

SECTION 6 USE REGULATIONS

6.01 AGRICULTURAL USES

- (1) **RESTRICTED AGRICULTURE** means the growing of crops and raising of livestock and other agricultural activities, limited to the following:
 - (a) raising of **LIVESTOCK** or **POULTRY** to a maximum density of 1 AU per ha: (see Section 2.01)
 - (b) *growing of all field, orchard and nursery crops (AB#3947) (AB#4136)*
 - (c) greenhouse operations
 - (d) mushroom farming but not the curing of manure
 - (e) storage and maintenance of farm machinery used on that farm
 - (f) apiaries and aviaries
 - (g) *CANNABIS PRODUCTION FACILITY(DESIGNATED FARM USE) may be permitted under the following conditions: (AB#4537) (Ab#4599)*
 - (i) *the CANNABIS PRODUCTION FACILITY(DESIGNATED FARM USE) is developed in conformance with the following: (AB#4537) (AB#4599)*
 - (A) *a maximum lot coverage of 35%;*
 - (B) *if the total impervious area of farm buildings and structures exceed 3700m² or covers more than 10% of lot Stormwater and Agricultural Liquid Waste Management Plan is required;*
 - (C) *a maximum building height of 15m;*
 - (D) *a 30m minimum building setback from the front, rear, interior side and/or exterior side lot line;*
 - (E) *a 30m minimum setback from any watercourse;*
 - (F) *a 150m minimum setback to Parks and Schools;*
 - (G) *a 30m minimum setback to non-Agricultural Land Reserve Residential Uses with a buffer or 60m minimum setback if a buffer is not employed*
- (2) **GENERAL AGRICULTURE** means the production of a full range of agricultural products including the following: (AB#3947) (AB#4136)
 - (a) raising of swine to a maximum density of 1 AU per ha.
 - (b) raising of **POULTRY** and **LIVESTOCK** excluding swine in numbers exceeding 1 ANIMAL UNIT per ha
 - (c) growing of all field, orchard and nursery crops
 - (d) greenhouse operations
 - (e) growing of mushrooms
 - (f) storage and maintenance of farm machinery used on that farm
 - (g) apiaries and aviaries

6.01 AGRICULTURAL USES (continued)

- (h) *CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) may be permitted under the following conditions: (AB#4537)(AB#4599)*
 - (i) *the CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) is developed in conformance with the following: (AB#4357)(AB#4599)*
 - (A) *a maximum lot coverage of 35%;*
 - (B) *if the total impervious area of farm buildings and structures exceed 3700m² or covers more than 10% of lot Stormwater and Agricultural Liquid Waste Management Plan is required;*
 - (C) *a maximum building height of 15m;*
 - (D) *a 30m minimum building setback from the front, rear, interior side and/or exterior side lot line;*
 - (E) *a 30m minimum setback from any watercourse;*
 - (F) *a 150m minimum setback to Parks and Schools;*
 - (G) *a 30m minimum setback to non-Agricultural Land Reserve Residential Uses with a buffer or 60m minimum setback if a buffer is not employed*
- (3) INTENSIVE AGRICULTURE means the raising of swine to a density exceeding 1 AU per ha. subject to the Intensive Swine Operation Bylaw, in force from time to time.
- (4) CONDITIONAL AGRICULTURE means those activities which are generally located within an agricultural area but may require prior approval of the LAND RESERVE COMMISSION. Such uses include the following:
 - (a) horse riding arena or boarding stable
 - (b) hobby kennel
 - (c) breeding kennel, commercial kennel or animal pound shall not be permitted on a parcel smaller than 1 ha and shall have a perimeter fence around the internal compound to be used as a dog run/enclosure. The perimeter fence shall be chain link, stock wire, wood or other suitable material as may be approved by the City of Chilliwack following application for a building permit. It shall be a minimum height of 1.8m and shall be continuous apart from access gates, doors or attached buildings. The internal compound used to house the animals shall observe the animal enclosure setbacks of the Zone, without regard to the size of the structure concerned. Kennel uses may require prior approval of the Waste Management Branch, Ministry of Water, Land and Air Protection, for any discharge of waste onto the ground.
- (5) AGRICULTURAL SALES means the sale of Farm Products, Processed Farm Products and Off-Farm Products to the public by retail sales on Agricultural Land. Agricultural Sales shall not require approval of the LAND RESERVE COMMISSION provided:

