Winery
 - b. Coffee Shop
 - c. Local Store
 - d. Personal Service Shop
 - e. Recreation
 - f. Cultural Activity
 - g. Animal Grooming;
 - h. No activity listed in *BC Contaminated Sites Regulation, Schedule 2*, unless environmental professional engaged at applicant expense and approved by District of Kitimat; or Ministry of Environment; has identified appropriate mitigation measures to be included as conditions of use and performance bonding in a form satisfactory to District of Kitimat and sufficient to complete mitigation is posted by business operator.

Parking and Access

13. Minimum two parking stalls per dwelling unit;
14.
 - a. one access not exceeding 9m; or
 - b. two accesses of 7.5m or less where frontage is less than 60m; or
 - c. two accesses of 9m or less where frontage is 60m or more.

Fences: See Section 9.7.1.10.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3

Subdivision 7 - G3-C Residential

9.7.7. Permitted and Accessory Uses

1. The following principal uses are permitted in G3-C Residential Zone:
 - a. Detached residence with not more than two dwelling units

2. The following accessory uses are permitted:
 - a. Accessory Dwelling Unit (Detached)
 - b. Agriculture
 - c. Bed and Breakfast
 - d. Day Care (Adult)
 - e. Day Care (Child)
 - f. Home Business Address
 - g. Home Occupation

Conditions of Use

3. Dwelling Units (Maximum): 2 per parcel
4. Minimum lot frontage is 40 metres
5. Maximum site coverage 15%
6. Maximum FAR .5, and
7. Maximum height 9m.

Building Setbacks

8. All properties shall have a front yard of 4.5m or more for any garage or carport and 9 metres or more for any residence or accessory structure.
9. All properties shall have side yard(s) of 4.5m or more.
10. All properties shall have a rear yard of 9m or more.

Subdivision 7 - G3-C Residential (Continued)

9.7.7. Parking and Access

11. Two off-street parking stalls shall be provided per dwelling unit.
12. a. One access not exceeding 9m; or
b. Two accesses of 7.5m or less.

Fences: See Section 9.7.1.10.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3

Temporary Uses

13. Temporary Uses in accordance with Part, 9 Division 8; limited to:
 - a. Brewery, Cidery, Meadery, Winery
 - b. Coffee Shop
 - c. Personal Service Shop
 - d. Recreation
 - e. Cultural Activity
 - f. Animal Grooming;
 - g. No activity listed in *BC Contaminated Sites Regulation, Schedule 2*, unless environmental professional engaged at applicant expense and approved by District of Kitimat; or Ministry of Environment; has identified appropriate mitigation measures to be included as conditions of use and performance bonding in a form satisfactory to District of Kitimat and sufficient to complete mitigation is posted by business operator.

Subdivision 8 - G4 Recreation Zone Regulations

9.7.8. Permitted and Accessory Uses

1. The following principal uses are permitted in the G4 Recreation Zone:
 - a. Public, Private, or Commercial Recreation Facility including; but not limited to, Campground, Club, Golf Course, and Marina;
 - b. Temporary Uses: in accordance with Part 9, Division 8;
 - c. attached or detached residence with not more than two dwelling units;

Subdivision 8 - G4 Recreation Zone Regulations (Continued)

- 9.7.8. d. commercial kitchen for off-site catering.
2. The following accessory uses are permitted:
- a. coffee shop, dining room, lounge or retail store associated with principal use;
 - b. Temporary Uses: in accordance with Part 9, Division 8;
 - c. home business address or home occupation.

Eligible Land Use for Liquor Primary Licence

3. Permitted Use:
- a. Coffee Shop
 - b. Commercial Kitchen for Off-site Catering
 - c. Dining Room
 - d. Lounge
 - e. Public, Private, or Commercial Recreation Facility including; but not limited to, Campground, Club, Golf Course, and Marina
 - f. Retail Store

Conditions of Use

- 4. Minimum lot area 1000 m².
- 5. Minimum lot frontage 25 metres.
- 6. Maximum lot coverage 15%.
- 7. Maximum floor area ratio .15.
- 8. Maximum building height 9 metres.

Building Setbacks

9. All properties shall have:
- a. a front yard of 9 metres or more;
 - b. side yard(s) of 4.5 metres or more; and
 - c. a rear yard of 9 metres or more.

Subdivision 8 - G4 Recreation Zone Regulations (Continued)

- 9.7.8. 10. Any yard which is either opposite to or abutting a residential zone (R1-A, R1-B, R1-C, R2-A, R2-B, R3-A, R3-B, R4-A, R5-A, R6-A, R6-B) shall be 9 metres or more and shall include a 2 metre wide landscaped buffer.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3.

