

Zoning Bylaw No. 1880

Proposed Revisions

October 2025 DRAFT



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Summary

The edits provided in this document for the City of Quesnel Zoning Bylaw 1880 is based on the October 28, 2024 consolidated version.¹ They are intended to present revisions to current zoning and land use regulations for several purposes:

- Compliance with provincial requirements regarding small-scale multi-unit housing on individual lots in areas previously with single-unit detached housing.
- Alignment with additional requirements from the province about the management of short-term rentals.
- Implementation of current and recommended considerations in the City's Official Community Plan.
- Editing and reviewing provisions in land use regulations to ensure consistency and ease of use.

Provisions of the Zoning Bylaw which include recommended changes have been extracted into this document in order of presentation in the Bylaw. The structure of the review includes individual sections of the Bylaw with redline edits to note the changes between the current and recommended versions. For this review, ~~red-strikeout text~~ references current provisions in the Bylaw which should be removed, while blue highlighted text indicates added text for the Bylaw.

Also note that the entire Zoning Bylaw is not included in this document. Sections that have not been edited and are not relevant for context have not been provided to focus the document and reduce length.

¹ See the current [City of Quesnel Zoning Bylaw 1880](#).

Overview of Bylaw Changes (Schedule A)

Changes recommended for the Zoning Bylaw are provided below, organized by section.

General Changes

- **Proofing edits.** Overall edits were provided in key sections for length and clarity as needed.

3. Definitions

- **Short- and long-term rental uses.** A definition was added for “short-term rentals” and “long-term rentals” to distinguish them in the regulations.
- **Boarding uses.** Definitions relating to boarding uses and congregate housing are edited to provide consistency for short- and long-term rental regulations.
- **Lodging uses.** Lodging uses have been removed from the definitions.
- **Craft production uses.** A definition for “craft production” was added to distinguish this use for other bylaw changes, and the definition of “microbrewery” was expanded to encompass cideries and distilleries.

4. General Regulations

- **Short-term rentals as home-based businesses.** Short-term rentals are included under home-based businesses in s. 4.17 to allow for consistency with management. This also prevents duplication, as many of the general provisions apply to short-term rentals.
- **Short-term rental provisions.** The “bed and breakfast” section has been edited to provide a section that complies with provincial requirements for short-term rental regulation, and allows the City to regulate these uses more closely. Additionally, these provisions help distinguish these regulations from longer-term rental uses such as boarding and lodging uses that may require different oversight.
- **Boarding and lodging uses.** The section on boarding uses has been revised to distinguish this use from short-term rentals and congregate housing. Additionally, lodging uses have been removed.
- **Caretaker dwellings.** Regulations for caretaker dwellings are included, as these are included as uses in certain non-residential zones but do not have any provisions for their management. These provisions ensure the occupancy by someone responsible for site operations and prevent the unit from being used for residential purposes if the principal use on the site ceases operation.
- **Craft production.** A wider range of light manufacturing uses are delineated as “craft production” to allow for additional activities in food and beverage production and other types of manufacturing that can include retail components and do not pose a significant impact on surrounding uses can be integrated into commercial areas. Under these requirements, a retail storefront, restaurant, or similar establishment must be integrated with these uses.

5. Off Street Parking and Loading Spaces

- **Flexibility with parking requirements.** A provision has been included under s. 5.6.1 to allow required parking to be reduced at the discretion of the City based on a parking study and mitigation measures. This can give some flexibility for developers in the city to meet parking demands in different ways.
- **Alignment of residential parking requirements.** Parking requirements under residential uses have been edited to provide more consistency in the definitions themselves. Note that no changes to the amount of parking is currently recommended, except through the previous recommendation as noted.

Changes to Zones

- **Provisions for short- and long-term rentals under accessory uses.** Within individual zones in the City, short-term rentals and lodging uses are explicitly noted as accessory uses.
- **Reorganization of density provisions.** Provisions for density in residential zones are reorganized and streamlined to improve readability of the requirements. For example, the requirements for maximum density under s. 9.3.1, 9.3.2, and 9.3.3 are consolidated under one provision.
- **Heights for two-storey accessory units.** Maximum building heights for accessory buildings under RS-1 (s. 11.3.6), RS-2 (s. 12.3.6), RS-3 (s.13.3.4), RM-1 (s.16.3.4), and RM-2 (s.17.3.4) zones are increased to allow for two-storey accessory buildings. This can help to give some development flexibility for siting secondary dwellings and would be required to permit carriage house units above garages.
- **Heights for lower-density residential buildings.** Maximum building heights under RS-2 (s.12.3.6), RS-3 (s.13.3.4), and RM-1 (s.16.3.4) zones are increased from 9 m to 11 m to be consistent with RS-1 zones and permit three-storey development.
- **Coordination of tiered development regulations in RM zones.** The provisions for RM zones allow for tiers of management based on the densities accommodated on site. These requirements are realigned to remain consistent, but described clearly in the descriptions for each zone.
- **Accommodations for craft production.** Craft production uses are included under C-2, C-2A, C-3, and C-4 zones. This includes light manufacturing uses comparable to microbreweries, such as food and beverage production, that pose limited nuisance impacts but can incorporate retail, restaurant, or similar public-oriented uses.
- **Edits to dimensional regulations for C-2A zones.** The dimensional regulations for the C-2A zone under s.22.3.1 are shifted from a residential density measure to a floor area ratio to be consistent with other commercial zones.
- **Creation of a new C-4A “Highway Mixed-Use” zone.** A new “C-4A” zone is provided to support a mix of commercial and residential development in the Southern Gateway area. This allows for highway-oriented uses to accommodate multi-unit residential development

with ground-floor commercial, which can help to transition selected areas into complete neighbourhoods.

Proposed Amendments to Schedule A

3. Definitions

3.1 Definitions

BED AND BREAKFAST means an accessory **short-term rental** use ~~providing for the accommodation of tourists and visitors~~ in a ~~single detached~~ principal ground-oriented dwelling that is ~~also~~ occupied by the **property** owner.

BOARDING USE means an **accessory** residential use ~~where the building contains not more than two sleeping units or bedrooms~~ for the **long-term** accommodation of boarders with shared kitchen and sanitary facilities. This includes rentals for individuals as well as seniors living independently but does not include congregate housing. Boarding uses are restricted to up to 4 boarders.

CRAFT PRODUCTION means small-scale manufacturing, processing, assembly, finishing, and packaging of goods primarily by hand or with small-scale equipment, conducted wholly within an enclosed building. This includes food and beverage production, artisanal goods manufacturing, custom manufacturing of furniture or other wood products, and other arts and crafts production.

~~**CARETAKER DWELLING UNIT, CARETAKER**~~ means a self-contained accessory dwelling unit ~~for the purpose of residential use for employee accommodation or site surveillance.~~ **accessory to a** principal non-residential use on the same parcel, occupied by a person whose presence is required for security, supervision, or maintenance.

DWELLING or DWELLING UNIT means one or more habitable rooms constituting a self-contained unit with its own entrance, used or intended to be used as a residence for not more than one household and contains one major cooking facility as well as eating, living, sleeping, and sanitary facilities.

DWELLING, ACCESSORY or DWELLING UNIT, ACCESSORY means a dwelling unit that is considered a secondary use on a site, within either a principal or accessory structure. This may include secondary dwellings, secondary suite dwelling, carriage house dwellings, and caretaker dwellings.

DWELLING, CARRIAGE HOUSE means an ~~additional~~ dwelling unit within a detached accessory building **that includes other uses, such as a garage or storage.**

DWELLING, CONGREGATE HOUSING means housing ~~in the form of multiple sleeping units~~ with **long-term accommodation in sleeping units**, where residents are provided with **amenities such as** common living facilities, meal preparation, laundry services, and room cleaning.

DWELLING, GROUND-ORIENTED means a principal dwelling unit with a direct connection to the ground level via a separate entrance accessible from a publicly accessible street, walkway, or open space without passing through a shared indoor space.

DWELLING, MOBILE HOME means a dwelling unit that meets CSA Z240 standards built with a steel frame and intended for residential use, designated for transportation on wheels to the site where it is to be occupied as a dwelling unit. ~~This does not include a modular home built to CSA A277 standards which is a single detached dwelling.~~

DWELLING, PRINCIPAL means a dwelling unit containing cooking, eating, living, sleeping and sanitary facilities considered as a principal use on a parcel.

DWELLING, SECONDARY means ~~an self-contained, detached dwelling unit containing cooking, eating, living, sleeping and sanitary facilities,~~ accessory dwelling unit located in an accessory building on the same ~~parcel~~ property as a principal dwelling.