6.01 AGRICULTURAL USES (continued)

- (a) the portion of the Agricultural Land used for retail sales of Farm Products, Processed Farm Products and Off-Farm Products to the public does not exceed 500 m²;
 - (b) the portion of the Agricultural Land used for retail sales of Off-Farm Products does not exceed:
 - (i) one-third of the total area used for all retail sales; or
 - (ii) 100m², whichever is less;
 - (c) the retail sales are clearly ancillary to the farm use on the Agricultural Land on which the retail sales are conducted;
 - (d) the retail sales are conducted entirely within a building for Agricultural Use, a building for Rural Ancillary Use or a defined outdoor display area;
 - (e) the retail sales do not interfere with, hinder or otherwise prevent a farm use on Agricultural Land adjacent to the Agricultural land on which the retail sales are conducted; and
 - (f) where Off-Farm Products are offered for sale, Farm Products and Processed Farm Products are also concurrently offered for sale.
- (6) **INCIDENTAL AGRICULTURAL SALES** means the sale of Farm Products and Processed Farm Products to the public by retail sales on Agricultural Land. Incidental Agricultural Sales shall not require approval of the LAND RESERVE COMMISSION provided:
- (a) the portion of the Agricultural Land, used specifically for retail sales of all commodities sold from the land does not exceed 100m².
- (7) **COMMERCIAL AGRICULTURE** means those activities designed to support other agricultural uses by the supply of support services where approved by the LAND RESERVE COMMISSION and where limited to maximum enclosed floor area of 500m² and shall include the following activities:
- (a) Maintenance, repair and manufacturing of farm equipment
 - (b) Sale of farm equipment
 - (c) Livestock auctions and stockyards
 - (d) Sale of fertilizers and agricultural chemicals

6.02 RESIDENTIAL USES

- (1) ONE-FAMILY RESIDENTIAL means the use of a building for one dwelling unit. The following structure types may be permitted in certain ZONES:
 - (a) single family detached dwelling
 - (b) manufactured home
 - (c) mobile home
- (2) TWO-FAMILY RESIDENTIAL means the use of a building for two dwelling units. The following structures may be permitted in certain ZONES:
 - (a) Duplex
- (3) MULTI-FAMILY RESIDENTIAL means the use of a building for 3 or more dwelling units. The following structure types may be permitted in certain ZONES:
 - (a) *dormitory (AB#3986)*
 - (b) townhouse
 - (c) apartment block
 - (d) *apartments (above commercial)(AB#3986)*
 - (e) boarding house
- (4) CONGREGATE LIVING HOUSING means a form of housing specifically designed to enable elderly persons, not requiring personal care or any higher level of care, to live independently, while benefiting from a communal environment in terms of social life, security and personal care services. It contains smaller living units than conventional multi-family housing projects, and facilities including:
 - (a) substantial common amenity area;
 - (b) communal dining room and kitchen;
 - (c) access by handicapped seniors;
 - (d) some units specifically designed for residents in wheelchairs;
 - (e) built-in safety feature for seniors living including grab bars in washrooms, personal emergency alarms; and,
 - (f) at the project level, personal or health care program to ensure the well-being of the residents.
- (5) MOBILE HOME PARK means a use providing 2 or more spaces for the accommodation of 2 or more mobile homes as the principal use.
- (6) BOARDING means the accommodation of not more than 2 persons, other than members of the family, in one or more sleeping units within a structure for One Family Residential Use. Boarding does not include CONGREGATE LIVING HOUSING types of use.

6.02 RESIDENTIAL USE (continued)

- (7) ACCESSORY DWELLING UNIT means a dwelling unit, accessory to another USE on the lot permitted under the following conditions:
- (a) The lot is in a Zone permitting an Accessory Dwelling Unit
 - (b) Only one (1) Accessory Dwelling Unit may be located on one lot
 - (c) The Accessory Dwelling Unit shall be one of the following types, as regulated herein and within the Permitted Uses Section of each Zone:
 - (i) single family detached dwelling
 - (ii) manufactured home
 - (iii) secondary suite
 - (iv) *coach house* (AB #3013)
 - (v) *garden suite* (AB #3850)
 - (d) The minimum lot size required for the Accessory Dwelling Unit shall be in accordance with the level of servicing of the lot, the type of Accessory Dwelling Unit as follows:
 - (i) Where the lot is served by septic tank, disposal field and private well, the minimum parcel size shall be 4000m².
 - (ii) Where the lot is served by septic tank, disposal field and Community Water System, the minimum parcel size shall be 2000m².
 - (iii) Notwithstanding the above, on properties within Agricultural Zones, the Accessory Dwelling Unit shall only be permitted where:
 - the lot is at least 7.5 ha in area
 - the lot is assessed as “farm” for taxation purposes
 - the owner of the lot has signed a Statutory Declaration that the Accessory Dwelling Unit is required for a full-time farm employee or a partner in the farming operation
 - (e) On properties zoned commercial or industrial, the Accessory Dwelling Unit must be occupied by an owner, operator or employee of the business
 - (f) On properties within the RH-A, R-A, RR-A, AR-A, and RSV-1 (gsa) Zones, an Accessory Dwelling Unit accessory to a One Family Residential Use shall not exceed 90m² in gross floor area.
- (8) TEMPORARY ACCESSORY DWELLING (TAD) means a dwelling unit, accessory to a residential or agricultural use, to be occupied on a temporary basis subject to the following regulations:
- (a) The lot is in a Zone permitting a Temporary Accessory Dwelling