Subdivision 9 - G4-A Rural Resort

- 9.7.9. 1. Permitted and Accessory Uses
- a. The following principal uses are permitted in the G4-A Rural Resort Zone:

Commercial accommodation operating as:

- i. Bed & Breakfast Inn;
- ii. Campground;
- iii. Cottages;
- iv. Guest Cabins;
- v. Hotel;
- vi. Inn;
- vii. Lodge: or
- viii. Motel

1. b. The following business, dining, entertainment and recreation facilities are permitted as accessory uses:

- i. Cafe or Coffee Bar;
- ii. Convenience, Gift, Marine or Souvenir Store associated with on-site accommodation or permitted accessory use;
- iii. Convention Centre;
- iv. Golf Course;
- v. Lounge;
- vi. Marina;
- vii. Pub;
- viii. Restaurant;
- ix. Spa and related personal services

Subdivision 9 - G4-A Rural Resort (Continued)

- 9.7.9. c. The following support facilities or services are permitted as accessory uses:
- i. Communal dining, laundry and sanitary facilities for use by guests and/or staff;
 - ii. Staff dormitory

Eligible Land Use for Liquor Primary Licence

- d. Permitted Use:
- i. Coffee Shop
 - ii. Commercial Kitchen for Off-site Catering
 - iii. Dining Room
 - iv. Lounge
 - v. Public, Private, or Commercial Recreation Facility including; but not limited to, Campground, Club, Golf Course, and Marina
 - vi. Retail Store
- e. Permitted Accessory Use to B&B, Inn, Hotel, Lodge, or Guest Cabins:
- i. Cafe or Coffee Bar
 - ii. Convenience, Gift, Marine or Souvenir Store associated with on-site accommodation or permitted accessory use;
 - iii. Convention Centre
 - iv. Golf Course
 - v. Lounge
 - vi. Marina
 - vii. Pub
 - viii. Restaurant
 - ix. Spa and Related Personal Service

Conditions of Use

- 2. Minimum lot area 5 ha.
- 3. Minimum frontage 75m.
- 4. Maximum site coverage 15%.
- 5. Maximum building height 18m.

Subdivision 9 - G4-A Rural Resort (Continued)

9.7.9. Building Setbacks

6. All properties shall have:
 - a. a front yard of 9m or more;
 - b. side yard(s) of 4.5m or more; and
 - c. rear yard of 9m or more.
7. Any yard which is opposite to or abutting a residential zone or park shall be 9m or more and shall include a landscape screen no less than 2m wide and 1.5m high.

Building Setbacks (continued)

8. Parking adjacent to a residential zone or park shall be set back 2m or more from property line and include a landscaped screen no less than 2m wide and 1.5m high.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3

Subdivision 10 - G5 Forestry Zone Regulations

9.7.10. Permitted and Accessory Uses

1. The following principal uses are permitted in the G5 Forestry Zone:
 - a. Agriculture
 - b. Forestry, including harvesting, tree planting, and portable sawmills
 - c. Detached Residence with not more than two dwelling units
 - d. Temporary Uses: in accordance with Part 9, Division 8.

Subdivision 10 - G5 Forestry Zone Regulations (Continued)

- 9.7.10. 2. The following accessory uses are permitted:
- a. Bed and Breakfast
 - b. home business address
 - c. home occupation
 - d. Temporary Uses: in accordance with Part 9, Division 8.

Conditions of Use

- 3. Minimum lot area is 5 ha.
- 4. Maximum lot coverage is 10%.
- 5. Maximum floor area ratio is .1.

Building Setbacks

- 6. All properties shall have front and side and rear yards of 9 metres or more.
- 7. Any yard which is either opposite to or abutting a residential zone (R1-A, R1-B, R1-C, R2-A, R2-B, R3-A, R3-B, R4-A, R5-A, R6-A, R6-B) shall include a 2 metre wide landscaped buffer.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3.

Subdivision 11 - G5-A Forestry Transition Zone Regulations

9.7.11.

Permitted and Accessory Uses

1. The following principal uses are permitted in the G5-A Forestry Transition Zone:
 - a. Agriculture
 - b. Silviculture, including harvesting and tree planting
 - c. Detached residence with not more than two dwelling units.
2. The following accessory uses are permitted:
 - a. Accessory Dwelling Unit (Detached) at:
 - i. PID 013-868-101, E 1/2 of DL 6005 R5C
 - b. Bed and Breakfast
 - b. Home Business Address
 - c. Home Occupation
 - d. Temporary Uses: in accordance with Part 9, Division 8.

Conditions of Use

3. Dwelling Units (Maximum): 2 per parcel
4. Minimum lot frontage 75 metres.
5. Maximum lot coverage is 10%.
6. Maximum floor area ratio is .1.

Building Setbacks

7. All properties shall have:
 - a. a front yard of 9 metres or more;
 - b. a side yard of 4.5 metres or more; and
 - c. a rear yard of 9 metres or more.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3.

Subdivision 12 - G6-A Special Areas -- Environmentally Sensitive

9.7.12.

Permitted and Accessory Uses

1. The following principal uses are permitted in the G6-A Environmentally Sensitive Zone:
 - a. Natural Open Space
 - b. Outdoor Recreation
 - c. Temporary Uses: in accordance with Part 9, Division 8.
2. The following accessory uses are permitted:
 - a. preservation or improvement of habitat for fish, marine life, birds, mammals and other creatures.

Conditions of Use

3. Development of environmentally sensitive areas shall not diminish the natural attributes of the site.

Building Setbacks

4. All properties shall have front and side and rear yards of 9 metres or more.
5. Any yard which is either opposite to or abutting a residential zone (R1-A, R1-B, R1-C, R2-A, R2-B, R3-A, R4-A, R5-A, R6-A, R6-B) shall include a 2 metre wide landscaped buffer.

Parking and Access: See 9.7.1.8. and 9.7.1.9.

Shipping Containers as Accessory Buildings and Structures:
See 9.7.1.11.

Signs: See Part 9, Division 3.