DWELLING, SECONDARY SUITE means a self-contained accessory dwelling unit within the same structure as a principal dwelling unit ~~that provides living accommodation for a household.~~

GUEST ROOM means a sleeping ~~room unit~~ that does not include a kitchen, and is used ~~or maintained for the short- or long-term accommodation of an individual or individuals to whom hospitality is extended for rental periods of less than one month.~~

HOTEL ACCOMMODATION means ~~the use of premises to provide for the living~~ a building or part of a building that provides accommodation ~~of for~~ the travelling public in self-contained sleeping units which may include ancillary use facilities such as administrative offices, meeting rooms, lobby areas, recreational facilities, spas, convention facilities, barbers, hairdressers, restaurants, cafes and liquor retail store to a maximum of 33% of gross floor area of the ground floor.

~~**LODGING USE** means a building in which the owner or manager may supply accommodation for their family, and sleeping unit accommodation, for remuneration. It may or may not include meal service. It includes lodges for senior citizens but does not include hotels, motels, tourist accommodation, emergency shelter, congregate housing, or bed and breakfast use.~~

LONG-TERM RENTAL or **LONG-TERM ACCOMMODATION** means the use of a dwelling unit or guest room to provide residential accommodation pursuant to a tenancy agreement. This includes month-to-month and fixed-term residential tenancies governed by the Residential Tenancy Act, but excludes hotels, motels, and other forms of temporary or transient accommodation.

MICROBREWERY or **MICRODISTILLERY** means a craft production use such as a small scale brewery, cidery, or distillery that produces less than 15,000 hectolitres of beer, cider, or spirits annually and is licensed under a Manufacturing License by the Province of British Columbia and may include accessory uses of wholesaling, tours, tastings, sampling rooms, special events, a lounge, retail sales and related activities as regulated by the Liquor Control and Licensing Branch.

MOTEL ACCOMMODATION means ~~the use of premises to provide for the living~~ a building or part of a building that provides accommodation ~~of for~~ the travelling public in self-contained sleeping units with or without cooking facilities and with its own bathroom, and may have a restaurant or café.

SHORT-TERM RENTAL or **SHORT-TERM ACCOMMODATION** means the use of a dwelling unit or guest room to provide temporary accommodation for the public in exchange for remuneration. This does not include hotel accommodations, motel accommodations, or other forms of commercial accommodation that are separately defined and regulated.

SLEEPING UNIT means one or more habitable rooms which contain living and sleeping facilities within a structure and are intended to be used for short-term or long-term living accommodation. They may or may not include sanitary facilities.

4 General Regulations

4.8 Accessory Building or Structure – Residential Zones

- 4.8.2 Not more than 2 accessory buildings or structures shall be permitted on each lot unless otherwise provided for in this [bylaw](#).

...

- 4.8.5 An accessory building or structure shall not exceed 4.5 m (15 ft) and one storey in height except as otherwise provided for in this [bylaw](#).

4.9 Accessory Building or Structure - Non-Residential Zones

...

- 4.9.2 An accessory building or structure shall not be used as a dwelling unit except [for caretaker's dwellings or](#) as otherwise provided for in this Bylaw.

- 4.9.3 Not more than 2 accessory buildings or structures shall be permitted on each lot unless otherwise provided for in this [bylaw](#).

4.17 Home Based Business

- 4.17.4 Type I (Major Home Based Business) are permitted in any zone permitting either a single detached dwelling or a duplex provided that:
- (a) the home based business shall be entirely enclosed within the dwelling unit or a permitted accessory building;
 - (b) with the exception of bed and breakfast and short-term accommodation uses, the home based business shall not occupy more than 25% of the gross floor area of the dwelling unit or accessory building, and in no case shall the combined area of the residence and the accessory building used to accommodate the home based business exceed 50 m² (538 ft²);
 - (c) signage shall be as per the Sign Bylaw.
 - (d) the home based business shall be conducted only by a resident or residents of the dwelling unit to which the home based business is accessory, and may employ a maximum of one non-resident person.
 - (e) Major home based businesses are only permitted on lots that are limited in density to one single-detached dwelling or a duplex.

...

- 4.17.7 Permitted home based businesses include but are not limited to the following:
- (a) personal services, including tailoring and dress-making, sewing and knitting, flower arrangement, pottery making, private tutoring and similar occupations;
 - (b) private music and dancing lessons, and similar individual instruction in single detached dwellings only;
 - (c) repairs of small appliances and electric and electronic equipment;
 - (d) handyman services for small electrical repair, small carpentry, minor moving and hauling without any storage, and minor home maintenance and improvement services excluding any service to motor vehicles;
 - (e) small handicrafts;
 - (f) offices for individual self-employed professionals including, but not limited to accountants, engineers, architects, consultants, contractors, psychologists, financial planners, computer programmers and similar occupations requiring minimal in/out traffic of clientele; and
 - (g) stenographers and typing service; and
 - (h) short-term accommodations, including bed and breakfasts.

4.18 ~~Bed and Breakfast Uses~~ Short-Term Rentals

- 4.18.1 A bed and breakfast use is permitted in ~~all single detached~~ a principal ground-oriented dwelling ~~s for short-term rentals~~, where:
- (a) meals may be prepared and served to patrons, but such activities shall not be conducted as a restaurant; ~~and~~
 - (b) washroom facilities for the owner/occupier must be separate from those for the patrons, which may be common use facilities. ~~;~~ ~~and~~
 - ~~(c) guest rooms are rented for rental periods of less than one month.~~
- 4.18.2 A bed and breakfast use shall only be conducted within ~~one the~~ principal ground-oriented ~~single detached~~ dwelling ~~on a parcel~~.
- 4.18.3 No more than 2 guest rooms are permitted in a bed and breakfast use.
- 4.18.4 No guest room in the bed and breakfast use shall have an area of more than 20 m² (215 ft²); a separate or ensuite washroom is not included ~~as part~~ in the calculation of the area of the guest room.
- ~~4.18.5 No exterior evidence of the bed and breakfast use shall be visible from outside the lot on which the bed and breakfast is located, except for a permitted sign and the required parking.~~
- ~~4.18.6 One parking space per guest room is required in addition to those required for the principal dwelling unit.~~
- 4.18.5 Secondary dwellings, secondary suite dwellings, and carriage houses may be used for short-term accommodation, subject to the following requirement:
- (a) meals may be prepared and served to patrons, but such activities shall not be conducted as a restaurant.
- 4.18.6 Short-term rentals, including bed and breakfast uses, are considered to be a Type I (Major) Home Based Business under section 4.17.
- 4.18.7 A valid business licence number is required to be included on all listings advertising short-term rentals, including bed and breakfast uses.

4.19 Boarding and Lodging Uses

4.19.1 Boarding uses ~~is~~ are permitted as long-term accommodations in ~~single detached dwellings and duplex~~ a residential dwelling~~s~~ and must be completely enclosed within that dwelling unit.

4.19.2 A boarding use shall:

- ~~(a) be completely enclosed within a building used for a residential use; and~~
- (a) have the owner or lessee residing within the unit; and
- (b) accommodate not more than ~~2~~ 4 boarders in guest rooms, ~~provided that the owner, occupier or lessee must reside in the same dwelling unit.~~

~~4.19.3 Lodging uses is added to the list of permitted uses in all residential zones permitting single detached dwellings if an "L" notation shown on Schedule "B" as part of the identified zone classification indicates that an accessory use in the form of a lodging use is permitted on the properties so designated, subject to meeting the conditions of use of the zone. An "L" zoning classification on a property shall be established by rezoning the property to the "L" version of the parent zone.~~

~~4.19.4 A lodging use shall:~~

- ~~(a) be completely enclosed within a building used for a residential use; and~~
- ~~(b) accommodate not more than 8 boarders, provided that the owner, occupier or lessee must reside in the same dwelling unit.~~
- ~~(c) lodging use is permitted in single detached dwellings only and are limited to a maximum total of 10 residents.~~
- ~~(d) lodging uses will use the parking formula prescribed for Convalescent home, private hospital, rest home.~~

4.20 Accessory Dwelling Units

4.20.1 Accessory Dwelling Units ~~are include~~ secondary dwellings; secondary suite dwellings; ~~or~~ carriage houses, and caretaker dwellings. All accessory dwelling units are subject to the following regulations:

- (a) accessory dwellings cannot be strata titled and must constitute a single real estate entity with the associated principal dwelling unit and may not be otherwise subdivided.
- ~~(b) one additional off-street parking space per accessory dwelling unit must be added to the parking requirements per the parking requirements in section 5 of this bylaw.~~
- ~~(eb)~~ shall have its own cooking and sanitary facilities ~~(a sanitary facility means a bathroom contained within the dwelling unit).~~
- ~~(dc)~~ for the purposes of calculating density an accessory dwelling unit would be considered 1 dwelling unit.