6.02 RESIDENTIAL USE (continued)

- (b) The TAD shall be occupied by one of the following:
 - (i) farm employee
 - (ii) partner in a farming operation
 - (iii) relative (as defined in this BYLAW) of the property owner who is occupant of the principal dwelling
 - (iv) one or two persons in a Proprietary Care teaching home under contract with the Ministry of Children and Family Development
- (c) The TAD shall be one of four (4) types, as regulated herein and within the "Permitted Uses" Section of each Zone. These are as follows:
 - (i) manufactured home
 - (ii) park model trailer
 - (iii) secondary suite
 - (iv) *coach house* (AB#4343)
 - (v) *garden suite* (AB#4343)
- (d) The minimum lot size required for a TAD shall be in accordance with the level of servicing of the lot, the type of TAD, and the occupant, as follows:
 - (i) Where the lot is served by a septic tank, disposal field and private well, the minimum parcel size shall be 4000m².
 - (ii) Where the lot is served by a septic tank and disposal field but is on a Community Water System, the minimum parcel size shall be 2000m².
 - (iii) Where the TAD is to be occupied by a farm employee or partner in a farming operation, the minimum parcel size shall be 2 ha and the property shall be classified as Farm for taxation purposes.
- (e) Prior to issuance of a Building Permit or a Siting Permit for a TAD, the land owner shall register a Restrictive Covenant, in the form provided, that the TAD will be located and removed in accordance with the requirements of this BYLAW and that it will be occupied by:
 - (i) a relative (as defined in this BYLAW) of the inhabitants of the principal dwelling;
 - (ii) a farm employee defined as a person paid to work on the farm, where employment is evidenced by a T-4 slip or letter from an accountant, indicating the farm to be said person's principal source of income;
 - (iii) a partner in a farming operation where the partnership is evidenced by proof of joint ownership of the property or of the farm business;
 - (iv) one or two persons in a Proprietary Care teaching home under contract with the Ministry of Children and Family Development.
- (f) Only one (1) TAD shall be permitted on any one (1) lot.
The lot on which the TAD is to be located shall contain no more than one (1) One Family Residential Use.

6.02 RESIDENTIAL USE (continued)

- (g) Notwithstanding the above, a TAD may be located on a lot with two (2) One Family Residential Uses where the lot is 7.5 ha or larger in area and is classified as Farm for taxation purposes.
- (h) Once a year, prior to the 31st of December, the Registered Owner of the lot must submit a written confirmation on the form prescribed to the City Building Department, stating that the TAD is still being occupied by the approved user.
- (i) The TAD must be removed within 90 days of it no longer being occupied by the approved user. Removal shall constitute the following:
 - (i) in the case of a secondary suite, removal of cooking facilities
 - (ii) in the case of a manufactured home or park model trailer, removal from the lot
 - (iii) *in the case of a coach house, conversion to a permitted use (AB#4343)*
 - (iv) *in the case of a garden suite, conversion to a permitted use (AB#4343)*
- (j) Where a Manufactured Home, or Park Model Trailer is to be used as a TAD, the following additional regulations shall apply:
 - (i) The TAD shall meet CSA Z240, CSA Z241 or CSA A277 requirements and shall have a minimum width greater than 2.6m in transit mode.
 - (ii) *The TAD may be of a single section or multi-section design with a maximum width of 9.0m.(AB #3850)*
 - (iii) The TAD shall not be placed on a permanent foundation or over a basement excavation but shall be supported by double blocking or placed on a concrete slab and shall be anchored in accordance with CSA Z240.10.1-94 Standards to resist uplift and lateral movement.
 - (iv) The TAD shall be sited so as to conform to the siting requirements of a single family dwelling in the zone in which it is located but shall in no case be closer than 3m to another structure or to a property line.

(9) RURAL ANCILLARY USES

Uses clearly ancillary to RESIDENTIAL USE in a rural or agricultural area which provides for activities customarily associated with the accommodation and home life of persons shall be permitted subject to the following conditions:

- (a) A RURAL ANCILLARY USE is permitted in the ZONE.
- (b) The activities and buildings shall be limited to the following:
 - (i) gardening and recreational activities;
 - (ii) household storage and maintenance;
 - (iii) the keeping of pets not exceeding 5 in number, provided no more than 3 are of any one species;
 - (iv) *urban beekeeping; (AB#4666)*

6.02 RESIDENTIAL USE (continued)

- (v) the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE;
- (vi) the parking of no more than two (2) unlicensed motor vehicles unless contained within an enclosed building with continuous view obstructing walls and doorways;
- (vii) subject to (v) above, the repair or restoration of motor vehicles owned by a resident of the property who shall be required to provide proof of ownership and of residency;
- (viii) the off-street parking of no more than two (2) vehicles having a gross vehicle weight in excess of 5000kg provided such vehicle is not used for the hauling of hazardous materials;
- (ix) the off-street parking of no more than two (2) commercial trailers;
- (x) the storage of contractors equipment.

(10) URBAN ANCILLARY USES

Uses clearly ancillary to RESIDENTIAL USE in an urban or suburban area which provides for activities customarily associated with the accommodation and home life of persons shall be permitted subject to the following conditions:

- (a) An URBAN ANCILLARY USE is permitted in the ZONE.
- (b) The activities and buildings shall be limited to the following:
 - (i) gardening and recreational activities;
 - (ii) household storage and maintenance;
 - (iii) the keeping of pets not exceeding 5 in number, provided no more than 3 are of any one species;
 - (iv) *urban beekeeping*; (AB#4666)
 - (v) the off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE;
 - (vi) the parking of no more than one (1) unlicensed motor vehicle unless contained within an enclosed building with continuous view obstructing walls and doorways;
 - (vii) subject to (v) above, the repair or restoration of motor vehicles owned by a resident of the property;
 - (viii) the off-street parking of no more than one (1) vehicle having a gross vehicle weight in excess of 5000kg provided such vehicle is not a commercial trailer or vehicle used for the hauling of solid waste, sewage or hazardous materials;
 - (ix) the storage of contractors equipment provided such equipment is contained within an enclosed building with continuous view obstructing walls and doorways.

