

DISTRICT OF KITIMAT

BYLAW NO. 1878

A BYLAW TO AMEND THE KITIMAT ZONING MAP AND THE *KITIMAT MUNICIPAL CODE* WITH RESPECT TO LAND USES PERMITTED

WHEREAS the *BC Local Government Act* allows a local government to divide portions of the municipality into zones and regulate permitted land uses within zones;

AND WHEREAS Kitimat Council deems it is in the public interest to amend zoning governing a portion of 167 Konigus St with respect to R6-A Zone boundaries to include these lands in the R6-A Manufactured Home on Individual Lot, and to amend the *Kitimat Municipal Code* with respect to conditions of development in the R6-A Manufactured Home on Individual Lot, Part 9 of the *Kitimat Municipal Code*;

NOW THEREFORE the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as 'RIVERBROOK ESTATES, ZONING AMENDMENT BYLAW NO. 1878, 2015'
2. Part 9 – PLANNING, Division 1 – General, Subdivision 1 – Interpretation amended to include:
“Small Home” means any detached residence of 25 to 100 square metres.
3. Part 9 - PLANNING, Division 4 - Residential Zoning, Subdivision 15 – R6-A Manufactured Home or Small Home amended to read as follows:

Subdivision 15 - R6-A Special Residential Zone

9.4.15. Permitted Uses

1. a. Single Family Residence
- b. Home Business Address
- c. Home Occupation
- d. The keeping of not more than two lodgers in each dwelling unit
- e. Bed and Breakfast (B&B)

Conditions of Use

2. Permitted buildings and structures per lot:
 - a. one manufactured home or detached dwelling having no more than one dwelling unit;
 - b. accessory buildings and structures.
3. Lot or Strata Lot Area (Minimum): 272 square metres.
4. Lot Frontage (Minimum): 10.25 metres.
5. Lot Coverage (Maximum): 40%.
6. Height of Building (Maximum): 5 metres.
7. Front Yard (Minimum): 6.5 metres.
8. Side Yard (Minimum): 1.8 metres.
9. Rear Yard (Minimum): 5.5 metres.

Subdivision 15 - R6-A Special Residential Zone (Continued)

9.4.15. Building Setbacks on a Corner Lot: Refer to 9.4.1.6.

Off-Street Parking (Minimum)

11. Two parking spaces are required for each manufactured home or detached dwelling, one of which must have unrestricted access to a highway.
12. Each parking space shall be 3.5 metres in width and 6.5 metres in length.

Access

13. Each access shall be paved if the abutting street is paved.
14. No more than one access up to 7.5 metres wide per lot.

Accessory Buildings in Required Yards: See 9.4.1.7 to 9.4.1.13

Signs: See Part 9, Division 3.

3. The zoning maps of the District of Kitimat are hereby amended by deleting those portions of the following lands labelled 'R6-A", generally as shown on Bylaw Map No. 1878, attached as Schedule 'A' which forms part of this bylaw, from the G5 – Forestry Zone and placing them in the R6-A Residential Zone –Manufactured Home or Small Home.

Parcel Identifier: 006-652-701

Block 210 District Lots 6019, 6023, 6020, and 6024 Range 5 Coast District Plan 8918

4. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this _____ day of _____, 2015.

READ a second time this _____ day of _____, 2016.

A PUBLIC HEARING was held this _____ day of _____, 2016.

READ a third time and passed this _____ day of _____, 2016.

FINALLY ADOPTED this _____ day of _____, 2016.

MAYOR

Philip Germuth

CORPORATE OFFICER

Debbie Godfrey

Schedule A: Riverbrook Estates, Zoning Amendment Bylaw No.1878, 2015