Secondary Dwelling

4.20.2 A secondary dwelling is subject to the following regulations:

- (a) shall be smaller than the principal dwelling up to a maximum gross floor area of 130 sq. m (1,400 sq. ft.)
- (b) shall be detached from principal dwelling unit and ancillary buildings.
- (c) shall not exceed the height of the principal dwelling.
- (d) must be connected to municipal services (water and sewer).
- (e) must be accessible from the frontage road and not rely on a laneway for public roadway access.
- (f) must be setback a minimum of 3 m (10 ft.) from the principal building, as measured from the foundations of each building.
- (g) shall conform to the principal building setbacks outlined in the corresponding zone. If the site abuts a lane, then it may have a rear setback of 0 m.
- (h) shall be located in the rear yard or side yard.

Secondary Suite Dwellings

4.20.3 A secondary suite dwelling is subject to the following regulations:

- (a) a secondary suite dwelling shall be considered an accessory use.
- (b) secondary suite dwellings must be located within a ~~single detached dwelling or within the principal dwelling units of a horizontal duplex~~ principal ground-oriented dwelling.

- (c) a secondary suite dwelling is not permitted ~~in conjunction with~~ in the same dwelling as a bed and breakfast use.

Carriage Houses

4.20.4 A carriage house dwelling shall be subject to the following regulations:

- (a) must be connected to municipal services (water and sewer).
- (b) shall be smaller than the principal building, up to a maximum gross floor area of 90 sq. m (969 sq. ft.).
- (c) must be accessible from the frontage road and not rely on a laneway for public roadway access.
- (d) shall be located in the rear yard or side yard.
- (e) must be setback a minimum of 3 m (10 ft) from the principal building, as measured from the foundations of each building.
- (f) shall conform to the principal building setbacks outlined in the corresponding zone. If the site abuts a lane, then it may have a rear setback of 0 m.
- (g) the maximum permitted size for upper-level balconies and decks is 2.9 sq. m. Flat roofs may not be used for deck areas.

Caretaker Dwellings

4.20.5 A caretaker dwelling is subject to the following regulations:

- (a) must be accessory to a principal commercial, industrial, institutional, or agricultural use.
- (b) a maximum of one caretaker unit is permitted per lot.
- (c) if attached to the principal building, must be physically separated from commercial or industrial activities.
- (d) must be occupied by a person whose presence is required for security, supervision, or maintenance, and cannot otherwise be used for short-term or long-term accommodation.
- (e) shall be no larger than 90 sq. m (969 sq ft).
- (f) If the principal use ceases operation, the caretaker dwelling shall be vacated within 90 days and shall not be converted to another residential use unless specifically permitted by rezoning.

4.22 General Prohibition

...

- 4.22.2 ~~Mobile homes built to the CSA Z240 standard~~ ~~Mobile homes being either a single or multiple section detached dwelling unit (certified as CSA Z240) with a steel frame for residential occupancy designed to be transportable on wheels~~ shall only be permitted in an approved mobile home park or on lots as a ~~principle~~ principal building identified in Schedule C of this Bylaw and built as per the Hillside Hazard Development Permit Area.

4.29 Craft Production

- 4.29.1 Craft production uses, including microbreweries, microcideries, and microdistilleries, must include a retail storefront, eating and drinking establishment, or comparable use open to the public that occupies a minimum of 20 percent of the gross floor area of the structure and fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level.
- 4.29.2 All processing and manufacturing of materials must occur within the principal building.
- 4.29.3 Craft production uses must not produce excessive noise, odours, dust, vibration, or other nuisances beyond the property boundaries.
- 4.29.4 All materials and equipment must be stored within the principal building or an accessory structure.
- 4.29.5 Microbreweries, microcideries, and microdistilleries are limited to 15,000 hectolitres of production per year.

5. Off Street Parking and Loading Spaces

5.6 Calculating the Number of Required Off-Street Parking and Loading Spaces

5.6.1 The number of required off-street parking and loading spaces shall be calculated as follows:

- (a) The number of off-street parking spaces required for a use, is calculated according to the Off-Street Parking Spaces Table 5.1 of this section in which Column I sets out the use of a building or lot and Column II sets out the number of required parking spaces.
- (b) Where the calculation of the required off-street parking spaces results in a fraction, one parking space shall be provided in respect of that fraction.
- (c) Where a building contains more than one function, the required number of spaces shall be the sum of the requirements for each function.
- (d) Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m (1.6 ft) of length of such seating shall be deemed to be one seat.
- (e) Required off-street parking and loading spaces may be reduced by up to 20% subject to the provision of a parking study and implementation of mitigation measures for the use to the satisfaction of the Director.

5.6.2 Table 5.1: Required Off-Street Parking Spaces

USE	REQUIRED NUMBER OF PARKING SPACES
RESIDENTIAL	
Single detached dwelling	2 per dwelling unit
Duplex dwelling	2 per dwelling unit
Multi-unit residential	1 per dwelling unit For congregate housing, 1 space for every 4 dwelling units
Secondary suite dwelling	1 per suite in addition to spaces required for the principal dwelling unit
Carriage house dwelling	1 per carriage dwelling unit in addition to spaces required for the principal dwelling unit
Secondary dwelling	1 per secondary dwelling in addition to spaces required for the principal dwelling unit
Home based business	1 space in addition to the spaces required for the principal dwelling unit, excluding short-term rentals.
Bed and breakfast	1 per guest room in addition to spaces required for the principal dwelling unit
Mobile home dwelling	1 per dwelling unit 1 additional space for every 2 dwelling units in a mobile home park
Supportive Housing	1 per 3 dwelling units
Congregate Housing	1 space for every 4 dwelling units
COMMERCIAL	
All uses in a commercial zone, except as listed below	3 per 100 m ² of gross floor area
Downtown Commercial (C-3)	2.0 per 100 m ² of gross floor area

USE	REQUIRED NUMBER OF PARKING SPACES
Restaurant without a drive through	13.3 per 100 m ² of gross floor area
Restaurant with a drive through	11 per 100 m ² of gross floor area
Beer parlour, cocktail lounge, neighbourhood public house	1 per 6 seats for patron use
Bowling alley	3 per bowling lane
Medical and dental clinics	1 per 28 m ² (301 ft ²) of gross floor area
Food or department store over 743 m ² (8,000 ft ²)	1 per 2.4 m ² (258 ft ²) of gross floor area
Health club	1 per 10 m ² (108 ft ²) of gross floor area
Gas bar	4 spaces in addition to spaces required for vehicle fueling
Golf course	6 per hole, plus parking required for other uses at the Golf Course
Golf driving range	1 per tee
Hotel	0.57 per hotel unit
Motel	0.54 per motel unit
Recreational vehicle park	1 per parking pad
INSTITUTIONAL	
Civic uses	1 per 46.5 m ² (501 ft ²) of gross floor area
Recreation building, ice rink, arena, gymnasium and indoor swimming pool	1 per 25 m ² (269 ft ²) of gross floor area
Elementary school	2 per classroom
Secondary school	5 per classroom

USE	REQUIRED NUMBER OF PARKING SPACES
College or university	10 per classroom
Assembly uses	5 per 100 m ² (1076 ft ²) of public assembly floor area
Day care centre	1 per 10 patrons, plus 1 per 2 employees, with a minimum of .4 spaces
INDUSTRIAL	
All uses in an industrial zone, except as listed below	1.5 per 100 m ² (1076 ft ²) of gross floor area
Manufacturing use	1.3 per 100 m ² of gross floor area or 1 per 2 employees on duty, whichever is the greater plus 1 parking space for each company vehicle used in connection with business conducted on or from the premises
Warehousing use	1 per 186 m ² (2,002 ft ²) of gross floor area or 1 per 2 employees on duty, whichever is the greater plus 1 parking space for each company vehicle used in connection with business conducted on or from the premises
PERSONAL CARE USE	
Hospital	1.8 per bed
Community care facility • Non-residential • Residential	1 per activity room 1 per 2 patient beds
Convalescent home, private hospital, rest home	1 per 3 patient beds

7. A-1 – Agriculture

The purpose is to provide a zone for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting.

7.1 Principal Uses

The following principal uses and no others are permitted in the A-1 Zone:

- (a) abattoir.
- (b) agricultural uses.
- (c) agri-tourism.
- (d) cannabis commercial production.
- (e) single detached dwelling.

7.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the A-1 Zone:

- (a) accessory buildings or structures.
- (b) bed and breakfast.
- (c) caretaker dwelling unit for farm help.
- (d) carriage house dwelling.
- (e) greenhouse and plant nursery.
- (f) horticulture.
- (g) major home based business.
- (h) minor home based business.
- (i) rural home based business.
- (j) secondary dwelling.
- (k) secondary suite dwelling.
- (l) short-term rental.