- (11) ACCESSORY SEASONAL EMPLOYEE RESIDENTIAL USE (ASER) means a residential use accessory to an agricultural use for the accommodation of employees paid to work full-time on a seasonal basis on a farm operation and, for the purposes of the definition, includes the employee's immediate family. An

6.02 RESIDENTIAL USE (continued)

Accessory Seasonal Employee Residential Use may be permitted under the following conditions:

- (a) The lot is in a Zone permitting an Accessory Seasonal Employee Residential Use.
- (b) The lot is at least 4ha in area or forms part of a farm operation which occupies at least 8ha of land under single ownership.
- (c) The lot is within the Agricultural Land Reserve and assessed as “farm” for taxation purposes.
- (d) The owner is a resident on the farm.
- (e) The owner has signed a Statutory Declaration that the ASER Use is required on the farm.
- (f) Prior to issuance of a “Building Permit” the owner shall register a restrictive covenant, in the form provided, that the Accessory Seasonal Employee Residential Use shall only be occupied in accordance with this bylaw and it shall be removed from the property or converted to a non-residential use within 6 months of it no longer being occupied by seasonal farm workers.
- (g) Once a year, prior to the 31st of December, the owner of the lot shall submit written confirmation, on the form provided, that the structure or structures are presently occupied or an employment contract exists under which the structures will be occupied during the following calendar year.
- (h) The housing is developed in conformance with the Provincial “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in British Columbia”.
- (i) The housing is developed in conformance with the following:
 - (i) Provincial “Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in British Columbia”;
 - (ii) British Columbia Building Code;
 - (iii) British Columbia Fire Code;
 - (iv) City of Chilliwack Floodplain Regulation Bylaw, in force from time to time;
 - (v) City of Chilliwack Sprinkler Bylaw, in force from time to time;
 - (vi) City of Chilliwack Fire Prevention and Protection Bylaw, in force from time to time. (AB #3584)

(12) *SUPPORTIVE RECOVERY HOME USE means a residential use providing a supportive and structured environment for individuals recovering from drug or alcohol addiction, before they are ready to move into independent housing and shall be permitted subject to the following condition:*

- (a) *A SUPPORTIVE RECOVERY HOME USE shall only be permitted in association with a ONE FAMILY RESIDENTIAL USE and be limited to a maximum of 6 persons in care. (AB#3950)*

6.02 RESIDENTIAL USE (continued)

(13) SUPPORTIVE HOUSING

- (a) Means a residential use which provides shelter for those that:*
 - (i) were previously homeless;*
 - (ii) are at risk of homelessness;*
 - (iii) are affected by mental illness, or,*
 - (iv) have or are recovering from drug or alcohol addictions.*
- (b) Supportive Housing shall be one of the following types, as regulated herein and within the Permitted Uses Section of each Zone.*
 - (i) Apartment; or,*
 - (ii) Sleeping Unit.*
- (c) Supportive Housing shall provide on-site support services that are available to residents of the housing project that may include but not be limited to:*
 - (i) health and mental health services;*
 - (ii) health and community support referrals;*
 - (iii) addiction services;*
 - (iv) employment and education services;*
 - (v) job and life skills training;*
 - (vi) assistance with meal preparation and housekeeping;*
 - (vii) daily meal services; or,*
 - (viii) emergency housing. (AB#4294)*

6.03 COMMERCIAL USES

(1) *ACCESSORY HOME OCCUPATION means a use of gainful nature which is clearly secondary to a RESIDENTIAL USE and may be permitted in accordance with the regulations, as detailed below:*

(a) *Common to all DWELLING UNIT types:*

- (i) *The use shall be accessory to a RESIDENTIAL USE and, except where it involves horticulture it shall be contained within a building or structure.*
- (ii) *The use and all associated equipment shall not occupy more than a total floor area of 30m².*
- (iii) *The use shall in no way indicate its presence from the exterior of any building or structure on the lot except for one sign in accordance with the City Sign Bylaw, in force from time to time.*
- (iv) *The use shall not generate additional vehicular traffic or parking demand not normally associated with a Residential area.*
- (v) *The use shall not involve the wholesale or retail sale of a commodity from the premises, except where such sale is ancillary to a permitted ACCESSORY HOME OCCUPATION use or on the basis of mobile sales, or sales on a brokerage basis including internet sales.*

