



## DISTRICT OF HIGHLANDS BYLAW NO. 313

### A BYLAW TO AMEND THE “HIGHLANDS ZONING BYLAW NO. 100, 1998”

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The Council of the District of Highlands in open meeting assembled enacts as follows:

1. The “Highlands Zoning Bylaw, Bylaw No. 100, 1998” is hereby amended as follows:

- a) In Section 5 – Establishment and Designation of Zones,
  - a. Under the column labeled “SHORT FORM,” under R5, **add** “R6”, and
  - b. Under the column labeled “ZONE,” under Rural 5, **add** “Rural 6”.
- b) Adding a new section 7.6 as follows:

#### **SECTION 7.6**                      **RURAL 6 (R6) ZONE**

##### **7.6.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.0 of this Bylaw, the following uses and no others shall be permitted in the Rural 6 (R6) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Agriculture*
  - (d) *Accessory uses, building and structures*

##### **7.6.2 Residential Density**

- (1) There shall be no more than one (1) *dwelling unit* on each *lot*.

##### **7.6.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.

- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.

**7.6.4 Subdivision Density and Lot Area Requirements**

- (1) No *lot* having an area less than 12 hectares (29.7 acres) may be created by subdivision.
- (2) Despite Section 7.6.4(1), if the amenities described in Section 12.15.1 of this Bylaw are provided, Lot 8, Section 74 and 75, Plan 20576, Highland District if within the R6 Zone may be subdivided into a maximum of three (3) *lots* provided that no *lot* shall have an area less than 2.8 hectares (7 acres).

c) Adding a new section 12.15 as follows:

**SECTION 12.15      RURAL 6 (R6)**

**12.15.1** Land with an area of no less than 12 hectares in the R6 Zone may be subdivided into a maximum of three (3) *residential lots* of the prescribed lot area specified in section 7.6.4(2) of this Bylaw provided that the following provisions are made relating to community amenity:

- (1) Payment to the District of \$8,769.00 per lot to a maximum of \$17,538.00 to a Reserve Fund for the purpose of building a community centre/hall;
- (2) The granting of a *Land Title Act* section 219 Covenant to the District providing for: the conservation as an amenity of the eco-sensitive lands generally identified in Schedule “B” attached to and forming part of this Bylaw.

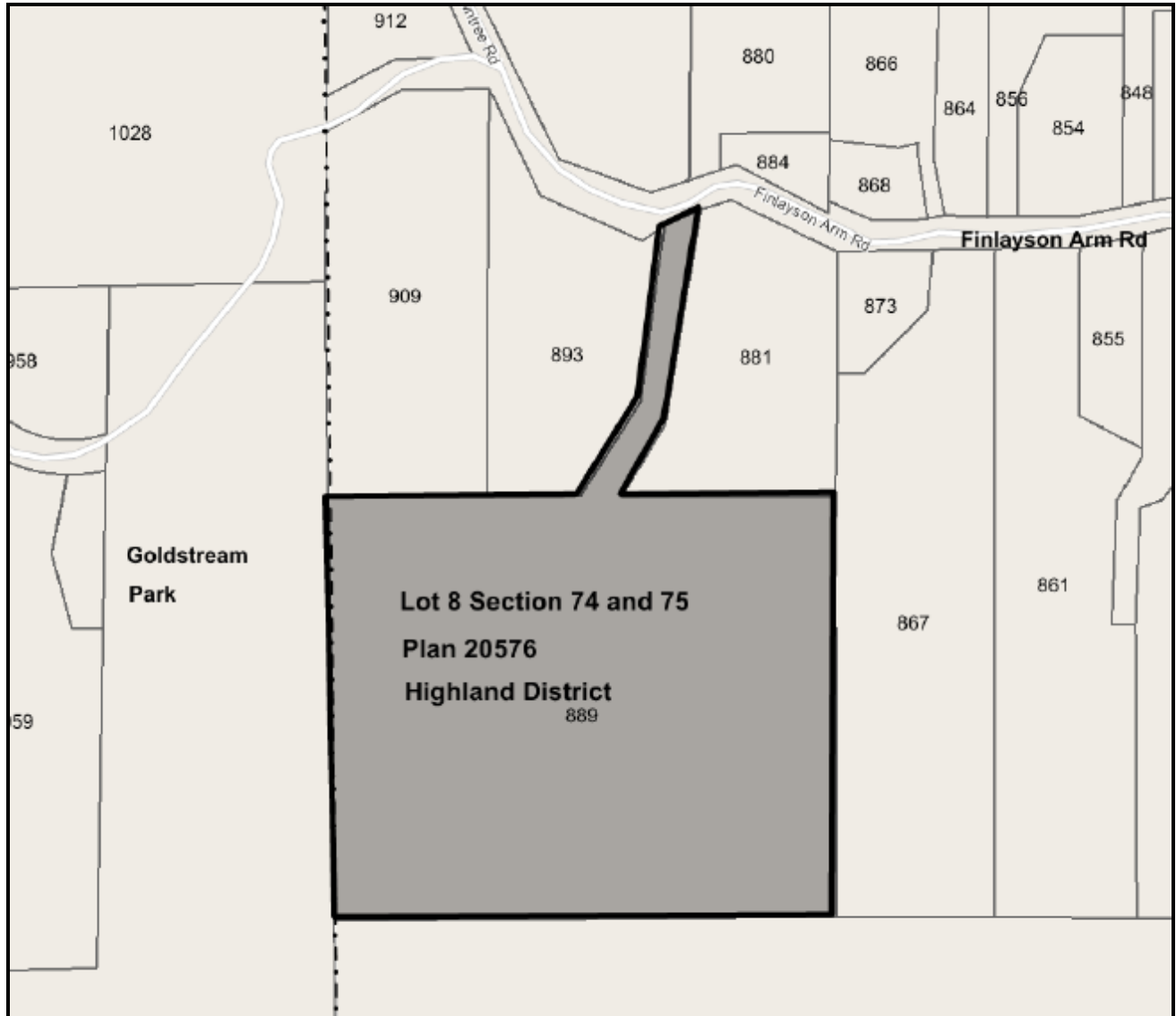
- 2. THAT Schedule “A” – Zoning Map of “Highlands Zoning Bylaw No. 100, 1998” be amended by changing the designation zoning of Lot 8, Section 74 and 75, Plan 20576, Highland District, shown shaded on Schedule “A” attached to this Bylaw, from Greenbelt 2 (GB2) Zone to Rural 6 (R6) Zone.
- 3. This Bylaw may be cited for all purposes as “Highlands Zoning Bylaw, 1998, Amendment No. 29, (R6 Zone - 889 Finlayson Arm Road) Bylaw No. 313, 2012.”

READ A FIRST TIME THIS	16 <sup>th</sup>	DAY OF	APRIL, 2012
READ A SECOND TIME THIS	16 <sup>th</sup>	DAY OF	APRIL, 2012
PUBLIC HEARING HELD THIS	7 <sup>th</sup>	DAY OF	MAY, 2012
READ A THIRD TIME THIS	7 <sup>th</sup>	DAY OF	MAY, 2012
FINAL READING AND ADOPTION THIS	7 <sup>th</sup>	DAY OF	MAY, 2012

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MAYOR

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CORPORATE OFFICER

### Schedule "A"



# Schedule "B"