8. RR-1 – Residential Reserve

The purpose is to provide a zone for land with minimum development but future potential for country residential development and complementary uses on larger lots in areas of high natural amenity and limited urban services.

8.1 Principal Uses

The following principal uses and no others are permitted in the RR-1 Zone:

- (a) agriculture use.
- (b) single detached dwelling.

8.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the RR-1 Zone:

- (a) accessory buildings or structures.
- (b) bed and breakfast.
- (c) major home based business.
- (d) minor home based business.
- (e) rural home based business.
- (f) secondary suite dwelling.
- (g) secondary dwelling (if property is fully serviced by community systems).
- (h) carriage house dwelling (if property is fully serviced by community systems).
- (i) short-term rental.

9. CR-1 – Country Residential

The purpose is to provide a zone for country residential development and complementary uses on larger lots in areas of high natural amenity and limited urban services.

9.1 Principal Uses

The following principal uses and no others are permitted in the CR-1 Zone:

- (a) single-detached dwelling;
- (b) duplex;
- (c) triplex;
- (d) fourplex;
- (e) group home dwelling.

9.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the CR-1 Zone:

- (a) accessory buildings or structures.
- (b) agricultural uses (except for intensive agriculture), ancillary to a principal use, on lots greater than 2 ha (5.0 ac).
- (c) bed and breakfast.
- (d) carriage house dwelling.
- (e) community care facility.
- (f) major home based business.
- (g) minor home based business.
- (h) rural home based business on lots greater than 2 ha (5.0 ac).
- (i) secondary dwelling.
- (j) secondary suite dwelling.
- (k) urban agriculture.
- (l) horticulture
- (m) hobby farms
- (n) short-term rental.

9.3 Regulations

Regulations Table for CR-1 Zone:

9.3.1	Maximum density on lots with no community sewer OR on lots > 4050m² (a) No community sanitary sewer, or lot size greater than 4050 m² (1 ac) (b) Community sanitary sewer but no community water (c) Community sanitary sewer and community water system	Single-detached dwelling and secondary suite dwelling Single-detached dwelling and secondary suite dwelling, plus a detached Accessory Dwelling where water system meets Drinking Water Protection Act requirements. 4 dwelling units per lot
9.3.2	Maximum density lots serviced with sewer but no community water	Single-detached dwelling and secondary suite dwelling. A detached Accessory Dwelling will only be permitted where water system meets Drinking Water Protection Act requirements.
9.3.3	Maximum density community serviced lots	3 dwellings units on lots < 280m² and 4 dwelling units per lot on lots 280m² to 4050m²
9.3.4	Minimum lot size with: (a) Community sanitary sewer and community water system (b) Community sanitary sewer and no community water system (c) No community sanitary sewer system	2023 m² (0.50 ac) 3000 m² (0.74 ac) 1 ha (2.47 ac)
9.3.5	Minimum lot frontage	30 m (98 ft)
9.3.6	Maximum lot coverage for the following lot sizes: (a) less than 4050 m² (b) 4050 m² to 1 hectare (c) greater than 1 hectare	40% 20% 10%
9.3.7	Maximum height	11 m (36 ft) for principal building 7 m (23 ft) for accessory building
9.3.8	Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	6 m (19.7 ft) 1.5 m (5 ft) 3.0 m (10 ft) 3.0 m (10 ft)

9.4 Other Regulations

- 9.4.1 Maximum density restricted to a single-detached dwelling and secondary suite dwelling where no community sewer.
- 9.4.2 Properties may have up to 4 principal buildings subject to 9.4.3.
- 9.4.3 Lots shown on Schedule C to this bylaw are limited to one principal building.
- 9.4.4 The **maximum** gross floor area of an accessory building or structure is as follows:
 - (a) 150 m² (1615 ft²) for lots less than 2 ha (4.94 ac).
 - (b) 278 m² (2992 ft²) for lots greater than or equal to 2 ha (4.94ac)

11. RS-1 – Urban Residential

The purpose is to provide a zone for residential dwellings and compatible secondary uses, on serviced urban lots.

11.1 Principal Uses

The following principal uses and no others are permitted in the RS-1 Zone:

- (a) single detached dwelling.
- (b) duplex
- (c) triplex
- (d) fourplex
- (e) townhouse
- (f) group home dwelling

11.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the RS-1 Zone:

- (a) accessory buildings or structures.
- (b) carriage house dwelling.
- (c) community care facility.
- (d) major home based business.
- (e) minor home based business.
- (f) secondary dwelling.
- (g) secondary suite dwelling.
- (h) urban agriculture.
- (i) short-term rental.

11.3 Regulations

Regulations Table for RS-1 Zone:

11.3.1 Maximum density: on lots with no community sewer or > 4050m²	
(a) No community sanitary sewer, or lot size greater than 4050 m ² (1 ac)	Single-detached dwelling and secondary suite.
(b) Lot size less than 4050 m ² (1 ac)	4 dwelling units per lot

11.3.2 Maximum density	3 dwelling units per lot on lots < 280m² 4 dwelling units per lot on lots > 280m² to 4050 m²
11.3.3 Minimum lot size	460 m ² (4,951.4 ft ²)
11.3.4 Minimum lot frontage	12 m (39.3 ft)
11.3.5 Maximum lot coverage	50%
11.3.6 Maximum height	11m (36 ft) or 3 storeys for principal building 4.5 m (15 ft) 7 m (23 ft) for accessory building
11.3.7 Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	5 m (16.4 ft) 1.5 m (5 ft) 3.0 m (10 ft) 3.0 m (10 ft)
11.3.8 Maximum gross floor area of accessory building on lots: (a) Less than 1618 m ² (0.4 ac) (b) Equal or greater than 1618 m ² (0.4 ac)	70 m ² (754 ft ²) 120 m ² (1,291 ft ²)

11.4 Other Regulations

- 11.4.1 Notwithstanding Sections 11.1 above, on only Lot 162 Plan 22680 DL 1227, the use of group day care is permitted as a principal use.
- 11.4.2 Lots are permitted up to 4 principal buildings in this subject to 11.4.3.
- 11.4.3 Lots shown on Schedule C to this bylaw are limited to one Principal Building in this zone.

12. RS-2 – Suburban Residential

The purpose is to provide a zone for residential dwellings in areas with larger lots in serviced areas.

12.1 Principal Uses

The following principal uses and no others are permitted in the R-2 Zone:

- (a) single detached dwelling
- (b) duplex dwelling
- (c) triplex
- (d) fourplex
- (e) townhouse
- (f) group home dwelling

12.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the R-2 Zone:

- (a) accessory buildings or structures.
- (b) carriage house dwelling.
- (c) community care facility.
- (d) major home based business.
- (e) minor home based business.
- (f) secondary dwelling.
- (g) secondary suite dwelling.
- (h) urban agriculture.
- (i) short-term rental.

12.3 Regulations

Regulations table for R-2 Zone:

12.3.1 Maximum density on lots with no community sewer OR on lots > 4050m ²	Single-detached dwelling and secondary suite.
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12.3.2 Maximum density	3 dwelling units per lot on lots < 280m ² 4 dwelling units per lot on lots > 280m ² to 4050m ²
12.3.3 Minimum lot size	460m ² (4,951.4 ft ²)
12.3.4 Minimum lot frontage	16.75m (54.9 ft)
12.3.5 Maximum Lot coverage	40% provided that the maximum lot coverage of buildings, driveways and parking areas is 50%
12.3.6 Maximum height	9m (30 ft) or 2.5 storeys 11m (36 ft) or 3 storeys for principal building 4.5 m (15 ft) 7 m (23 ft) for accessory building
12.3.7 Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	6 m (19.7 ft) 1.5 m (5 ft) 3.0 m (10 ft) 3.0 m (10 ft.)
12.3.8 Maximum gross floor area of accessory building on lots: (a) Less than 1618 m ² (0.4 ac) (b) Equal or greater than 1618 m ² (0.4 ac)	70 m ² (754 ft ²) 120 m ² (1,291 ft ²)

12.4 Other Regulations

12.4.1 Lots are permitted up to 4 principal buildings in this zone.

13. RS-3 – Three and Fourplex Residential

The purpose is to provide a zone for threeplex and fourplex housing on urban services.

13.1 Principal Uses

The following principal uses and no others are permitted in the RS-3 Zone:

- (a) fourplex dwelling.
- (b) threeplex dwelling.

13.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the RS-3 Zone:

- (a) accessory buildings or structures.
- (b) community care facility.
- (c) minor home based business.
- (d) urban agriculture.