(b) *Single Family Detached Dwelling, Manufactured Home:*

- (i) *The use shall be conducted by one or more residents of the dwelling unit and no more than one employee.*
- (ii) *The use may include, but not be limited to, any of the following activities:*
 - (1) *domestic crafts such as dressmaking, weaving, tailoring, shoe repair or similar activities;*
 - (2) *personal and non-medical health, fitness and related services for no more than two persons at a time;*
 - (3) *instruction in music limited to not more than two students at one time; or instruction in arts or crafts limited to not more than five students at one time;*
 - (4) *notwithstanding (b)(i) and (a)(iii) above, the following Community CARE FACILITIES licensed under the Community Care Facility Act, Residential Care Regulation and Child Care Licensing Regulation as amended:*
 - (a) *family CHILD CARE FACILITY for no more than eight persons;*
 - (b) *a GROUP HOME residence for no more than ten persons, of whom no more than six persons are in care;*
 - (5) *bed and breakfast type tourist accommodation;*

6.03 COMMERCIAL USES (continued)

- (6) *workshop of a self-employed person involved in the following activities:*
 - (a) *repair of electrical household appliances and electric motors;*
 - (b) *cabinet or furniture manufacture;*
 - (c) *preparation of food products;*
 - (7) *manufacture of novelties, souvenirs, and hand crafted objects as an extension of a hobby;*
 - (8) *office of a self-employed person excluding a doctor, dentist or medical professional;*
 - (9) *propagation of plants, shrubs, fruits or vegetables for sale; and,*
 - (10) *dog and cat grooming provided no more than three animals are on the premises for business purposes at one time and animals are not boarded.*
- (c) *Duplex, Townhouse, Rowhouse, Single Family Attached, Coach House, Garden Suite, Residential Conversion Structure:*
- (i) *The use shall be conducted by one or more residents of the dwelling unit.*
 - (ii) *The use may include, but not be limited to, any of the following activities:*
 - (1) *domestic crafts such as dressmaking, weaving, tailoring, shoe repair or similar activities;*
 - (2) *personal and non-medical health, fitness and related services for no more than two persons at a time;*
 - (3) *workshop of a self-employed person involved in the following activity:*
 - (a) *preparation of food products;*
 - (4) *manufacture of novelties, souvenirs, and hand crafted objects as an extension of a hobby;*
 - (5) *office of a self-employed person excluding a doctor, dentist or medical professional; and,*
 - (6) *propagation of plants, shrubs, fruits or vegetables for sale.*
- (d) *Apartment, Dormitory, Congregate Living Housing, Secondary Suite, Manufactured Home in association with a Mobile Home Park Use.*
- (i) *The use shall be conducted by one or more residents of the dwelling unit.*
 - (ii) *The use may include, but not be limited to, any of the following activities:*

6.03 COMMERCIAL USES (continued)

- (1) *office of a self-employed person excluding a doctor, dentist or medical professional; and*
 - (2) *A manager's residence within a Mobile Home Park Zone shall be permitted the Accessory Home Occupation uses of a Single Family Detached Dwelling. (AB#4015)*
- (2) COTTAGE INDUSTRY means a use of gainful nature carried on at the place of residence of one of the persons so employed, which is clearly secondary to a ONE FAMILY RESIDENTIAL USE on the same lot; may be permitted subject to the following conditions:
 - (a) A cottage industry use shall not be permitted on a lot smaller than 0.4 ha.
 - (b) On properties within the AGRICULTURAL LAND RESERVE the use shall be a permitted agricultural use or shall be confined to the interior of the dwelling unit or structure for rural ancillary use or shall be approved in writing by the LAND RESERVE COMMISSION.
 - (c) The use shall be conducted by one or more residents of the property and no more than 2 employees.
 - (d) The use shall not create a nuisance or cause disturbance to the residents in the surrounding area because of unreasonable emission of sound, vibration, smoke, odour, dust, fumes, heat, glare, radiation, electrical interference, traffic or by any other means
 - (e) The use and all associated equipment shall not occupy more than 30% of the total floor area of the dwelling unit nor shall it exceed 100m² of floor area. Where the use occupies a building other than a dwelling unit, the area so used shall not exceed 100m² in floor area and shall be clearly separated from other uses by walls or partitions.
 - (f) The use shall not involve the sale of a commodity not produced on the premises.
 - (g) The use shall in no way indicate its presence from the exterior of any building or structure on the lot except for one (1) sign in accordance with the City Sign Bylaw, in force from time to time.
 - (h) Adequate OFF-STREET PARKING shall be provided for the use such that no vehicles shall be parked on-street.
 - (i) The use may include any of the following activities:
 - (i) any "ACCESSORY HOME OCCUPATION USE";
 - (ii) instruction in music, art or crafts limited to not more than 10 students;
 - (iii) woodworking;
 - (iv) repair of yard maintenance equipment;
 - (v) a GROUP HOME;

