



DISTRICT OF HIGHLANDS BYLAW NO. 349

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

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 R6, **add** “R7”, and
 - b. Under the column labeled “ZONE,” under Rural 6, **add** “Rural 7”.
- b) Adding a new section 7.7 as follows:

SECTION 7.7 **RURAL 7 (R7) ZONE**

7.7.1 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 7 (R7) Zone:
 - (a) *Residential*
 - (b) *Home-based business*
 - (c) *Agriculture*
 - (d) *Accessory uses, building and structures*

7.7.2 Residential Density

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

7.7.3 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*.

7.7.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 10.7 hectares (26.5 acres) may be created by subdivision.
- (2) Despite Section 7.7.4(1), if the amenities described in Section 12.17.1 of this Bylaw are provided, Lot B, Section 27, Highland District, Plan VIP60905 if within the R7 Zone may be subdivided into a maximum of two (2) *residential lots* provided that no *lot* shall have an area less than 4.25 hectares (10.5 acres).

c) Adding a new section 12.17 as follows:

SECTION 12.17 RURAL 7 (R7)

12.17.1 Land with an area of no less than 11.73 hectares in the R7 Zone may be subdivided into a maximum of two (2) *residential lots* of the prescribed lot area specified in section 7.7.4(2) of this Bylaw provided that the following provisions are made relating to community amenity:

- (1) The donation to the District of Highlands of approximately 0.97 of a hectare of land, to be used as park land, and is generally the land shown shaded in green on Schedule “B” to Bylaw 349, such approximate land area to be confirmed in detail by way of a legal survey prior to final subdivision approval by and as agreed upon by the District of Highlands and the property owner.

- 2. THAT Schedule A – Zoning Map of “Highlands Zoning Bylaw No. 100, 1998” be amended by changing the designation zoning of Lot B, Section 27, Highland District, Plan VIP60905, shown outlined in red and noted as SUBJECT PROPERTY on Schedule “A” to Bylaw No. 349, from Rural 1 (R1) Zone to Rural 7 (R7) Zone.
- 3. This Bylaw may be cited for all purposes as “Highlands Zoning Bylaw, 1998, Amendment No. 35, (R7 Zone – 1289 Millstream Road, Bylaw No. 349, 2012.”

READ A FIRST TIME THIS	4 th	DAY OF	June, 2012
READ A SECOND TIME THIS	4 th	DAY OF	June, 2012
PUBLIC HEARING HELD THIS	25 th	DAY OF	June, 2012
READ A THIRD TIME THIS	25 th	DAY OF	June, 2012
FINAL READING AND ADOPTION THIS	25 th	DAY OF	June, 2012

MAYOR

CORPORATE OFFICER

Schedule "A" to Bylaw No. 349



Schedule "B" to Bylaw No. 349