13.3 Regulations

Regulations table for RS-3 Zone:

13.3.1 Maximum density	60 dwelling units per ha (2.4 dwelling units per ac)
13.3.2 Minimum lot frontage	16.75 m (54.9 ft)
13.3.3 Maximum lot coverage	40%, provided that the maximum coverage of buildings, driveways and parking areas is 50%
13.3.4 Maximum height	9m (30 ft) or 2.5 storeys 11m (36 ft) or 3 storeys for principal building 4.5 m (15 ft) 7 m (23 ft) for accessory building
13.3.5 Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	7.5 m (25 ft) 1.5 m (5 ft) 3.0 m (10 ft) 3.0 m (10 ft)
13.3.6 Minimum principal building width	5.6 m (18 ft)
13.3.7 Maximum gross floor area of accessory building	70 m ² (754 ft ²)

13.4 Other Regulations

13.4.1 At least one floor of a dwelling unit shall be greater than or equal to 70 m² (750 ft²).

- 13.4.2 Notwithstanding Sections 13.3.3 and 13.3.4 above, on only Parcel A (PG29711) of Block 2 District Lot 704 Cariboo District Plan 5833, the permitted maximum floor area ratio is 0.75 and the permitted maximum lot coverage is 40% provided that the maximum lot coverage of buildings, driveways and parking areas is 60%.
- 13.4.3 In addition to the uses permitted above, single detached dwellings are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a secondary suite, where one does not exist.

15. SR-1 – Bareland Strata Residential

The purpose is to provide a zone for single detached, duplex, or townhouse housing on bare land strata lots.

15.1 Principal Uses

The following principal uses and no others are permitted in the SR-1 Zone:

- (a) duplex.
- (b) single detached dwelling.
- (c) townhouse.

15.2 Accessory Uses

The following secondary uses and no others are permitted as secondary uses in the SR-1 Zone:

- (a) accessory buildings and uses.
- (b) minor community care use.
- (c) minor home based business.
- (d) secondary suite dwelling.
- (e) short-term rental.

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16. RM-1 – Multi-Unit Residential (Low Density)

The purpose is to provide a zone for low density multi-unit housing on serviced urban lots.

16.1 Principal Uses

The following principal uses and no others are permitted in the RM-1 Zone:

- (a) apartment dwelling.
- (b) assisted residential living.
- (c) congregate housing dwelling.
- (d) group home dwelling.
- (e) fourplex dwelling.
- (f) threeplex dwelling.
- (g) townhouse dwelling.

16.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the RM-1 Zone:

- (a) accessory buildings or structures.
- (b) community garden.
- (c) group day care.
- (d) minor home based business.
- (e) personal care.
- (f) urban agriculture.

16.3 Regulations

Regulations table for RM-1 Zone:

16.3.1 Maximum density	40 dwelling units per ha (16 dwelling units per ac)
16.3.2 Minimum lot frontage	20 m (66 ft)
16.3.3 Maximum lot coverage	45% provided that the maximum coverage of buildings, driveways and parking areas is 70%
16.3.4 Maximum height	9 m (30 ft) 11m (36 ft) for principal building 4.5 m (15 ft) 7 m (23 ft) for accessory building
16.3.5 Maximum gross floor area ratio	0.5

16.3.6 Minimum setback of principal building from:	
(a) front lot line	7.5 m (25 ft)
(b) interior side lot line	3.0 m (10 ft)
(c) exterior side lot line	3.0 m (10 ft)
(d) rear lot line	3.0 m (10 ft)
16.3.7 Minimum principal building width	5.6 m (18 ft)

16.4 Other Regulations

- 16.4.1 There shall be no limit to the number of buildings provided that each group of units shall conform to every stipulation of this zone.
- 16.4.2 In addition to the uses permitted above, single detached dwellings are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a secondary suite, where one does not exist.

17. RM-2 – Multi-Unit Residential (Medium Density)

The purpose is to provide a zone for medium-density multi-unit housing (e.g. apartments) on urban services.

17.1 Principal Uses

The following principal uses and no others are permitted in the RM-2 Zone:

- (a) apartment dwelling.
- (b) assisted residential living.
- (c) congregate housing dwelling.
- (d) fourplex dwelling.
- (e) threeplex dwelling.
- (f) townhouse dwelling.

17.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the RM-2 Zone:

- (a) accessory buildings or structures.
- (b) community garden.
- (c) group day care.
- (d) minor home based business.
- (e) personal care.
- (f) urban agriculture.

17.3 Regulations

Regulations table for RM-2 Zone for developments with a density greater than 40 dwelling units per ha (16 dwelling units per ac).

17.3.1	Maximum density	90 dwelling units per ha (36 dwelling units per ac)
17.3.2	Minimum lot frontage	20 m (66 ft)
17.3.3	Maximum lot coverage	
	(a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less	45% provided that the maximum coverage of buildings, driveways and parking areas is 70%
	(b) Residential development greater than 40 units per ha (16 units per ac)	50%, provided that the maximum coverage of buildings, driveways and parking areas is 70%

17.3.4	Maximum height	12 m (39 ft) or 3 storeys for principal building 4.5 m (15 ft) 7 m (23 ft) for accessory building
17.3.5	Maximum gross floor area ratio	
	(a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less	0.5
	(b) Residential development greater than 40 units per ha (16 units per ac)	1.1
17.3.6	Minimum setback of principal building from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	3.0 m (10 ft)
	(c) exterior side lot line	3.0 m (10 ft)
	(d) rear lot line	3.0 m (10 ft)
17.3.7	Minimum principal building width	5.6 m (18 ft)

17.4 Other Regulations

~~17.4.1 The regulations table for the RM-1 zone set out in Section 16.3 apply to threeplex, fourplex and townhouse uses with a density less than or equal to 40 dwelling units per ha (16 dwelling units per ac).~~

17.4.2 There shall be no limit to the number of buildings provided that each group of units shall conform to every stipulation of this zone.

17.4.3 ~~Notwithstanding Sections 17.3.1 and 17.3.3 above, on~~ On Lot 2 DL 703 Plan PGP39945 only, the permitted maximum density is 135 dwelling units per hectare and the permitted maximum lot coverage for buildings, driveways and parking areas is 100% provided the maximum coverage for buildings is 50%.

17.4.4 In addition to the uses permitted above, single detached dwellings are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a secondary suite, where one does not exist.

18. RM-3 – Multi-Unit Residential (High Density)

The purpose is to provide a zone for high-density multi-unit housing on serviced urban lots.

18.1 Principal Uses

The following principal uses and no others are permitted in the RM-3 Zone:

- (a) apartment dwelling.
- (b) assisted residential living.
- (c) congregate housing dwelling.
- (d) fourplex dwelling.
- (e) threeplex dwelling.
- (f) townhouse dwelling.
- (g) personal care.

18.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the RM-3 Zone:

- (a) accessory buildings or structures.
- (b) assembly.
- (c) community care facility.
- (d) community garden.
- (e) convenience retail store.
- (f) eating establishment.
- (g) group day care.
- (h) minor home based business, except when the principal use is congregate housing or personal care.
- (i) personal service establishment.

18.3 Regulations

Regulations table for RM-3 Zone for developments with a density greater than 90 dwelling units per ha (36 dwelling units per ac).

18.3.1	Maximum density	120 dwelling units per ha (48 dwelling units per ac) Congregate housing – 160 dwelling units per ha (65 dwelling units per ac)
18.3.2	Minimum lot frontage (a) Residential development less than 90 units per ha (36 units per ac) (b) Residential development greater than 90 units per ha (36 units per ac)	20 m (66 ft) 30 m (98 ft)
18.3.3	Maximum lot coverage (a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less (b) Residential development between 40 and 90 units per ha (16 and 36 units per ac) (c) Residential development greater than 90 units per ha (36 units per ac)	45% provided that the maximum coverage of buildings, driveways and parking areas is 70% 50%, provided that the maximum coverage of buildings, driveways and parking areas is 70% 70% coverage for buildings, driveways and parking areas
18.3.4	Maximum height	12 m (39 ft) or 3 storeys for principal building 4.5 m (15 ft) for accessory building
18.3.5	Maximum gross floor area ratio (a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less (b) Residential development between 40 and 90 units per ha (16 and 36 units per ac) (c) Residential development greater than 90 units per ha (36 units per ac)	0.5 1.1 1.5**
18.3.6	Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	7.5 m (25 ft) 3.0 m (10 ft) 3.0 m (10 ft) 3.0 m (10 ft)
18.3.7	Minimum principal building width	5.6 m (18 ft)

**** where parking spaces are provided totally beneath habitable space of a principal building or beneath useable common amenity area, an amount may be added to the floor area ratio equal**

~~to 0.2 multiplied by the ratio of such parking space to the total required parking spaces, but in no case shall the amount added to the floor area ratio exceed 0.2.~~

18.4 Other Regulations

~~18.4.1 The regulations table set out in Section 18.3 apply to threeplex, fourplex and townhouse uses with a density less than or equal to 40 dwelling units per ha (16 dwelling units per ac), and the regulations table set out in Section 18.3 apply to apartment or townhouse uses with a density up to 90 dwelling units per hectare (36 dwelling units per acre).~~

18.4.1 An amount may be added to the floor area ratio if required parking spaces are provided beneath the habitable space of a principal building or beneath useable common amenity areas, equal to 0.2 multiplied by the ratio of such parking spaces provided to the total required parking spaces, to a maximum of an additional 0.2 FAR.