6.03 COMMERCIAL USES (continued)

- (vi) motor vehicle repair, excluding painting or body work, provided that the property on which the use is to be located is in an area designated as Industrial in the City of Chilliwack Official Community Plan;
- (3) CONVENIENCE COMMERCIAL means commercial activities serving a localized market created by another use in the area, and shall be limited to:
 - (a) grocery store not exceeding 200m² gross floor area;
 - (b) cafe not exceeding 100m² gross floor area;
 - (c) barber shop or beauty salon; and,
 - (d) *mobile vending. (AB#4014)*
- (4) *GENERAL COMMERCIAL may include ANCILLARY LIQUOR SERVICES subject to this bylaw and the regulations made pursuant to the Liquor Control and Licencing Act, as amended, and all other municipal bylaws regulating liquor or business licencing. (AB#4692)*
- (5) GENERAL COMMERCIAL means the sale of commodities or provision of services to a person reaching the place of business by vehicle or as a pedestrian. Such activities shall include:
 - (a) Sale of:
 - (i) hardware and sporting goods;
 - (ii) garden supplies;
 - (iii) antiques and second hand goods;
 - (iv) groceries and pharmacy items;
 - (v) jewelry;
 - (vi) shoes and clothing;
 - (vii) books and stationery;
 - (viii) gifts and souvenirs;
 - (ix) art, craft and hobby items;
 - (x) music, tapes records and musical instruments;
 - (b) Sale or service of:
 - (i) appliances and household furnishings;
 - (ii) business and office equipment;
 - (c) Medical clinic;
 - (d) Restaurant;
 - (e) Neighbourhood pub, *microbrewery*, or other beverage room (subject to the regulations made pursuant to the *Liquor Control And Licensing Act*); (AB#4219)
 - (f) Indoor recreation;
 - (g) Printing and publishing;

6.03 COMMERCIAL USES (continued)

- (h) Opportunity workshop;
 - (i) Offices and financial institutions
 - (j) Theatre;
 - (k) Amusement centre;
 - (l) Child Care Facility;
 - (m) Adult Entertainment Facility;
 - (n) Personal services;
 - (o) Business services;
 - (p) Night club;
 - (q) Pawnbroker;
 - (r) Beverage Container Return Depot;
 - (s) *Liquor Store; and, (AB #3168)*
 - (t) *Mobile Vending.(AB#4014)*
- (6) VEHICLE ORIENTED COMMERCIAL means the sale of commodities or the provision of services for which a person would likely either require their vehicle for transport or would be dependent upon convenient vehicle access. Such activities shall include:
- (a) Sale of:
 - (i) lumber and building materials;
 - (ii) motor vehicles;
 - (iii) *boats;*
 - (iv) *snowmobiles; and,*
 - (v) *all-terrain vehicles. (AB#3986)*
 - (b) Sale, installation and service of:
 - (i) *automotive, boat, snowmobile, and all-terrain vehicle parts and accessories (AB#3986)*
 - (c) Service station;
 - (d) Auction of furniture, appliances and general merchandise;
 - (e) Small animal veterinary clinic;
 - (f) Funeral, interment and associated crematory services;
 - (g) Taxi service centre;
 - (h) Food catering;
 - (i) Mini Storage Warehouse; and,
 - (j) Transportation facility.

6.03 COMMERCIAL USES (continued)

- (7) TOURIST ACCOMMODATION means the accommodation of tourists or transient public in individual units or sleeping units.
- (a) May include the following structure types:
- (i) hotel/motor-hotel;
 - (ii) motel;
 - (iii) bed and breakfast type tourist accommodation; and,
 - (iv) campground.
- (b) Units constructed for a TOURIST ACCOMMODATION may not be occupied on a monthly basis.
- (8) *SPECIAL EVENT VENDING means a mobile or portable commercial facility occupying commercial, industrial, institutional or public owned property, other than roads, to provide temporary commercial activities limited to food and/or souvenirs, subject to the following conditions:*
- (a) *with the approval of the event organizer or property owner; and,*
- (b) *for the duration of a sports or community event. (AB#4093)*
- (9) *STREET VENDING means a portable commercial unit providing food products to the pedestrian public and occupying public property or roads, subject to the following conditions:*
- (a) *products sold shall be limited to food products only; and,*
- (b) *the unit may consist of a trailer, stand, cart, truck or van with a maximum overall length of 9m and a maximum width of 2.5m as approved by other City policies. (AB#4093)*
- (10) *MOBILE VENDING means a mobile commercial unit occupying private property providing food products to the public, subject to the following conditions:*
- (a) *products sold shall be limited to food products only;*
- (b) *unit may consist of cart, truck, or van with a maximum overall length of 9m and a maximum width of 2.5m;(AB#4093)*
- (c) *units are licenced for a specified location on an annual or seasonal basis; and,*
- (d) *unit must have the approval of the property owner. (AB#4014)*