18.4.2 There shall be no limit to the number of buildings provided that each group of units shall conform to every stipulation of this zone.

18.4.3 In addition to the uses permitted above, single detached dwellings are permitted for the parcels listed in Schedule C attached hereto and forming part of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, with or without a secondary suite.

18.4.4 Yoga Class Instruction is permitted as an accessory Type I home based business use with class instruction to be limited to 20 hours per week, class sizes up to 10 participants, and allowing participant vehicles to park on available parking on site at Lot 5, Block 17, Town of Quesnel, Plan 17000 (654 Reid Street).

18.4.5 In addition to the uses permitted above, single detached dwellings are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a secondary suite, where one does not exist.

19. RM-4 – Multi-Unit Residential (High Density – Four Storeys)

The purpose is to provide a zone for high-density multi-unit housing.

19.1 Principal Uses

The following principal uses and no others are permitted in the RM-.4 Zone:

- (a) apartment dwelling.
- (b) assisted residential living.
- (c) congregate housing dwelling.
- (d) fourplex dwelling.
- (e) threeplex dwelling.
- (f) townhouse dwelling.
- (g) personal care.

19.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the RM-.4 Zone:

- (a) accessory buildings or structures.
- (b) assembly.
- (c) community care facility.
- (d) community garden.
- (e) convenience retail store.
- (f) eating establishment.
- (g) group day care.
- (h) minor home based business, except when the principal use is congregate housing or personal care.
- (i) personal service establishment.

19.3 Regulations

~~Regulations table for RM-4 Zone for developments with a density greater than 90 dwelling units per ha (36 dwelling units per ac).~~

19.3.1	Maximum density	120 dwelling units per ha (48 dwelling units per ac) Congregate housing – 160 dwelling units per ha (65 dwelling units per ac)
19.3.2	Minimum lot frontage (a) Residential development less than 90 units per ha (36 units per ac) (b) Residential development greater than 90 units per ha (36 units per ac)	20 m (66 ft) 30 m (98 ft)
19.3.3	Maximum lot coverage (a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less (b) Residential development between 40 and 90 units per ha (16 and 36 units per ac) (c) Residential development greater than 90 units per ha (36 units per ac)	45% provided that the maximum coverage of buildings, driveways and parking areas is 70% 50%, provided that the maximum coverage of buildings, driveways and parking areas is 70% 70% for buildings, driveways and parking areas
18.3.4	Maximum gross floor area ratio (a) Fourplex, threeplex, townhouse uses with a density of 40 units per ha (16 units per ac) or less (b) Residential development between 40 and 90 units per ha (16 and 36 units per ac) (c) Residential development greater than 90 units per ha (36 units per ac)	0.5 1.1 2.0
19.3.4	Maximum height	16 m (53 ft) or 4 storeys for principal building 4.5 m (15 ft) for accessory building
19.3.5	Minimum setback of principal building from: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	5 m (16.4 ft) 3.0 m (10 ft) 3.0 m (10 ft) 3.0 m (10 ft)
19.3.6	Minimum principal building width	5.6 m (18 ft)

19.4 Other Regulations

~~19.4.1 The regulations table for the RM-1 zone in Section 15.3 apply to threeplex, fourplex, and townhouse uses with a density of 40 dwelling units per ha (16 dwelling units per ac), and the regulations table for the RM-2 zone in Section 16.3 apply to apartment and townhouse uses with a density equal to or less than 90 dwelling units per hectare (36 dwelling units per acre).~~

19.4.1 An amount may be added to the floor area ratio if required parking spaces are provided beneath the habitable space of a principal building or beneath useable common amenity areas, equal to 0.2 multiplied by the ratio of such parking spaces provided to the total required parking spaces, to a maximum of an additional 0.2 FAR.

19.4.2 There shall be no limit to the number of buildings provided that each group of units shall conform to every stipulation of this zone.

19.4.3 Notwithstanding 19.3.1 and 19.3.3 above, on only Lot 1 Block 17 Town of Quesnel Plan EPP3653, the permitted maximum density is 134 dwelling units per ha and the permitted maximum lot coverage is 80%.

19.4.4 In addition to the uses permitted above, single detached dwellings are added as a permitted use for parcels with a single detached dwelling existing as per the date of adoption of this bylaw. The regulations set out in RS-1 zone Section 11.3 shall apply to these lots as long as the use remains single detached dwelling units, and may include the addition of a secondary suite, where one does not exist.

20. C-1 – Local Commercial

The purpose is to provide a zone within a neighbourhood for the range of local smaller scale commercial conveniences with a mixture of single detached dwelling or multi-unit residential on the second floor.

20.1 Principal Uses

The following principal uses and no others are permitted in the C-1 Zone:

- (a) animal clinic.
- (b) art gallery or art studio.
- (c) apartment dwelling.
- (d) assembly.
- (e) convenience retail store.
- (f) community care facility.
- (g) eating establishment.
- (h) group day care.
- (i) group home dwelling.
- (j) health services.
- (k) office.
- (l) personal service establishment.
- (m) recycled materials drop-off centre.
- (n) retail store.

20.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the C-1 Zone:

- (a) accessory buildings or structures.
- (b) dwelling unit.

20.3 Regulations

Regulations table for the C-1 zone:

20.3.1 Maximum density	One principal building per lot
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20.3.2 Minimum lot size with:	
(a) community sanitary sewer and community water system	748 m ² (8,052 sq. ft.)
(b) community sanitary sewer and no community water system	1600 m ² (17,223 sq. ft.)
(c) no community sanitary sewer system	4000 m ² (43,055 sq. ft.)
20.3.3 Minimum lot frontage	20 m (66 ft)
20.3.4 Maximum height	9 m (30 ft) or 2 storeys for principal building 4.5 m (15 ft) for accessory building
20.3.5 Maximum commercial gross floor area ratio:	
(a) Commercial	0.5
(b) Residential	1.0
20.3.6 Maximum lot coverage	50% for buildings
20.3.7 Minimum setback from:	
(a) front lot line	4.5 m (15 ft)
(b) interior side lot line	1.5 m (5 ft)
(c) exterior side lot line	3.0 m (10 ft)
(d) rear lot line	1.5 m (5 ft)

20.4 Other Regulations

Screening Landscaping and Amenities

- 20.4.1 A minimum landscaped area of 3 m (10 ft) in width shall be provided along any property line adjacent to an R or P zone.
- 20.4.2 Not less than a 1m (3 ft) high landscape screen of plant material shall be provided in a 1m (3 ft) wide planter strip between any off-street parking use and a property line.

Conditions of Use

- 20.4.3 An accessory residential dwelling(s) shall:
- (a) be located above the first storey of the building;
 - (b) have a completely separate entrance to the street;
 - (c) be self-contained;
 - (d) be designed and constructed as an integral part of the building; and
 - (e) have a minimum floor area of 60 m² (646 ft²).
- 20.4.4 Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities.
- 20.4.5 The use of mini-storage facility is permitted within the principal building on the lands legally described as Parcel C (Plan B6237) District Lot 48, Cariboo District.

- 20.4.6 A mixed use development comprised of a 1347 square foot dwelling unit on the ground floor and a 850 square foot dwelling unit on the second floor and a 800 square foot personal service commercial use is permitted within the principal building of Lot 12 Block 32 Town of Quesnel Plan 17000.

21. C-2 – West Quesnel Business District Commercial

The purpose is to provide a zone for the development of community commercial centres in the Downtown and West Quesnel area.

21.1 Principal Uses

The following principal uses and no others are permitted in the C-2 Zone:

- (a) animal clinic.
- (b) apartment dwelling, subject to Section 21..4.
- (c) art gallery or art studio.
- (d) assembly.
- (e) automotive sales/rentals.
- (f) cannabis retail sales
- (g) community care facility.
- (h) civic use.
- (i) eating and drinking establishments.
- (j) financial institutions.
- (k) fleet services.
- (l) funeral parlour.
- (m) gas bars.
- (n) group day care.
- (o) group home dwelling.
- (p) health services.
- (q) hotels.
- (r) liquor retail store.
- (s) mini-storage facility.
- (t) motels.
- (u) office.
- (v) personal care.
- (w) personal service establishments.
- (x) recycled materials drop-off centres.

- (y) recreation and entertainment facility.
- (z) retail stores.
- (aa) townhouse dwelling.
- (ab) microbrewery or microdistillery.
- (ac) craft production.

21.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the C-2 Zone:

- (a) accessory buildings or structures.
- (b) minor home based business
- (c) product assembly.

21.3 Regulations

Regulations table for C-2 zone:

21.3.1	Maximum density FAR	1.0 An additional floor area ratio of 0.3 is permitted for residential use for a total FAR of 1.3
21.3.2	Minimum lot size	232 m ² (2,497 sq. ft.)
21.3.3	Minimum lot frontage	7.5 m (25 ft)
21.3.4	Maximum height	9 m (30 ft) 12 m (39 ft) or 3 storeys for a principal building 4.5 m (15 ft) for accessory building
21.3.5	Maximum lot coverage	100% including buildings, driveways and parking areas
21.3.6	Minimum setback of principal from:	
	(a) front lot line	0.0 m
	(b) interior side lot line	0.0 m
	(c) exterior side lot line	0.0 m
	(d) rear lot line with a lane	0.0 m
	(e) rear lot line without a lane	3.0 m (10 ft)

21.4 Other Regulations

21.4.1 An apartment dwelling shall be permitted only if:

- (a) the dwelling units are located above the ground floor of the building in which the commercial activity is taking place; and
- (b) the dwelling units are provided with a ground level entrance separate from other entrances to other permitted uses.

- 21.4.2 Notwithstanding Sections 21.4.1 above, only on the property legally described as Lot A District Lot 704 Cariboo District Plan PGP39604 (605 Doherty Drive), may dwelling units be located on the ground floor of the building in which the commercial activity is taking place.
- 21.4.3 The use of apartment is permitted as a ~~principle~~ principal use on LOT F DISTRICT LOT 704 CARIBOO DISTRICT PLAN 5008 with a maximum unit number of 17 dwelling units.

22. C-2A – North Fraser Drive Local Commercial

The purpose is to provide a zone within West Quesnel for a range of local neighbourhood commercial conveniences.

22.1 Principal Uses

The following principal uses and no others are permitted in the C-2A Zone:

- (a) animal clinic.
- (b) art gallery or art studio.
- (c) apartment dwelling.
- (d) assembly.
- (e) assisted residential living.
- (f) convenience retail store.
- (g) community care facility.
- (h) eating establishment.
- (i) fleet services.
- (j) fourplex dwelling.
- (k) group day care.
- (l) group home dwelling.
- (m) health services.
- (n) liquor retail store.
- (o) mini-storage facility.
- (p) office.
- (q) personal care.
- (r) personal service establishments.
- (s) recreation and entertainment facility.
- (t) recycling materials drop-off centre.
- (u) retail store.
- (v) single detached dwelling.
- (w) townhouse dwelling.
- (x) microbrewery or microdistillery.

(y) craft production.

22.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the C-2A Zone:

- (a) accessory buildings or structures.
- (b) accessory dwelling unit.
- (c) community garden.
- (d) major home based business.
- (e) minor home based business.

22.3 Regulations

Regulations table for the C-2A Zone:

22.3.1 Maximum density FAR	120 dwelling units per ha (48 dwelling units per ac) 1.0 An additional floor area ratio of 0.5 is permitted for residential use for a total FAR of 1.5
22.3.2 Minimum lot size	232 m ² (2,497 sq. ft.)
22.3.3 Minimum lot frontage	7.5 m (25 ft)
22.3.4 Maximum height	16 m (53 ft) or 4 storeys for principal building 4.5 m (15 ft) for accessory building
22.3.5 Maximum lot coverage	100% including buildings, driveways and parking areas
22.3.6 Minimum setback* (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	0.0 0.0 0.0 6.0 m (20 ft.)
* For single detached dwelling setbacks see below	
22.3.7 Minimum setback of a single-detached dwelling as principal use: (a) front lot line (b) interior side lot line (c) exterior side lot line (d) rear lot line	3.0 m (10 ft) 1.5 m (5 ft) 1.5 m (5 ft) 3.0 m (10 ft)

22.4 Other Regulations

Screening Landscaping and Amenities

- 22.4.1 A minimum landscaped area of 3m (10 ft) in width shall be provided along any property line adjacent to an R or P zone.
- 22.4.2 Not less than a 1m (3 ft) high landscape screen of plant material shall be provided in a 1m (3 ft) wide planter strip between any off-street parking use and a property line.

Parking

~~22.4.3 Must adhere to all parking requirements.~~

Conditions of Use

- 22.4.4 An accessory dwelling(s) shall:
- (a) be located above the first storey of the building in which a commercial activity is located.
 - (b) have a completely separate entrance to the street.
 - (c) be self-contained.
 - (d) be designed and constructed as an integral part of the building.
 - (e) have a minimum floor area of 60 m² (6.46 ft²).
- 22.4.5 Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities.

22.5 Principal Residential Use

~~Single detached dwelling use must meet the following minimum setbacks:~~

22.5.1 Minimum setback of principal building from:	
(a) front lot line	3.0 m (10 ft)
(b) interior side lot line	1.5 m (5 ft)
(c) exterior side lot line	1.5 m (5 ft)
(d) rear lot line	3.0 m (10 ft)

23. C-3 – Downtown Commercial

The purpose is to provide a zone for the development of a community commercial centre in the Downtown area.

23.1 Principal Uses

The following principal uses and no others are permitted in the C-3 Zone:

- (a) automotive sales/rentals.
- (b) apartment dwelling, subject to Section 23.4 below.
- (c) art gallery or art studio.
- (d) assembly.
- (e) assisted residential living.
- (f) broadcasting studio.
- (g) cannabis retail sales.
- (h) commercial arcade.
- (i) community care facility.
- (j) civic use.
- (k) eating and drinking establishments.
- (l) financial institution.
- (m) funeral parlour.
- (n) gas bars.
- (o) group day care.
- (p) group home dwelling.
- (q) health services.
- (r) hotel.
- (s) liquor retail store.
- (t) microbrewery or microdistillery.
- (u) motel.
- (v) office.
- (w) personal care.
- (x) personal service establishment.

- (y) public market.
- (z) recreation and entertainment facility.
- (aa) recycled materials drop-off centre.
- (bb) retail store.
- (cc) craft production.

23.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the C-3 Zone:

- (a) accessory buildings or structures.
- (b) accessory dwelling unit.
- (c) product assembly.

23.3 Regulations

Regulations table for C-3 Zone:

23.3.1	Maximum density FAR	5.0 floor area ratio
23.3.2	Minimum lot size	232 m ² (2,497 sq. ft.)
23.3.3	Minimum lot frontage	7.5 m (25 ft)
23.3.4	Maximum height	23 m (75 ft) or 6 storeys for a principal building 4.5 m (15 ft) for accessory building
23.3.5	Maximum lot coverage	100% including buildings, driveways and parking areas
23.3.6	Minimum setback from:	
	(a) front lot line	0.0 m
	(b) interior side lot line	0.0 m
	(c) exterior side lot line	0.0 m
	(d) rear lot line with a lane	0.0 m

23.4 Other Regulations

23.4.1 An apartment dwelling shall be permitted only if:

- (a) the dwelling units are located above the ground floor of the building in which the commercial activity is taking place; and
- (b) the dwelling units are provided with a ground level entrance separate from other entrances to other permitted uses.

23.4.2 An accessory dwelling unit(s) shall:

- (a) be located above the first storey of the building;

- (b) have a completely separate entrance to the street;
 - (c) be self-contained;
 - (d) be designed and constructed as an integral part of the building; and
 - (e) have a minimum floor area of 35 m² (377 ft²).
- 23.4.3 The use of Emergency Shelter is permitted on lands legally described as PCL B of Lot 8, Town of Quesnel, Plan 1516 (PID: 013-889-460); PCL C of Lot 8, Town of Quesnel, Plan 1516 (PID: 013-889-478); Lot 2, Town of Quesnel, Plan 5701 (PID: 013-584-022); Lot 2, Townsite of Quesnel, Plan 10376 (PID: 012-682-322); and Lot A, Town of Quesnel, Plan 7016, Except PCL A, O30449 (PID: 013-498-266).
- 23.4.4 In addition to the uses permitted above, single detached dwelling use and duplex use continue to be permitted for the parcels that contained these uses on the adoption of this bylaw. The regulations set out in the RS-2 zone Section 12.3 shall apply to these lots as long as the use remains single family or duplex residential, with or without a secondary suite.
- 23.4.5 The use of Vapour Retail Store is permitted on the land legally described as Lot 1 and 2 Block 3 Town of Quesnel Plan 17000 Except Plan 17665.
- 23.4.6 The use of Supportive Housing is permitted on the land legally described as Lot A Block 42 Town of Quesnel Plan EPP79910.