6.04 INDUSTRIAL USES

- (1) **ACCESSORY OFFICE AND SALES** means a sales and/or office area, not exceeding 20% of the gross floor area of all buildings and structures on the lot, for the sale of commodities produced on the premises or commonly associated with the industrial activity.
- (2) **OPEN STORAGE** means an unenclosed area used for the storage of goods and materials associated with a permitted USE on the property.
- (3) **SPECIALIZED CRAFT MANUFACTURING** means the on-site production of goods by hand manufacturing including the following
 - (a) Ceramic and pottery studios;
 - (b) Artisan shops.
- (4) *WAREHOUSING means those activities involving the storage of goods and commodities for trans-shipment or for wholesale or bulk sales, excluding goods and commodities from a MEDICAL MARIHUANA PRODUCTION FACILITY, and shall include the following, or similar activities: (AB#3947) (AB#4136)*
 - (a) General warehousing;
 - (b) Household movers;
 - (c) Mini Storage Warehouse;
 - (d) Bulk sales on a wholesale basis other than flammable gases or liquids;
 - (e) Sale of building materials and household furnishings;
 - (f) Livestock auction or other auction;
 - (g) Beverage Container Return Depot;
 - (h) Recycling Facility.
- (5) **LIGHT MANUFACTURING** means those manufacturing activities carried out within an enclosed structure involving the assembly of materials or components from pre-manufactured materials, and shall include the following, or similar activities:
 - (a) Manufacture of electrical and household appliances, furniture, sporting goods and clothing;
 - (b) Sheet metal fabrication;
 - (c) Maintenance, repair and sale of small machinery and engines;
 - (d) Sale and service of electrical equipment, motor vehicle parts and industrial supplies;
 - (e) Advanced technology industrial.
- (6) **AIRPORT INDUSTRIAL** means those industrial activities associated with aircraft and airport activities and shall include the following, or similar activities:

6.04 INDUSTRIAL USES (continued)

- (a) Manufacture, sale, service and storage of:
 - (i) aircraft and aircraft parts
 - (b) Storage of goods and materials awaiting trans-shipment by air;
 - (c) Commercial, charter or private airline;
 - (d) Flying school.
- (7) **FOOD PROCESSING** means the processing and storage of food products and shall include the following, or similar activities:
- (a) Cannery;
 - (b) Frozen food processing;
 - (c) Dehydration plant;
 - (d) Livestock or pet food manufacture (not including on-site slaughtering of animals);
 - (e) Beverage processing;
 - (f) Processing of dairy products.
- (8) **SERVICE INDUSTRIAL** means those activities associated with the supply and maintenance of machinery, vehicles or equipment and shall include the following, or similar activities:
- (a) Sale and service of:
 - (i) *commercial vehicles*, trucks, recreation vehicles, snowmobiles and all-terrain vehicles (*AB#3986*)
 - (ii) farm and industrial equipment
 - (iii) motor vehicle parts
 - (iv) used passenger vehicles where such vehicles do not exceed five (5) in number and where such vehicles were repaired or restored in association with a motor vehicle repair use as the primary permitted use on the property;
 - (b) Motor vehicle repair including body repair and painting;
 - (c) Vehicle storage compound;
 - (d) Car or truck washing facility;
 - (e) Bulk fuel storage and sales;
 - (f) Display Yard;
 - (g) Contractor's equipment storage yard.
 - (h) Welding and machine shop;
 - (i) Motor vehicle dismantling.

6.04 INDUSTRIAL USES (continued)

- (9) **GENERAL MANUFACTURING** means the manufacture of goods and materials from preprocessed materials, and shall include the following:
- (a) Manufacture of:
 - (i) mobile homes, portable buildings and manufactured homes
 - (ii) farm machinery or other machinery
 - (iii) boats
 - (iv) plastic extrusion products
 - (v) fiberglass products
 - (vi) ornamental stone or concrete products
 - (b) lumber remanufacturing.
- (10) **HEAVY INDUSTRY** means those incidental activities which produce relatively high levels of noise, airborne pollutants or are usually unattractive such that they are more suitably located outside general industrial areas and removed from residential and commercial development, and shall include the following:
- (a) Sawmills;
 - (b) Planer mills;
 - (c) Manufacture and storage of concrete or concrete products;
 - (d) Manufacture and storage of metal pipe. (AB #2854)
- (11) **RESOURCE USE** means the extraction, stock-piling and primary processing of extracted material and shall include the following:
- (a) Gravel and rock quarrying or extraction;
 - (b) Soil, peat or sand extraction;
 - (c) Gravel and rock sorting and crushing;
 - (d) Manufacture of concrete and concrete products;
 - (e) Log storage and sorting and de-barking. (AB #2854)
- (12) **INDUSTRIAL SALVAGE** means the storage and sale and primary processing of salvaged materials and used motor vehicle parts and shall include the following:
- (a) Salvage operations;
 - (b) Auto wrecking yard;
- (13) *SPECIAL INDUSTRY* means those industrial activities that are, or have the potential to be, incompatible with residential and commercial land uses by reasons of noise, light, odour, and dust; and shall include the following:
- (a) *Abattoir and associated processes;*