24. C-3R – Downtown Residential

The purpose is to provide a zone for the development of high density residential ~~in the Downtown with or without where a~~ ground floor commercial uses ~~are not required in the Downtown.~~

24.1 Principal Uses

The following principal uses and no others are permitted in the C-3R Zone:

- (a) apartment dwelling.
- (b) assisted residential living.
- (c) civic use.
- (d) convenience retail store.
- (e) eating and drinking establishments.
- (f) financial institution.
- (g) group day care.
- (h) group home dwelling.
- (i) health services.
- (j) liquor retail store.
- (k) community care facility.
- (l) office.
- (m) personal service establishment.
- (n) recreation and entertainment facility.
- (o) retail store.

24.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the C-3R Zone:

- (a) accessory buildings or structures.

24.3 Regulations

Regulations table for C-3R Zone:

24.3.1	Maximum density FAR	5.0 gross floor area ratio
24.3.2	Minimum lot size	232 m ² (2,497 sq. ft.)
24.3.3	Minimum lot frontage	25 m (82 ft)

24.3.4 Maximum height	23 m (75 ft) or 6 storeys for a principal building 4.5 m (15 ft) for accessory building
24.3.5 Maximum lot coverage	85% including buildings, driveways and parking areas
24.3.6 Minimum setback from:	
(a) front lot line	0.5 m (1.6 ft)
(b) interior side lot line	1.5 m (4.9 ft)
(c) exterior side lot line	1.5 m (4.9 ft)
(d) rear lot line with a lane	3.0 m (9.8 ft)
(e) rear lot line without a lane	3.0 m (9.8 ft)

24.4 Other Regulations

- 24.4.1 Ground floor commercial may be permitted within an apartment dwelling if entrance is completely separate from residential use.

25. C-4 – Highway Commercial

The purpose is to zone and preserve land for the accommodation of large format retail and a mix of vehicular oriented highway commercial uses, not provided for in the Downtown and West Quesnel Commercial areas.

25.1 Principal Uses

The following principal uses and no others are permitted in the C-4 Zone:

- (a) animal clinic.
- (b) assembly.
- (c) automotive and equipment repair shops.
- (d) auctioning establishments.
- (e) automotive sales/rentals.
- (f) broadcasting studio.
- (g) cannabis retail sales
- (h) drive through.
- (i) eating and drinking establishment.
- (j) equipment rentals.
- (k) financial institution, subject to Section 25.4.5 below.
- (l) fleet services.
- (m) funeral parlour.
- (n) gas bars.
- (o) hotel.
- (p) large format retail store.
- (q) liquor retail store.
- (r) mini-storage facility.
- (s) motel.
- (t) neighbourhood public house.
- (u) office, only for construction trades industry.
- (v) personal service establishment.
- (w) recreation and entertainment facility.
- (x) recreational vehicle sales/rentals.

- (y) recycled materials drop-off centres.
- (z) tourist accommodation.
- (aa) vehicle and equipment sales/rental.
- (bb) warehouse.
- (cc) microbrewery or microdistillery.
- (dd) craft production.

25.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the C-4 Zone:

- (a) accessory buildings or structures.
- (b) caretaker dwelling unit.

25.3 Regulations

Regulations table for C-4 zone:

25.3.1	Maximum density FAR	gross floor area ratio of 0.65
25.3.2	Minimum lot size with:	
	(a) community sanitary sewer and community water system	557 m ² (5,996 sq.ft.)
	(b) community sanitary sewer and no community water system	1600 m ² (17,223sq.ft.)
	(c) no community sanitary sewer system	4000 m ² (43,055sq.ft.)
25.3.3	Minimum lot frontage	20 m (66 ft)
25.3.4	Maximum height	12 m (39 ft) or 3 storeys for principal building 4.5 m (15 ft) for accessory building
25.3.5	Maximum lot coverage	50%
25.3.6	Minimum setback of principal building from:	
	(a) front lot line	7.5 m (25 ft)
	(b) interior side lot line	0.0 m
	(c) exterior side lot line abutting a flanking street	2.0 m
	(d) rear lot line	0.0 m

25.4 Other Regulations

- 25.4.1 Where a C-4 zoned lot abuts a Residential zone the minimum setback is 7.5m (25 ft) for buildings in the C-4 zone.

- 25.4.2 Every business or undertaking shall be completely within an enclosed building, except for parking and loading facilities, patios, and seating areas, and any permitted outdoor storage yards.
- 25.4.3 A use which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the site on which the use is located shall not be permitted.
- 25.4.4 An accessory dwelling unit shall:
- (a) have a completely separate entrance to the street; and
 - (b) be self-contained.
- 25.4.5 The maximum floor area for all financial services use is 200 m² per tenancy and in addition for banks, credit unions, and trust companies a branch of the same financial service company must be located in the C-3 (Downtown Commercial) zone.
- 25.4.6 Personal service establishments are limited to a maximum floor area of 235.0 m² and are only permitted in the C-4 (Highway Commercial) zoned area of Quesnel along Hwy 97, south of Hydraulic Rd.
- 25.4.7 No structure will be permitted to be constructed with a floor area of less than 460 m² (5000 sq. ft.) for the purpose of highway commercial retail stores.
- 25.4.8 The use of Retail Store is permitted on the land legally described as Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.
- 25.4.9 The use of Vapour Retail Store is permitted on the land legally described as Lot B District Lot 3948 Cariboo District Plan 18315 Except Plan 30571; Lot 1 District Lot 3140F Cariboo District Plan BCP6129 Except: Plan BCP32503.

25A. C-4A – Highway Mixed-Use (new)

The purpose of this zone is to support a mix of commercial and residential development in the Southern Gateway area as part of a complete neighbourhood.

25A.1 Principal Uses

The following principal uses and no others are permitted in the C-4A Zone:

- (a) animal clinic.
- (b) apartment dwelling, subject to Section 4 below.
- (c) assembly.
- (d) assisted residential living.
- (e) auctioning establishments.
- (f) automotive and equipment repair shops.
- (g) automotive sales/rentals.
- (h) broadcasting studio.
- (i) cannabis retail sales.
- (j) civic use.
- (k) community care facility.
- (l) craft production.
- (m) drive through.
- (n) eating and drinking establishment.
- (o) equipment rentals.
- (p) financial institution, subject to Section XX below.
- (q) fleet services.
- (r) funeral parlour.
- (s) gas bars.
- (t) group day care.
- (u) group home dwelling.
- (v) health services.
- (w) hotel.
- (x) large format retail store.

- (y) liquor retail store.
- (z) microbrewery or microdistillery.
- (aa) mini-storage facility.
- (bb) motel.
- (cc) neighbourhood public house.
- (dd) office.
- (ee) personal care.
- (ff) personal service establishment.
- (gg) public market.
- (hh) recreation and entertainment facility.
- (ii) recreational vehicle sales/rentals.
- (jj) recycled materials drop-off centre.
- (kk) retail store.
- (ll) tourist accommodation.
- (mm) vehicle and equipment sales/rental.
- (nn) warehouse.

25A.2 Accessory Uses

The following uses and no others are permitted as accessory uses in the C-4 Zone:

- (a) accessory buildings or structures.
- (b) caretaker dwelling unit.

25A.3 Regulations

Regulations table for C-4A zone:

25.3.1 Maximum FAR	1.0 An additional floor area ratio of 0.5 is permitted for residential use for a total FAR of 1.5
25.3.2 Maximum residential density	120 dwelling units per ha (48 dwelling units per ac)
25.3.3 Minimum lot size	232 m ² (2,497 sq. ft.)

25.3.4 Minimum lot frontage	7.5 m (25 ft)
25.3.5 Maximum height	16 m (53 ft) or 4 storeys for principal building 4.5 m (15 ft) for accessory building
25.3.6 Maximum lot coverage	100% including buildings, driveways and parking areas
25.3.7 Minimum setback of principal building from:	
(a) front lot line	3.0 m (10 ft)
(b) interior side lot line	1.5 m (5 ft)
(c) exterior side lot line abutting a flanking street	1.5 m (5 ft)
(d) rear lot line	3.0 m (10 ft)

25A.4 Other Regulations

- 25A.4.1 Where a C-4A zoned lot abuts a Residential zone the minimum setback is 7.5 m (25 ft) for buildings in the C-4A zone.
- 25A.4.2 An apartment dwelling shall be permitted only if the dwelling units are provided with a ground level entrance separate from other entrances to other permitted uses.
- 25A.4.3 Every business or undertaking shall be completely within an enclosed building, except for parking and loading facilities, patios, and seating areas, and any permitted outdoor storage yards.
- 25A.4.4 A use which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the site on which the use is located or on residential uses located on the site shall not be permitted.
- 25A.4.5 The maximum floor area for a financial services use is 200 m² per tenancy and in addition, banks, credit unions, and trust companies must have a branch of the same financial service company located in the C-3 (Downtown Commercial) zone.