6.04 INDUSTRIAL USES (continued)

- (b) *Commercial composting; excluding the composting of materials from a CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) and CANNABIS PRODUCTION FACILITY(NON-FARM USE); (AB#3947/4136/4599)*
 - (c) *Tanning or other primary and secondary treatment of leather and/or hides;*
 - (d) *Manufacture, packaging and distribution of:*
 - (i) *fertilizers*
 - (ii) *gases and gaseous products*
 - (iii) *electric or other battery/fuel cells*
 - (iv) *chemicals or chemical products*
 - (v) *rubber and rubber products*
 - (e) *Production of mushroom compost medium by the curing of manure and related materials;*
 - (f) *Sewage treatment plant and associated uses;*
 - (g) *Manufacture of asphalt paving materials. (AB #2854)*
 - (h) *sanitary landfill (AB #3610)*
 - (i) *solid waste transfer station (AB #3610)*
- (14) *ACCESSORY HOME INDUSTRIAL means an industrial use of a gainful nature which is clearly secondary to RESIDENTIAL USE that may be permitted to the following:*
- (a) *The use shall be accessory to a ONE-FAMILY RESIDENTIAL USE, and shall be contained within a building or structure.*
 - (b) *The use shall be conducted by one or more residents of the ONE-FAMILY RESIDENTIAL USE and no more than two (2) employees.*
 - (c) *The use shall not create a nuisance or cause disturbance to the residents in the surrounding area because of unreasonable emission of sound, vibration, smoke, odour, dust, fumes, heat, glare, radiation, electrical interference, traffic or any other means.*
 - (d) *The use and all associated equipment shall not occupy more than a total floor area of 100m².*
 - (e) *The use shall in no way indicate its presence from the exterior of any building or structure on the lot except for one (1) sign in accordance with the regulations for Cottage Industry within the City Sign Bylaw, in force from time to time.*
 - (f) *Adequate OFF-STREET PARKING shall be provided for the use such that no vehicles shall be parked on-street.*

6.04 INDUSTRIAL USES (continued)

- (g) *The use shall be limited to the following activities:*
 - (i) *General warehousing;*
 - (ii) *Manufacture of electrical and household appliances, furniture, sporting goods and clothing;*
 - (iii) *Sheet metal fabrication;*
 - (iv) *Maintenance, repair and sale of small machinery and engines;*
 - (v) *Sale and service of electrical equipment, motor vehicle parts and industrial supplies;*
 - (vi) *Motor vehicle repair;*
 - (vii) *Welding and machine shop; (AB#3624)*

6.05 INSTITUTIONAL USES

- (1) **COMMUNITY RECREATION** means the use of buildings and structures for recreation and exhibitions and shall include the following:
 - (a) Indoor recreation;
 - (b) Exhibitions;
 - (c) Playground;
 - (d) Sports field;
 - (e) Community centre;
 - (f) Golf course and associated restaurant, sales and services.

- (2) **CIVIC ADMINISTRATION** means the use of a building or structure for governmental offices and shall include the following:
 - (a) City or Regional government offices;
 - (b) Provincial government offices;
 - (c) Federal government offices;
 - (d) Police offices;
 - (e) Firehall;
 - (f) Other emergency services.

- (3) **PUBLIC SERVICE** means the use of buildings or land for a service or utility owned by the public or by a private agency which provides a service to the public and shall include the following:
 - (a) Public works yard;
 - (b) Major utility;
 - (c) Utility company works yard;
 - (d) Cemetery;
 - (e) Animal pound;
 - (f) Recycling facility;

- (4) **PUBLIC OR PRIVATE ASSEMBLY** means assembly in a building or buildings for educational, social, cultural, political, civic or religious purposes and shall include the following:
 - (a) Church;
 - (b) School;
 - (c) Auditorium;
 - (d) Club or lodge;
 - (e) Library;

6.05 INSTITUTIONAL USES (continued)

- (f) Museum;
- (g) Theatre;
- (h) Art gallery;
- (i) Indoor recreation;
- (j) Child care facility.

(5) *RESIDENTIAL CARE*

- (a) *Community Care Facility;*
- (b) *Assisted Living Residence;*
- (c) *Adult Care Facility;*
- (d) *Community Care Centre (AB #3843)*

(6) **PUBLIC MEDICAL FACILITY** means facilities designed to safeguard the health of the general public and shall include the following:

- (a) Hospital;
- (b) Extended Care or Rehabilitation Hospital;
- (c) Public Health Centre;
- (d) Medical Research Centre.

(7) **SPECIAL UTILITY**

- (a) Electric Power Generation Facility

6.06 MISCELLANEOUS USES

- (1) **OUTDOOR RECREATION** means a use providing for open area recreation facilities and minor sales and services customarily associated with such facilities and shall include the following:
 - (a) Golf course;
 - (b) Golf driving range;
 - (c) Marina;
 - (d) Race track for athletic or equestrian events;
 - (e) Public campground;
 - (f) Commercial campground
 - (g) Guest ranch;
 - (h) Fishing camp;
 - (i) Equestrian centre;
 - (j) Exercise circuit;
 - (k) Waterslide;
 - (l) Amusement park;
 - (m) Ultra-light aircraft facility.
- (2) **OFF-STREET PARKING** means that area of a lot designated to meet the parking requirements of another use on the lot.
- (3) **OFF-STREET LOADING** means that area of a lot and building designated to meet the needs of another use on the lot as to truck access for loading and unloading.
- (4) **RETREAT** means a use providing accommodation in the form of dormitories, bunkhouses, cabins or tents, for the purpose of instruction of groups and may include the following:
 - (a) Monastery or convent
 - (b) Health spa
- (5) *URBAN BEEKEEPING means the keeping of bees in association with a single family detached dwelling or duplex; or in association with an institutional use where bees are kept for the purpose of educating the public in urban apiculture as part of an approved educational program. (AB#4666)*