



BYLAW NO. 873, 2017

A Bylaw to amend the District of Hudson's Hope Zoning Bylaw No. 823, 2013

WHEREAS the Council of the District of Hudson's Hope wishes to amend "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*";

AND WHEREAS Council will hold a Public Hearing pursuant to the *Local Government Act*;

NOW THEREFORE the Council of the District of Hudson's Hope, in open meeting assembled, hereby enacts as follows:

1. This bylaw will be cited as "*District of Hudson's Hope Zoning Amendment Bylaw No. 873, 2017*."
2. "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*" is hereby amended by adding:

R1b Zone: Low Density Residential (Atkinson)

The intent of the R1b zone is to permit existing single-detached dwellings in the Atkinson Subdivision.

Permitted Uses

In the R1b zone, the following uses and no other uses are permitted:

- 1.1 Accessory buildings and structures.
- 1.2 Bed and breakfast.
- 1.3 Day care centres.
- 1.4 Home occupations.
- 1.5 Secondary suites restricted to principle building.
- 1.6 Single-detached dwellings.

Zone Specific Regulation

On a parcel located in an area zoned as R1b, no building or structure will be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
1. Maximum number of: <ul style="list-style-type: none"> • Principal buildings • Accessory buildings 	1 per parcel 3 per parcel

2. Maximum height of:	
• Principal buildings	10 m
• Accessory buildings	6.1 m
3. Minimum width of principal buildings	6.7 m
4. Minimum floor area of principal buildings	111 m ²
5. Minimum parcel size	997 m ²
6. Minimum frontage	15 m
7. Minimum setback of principal buildings from:	
• Front parcel line	4 m
• Interior side parcel line	1.5 m
• Exterior side parcel line	3 m
• Rear parcel line	6 m
8. Mandatory rear yard privacy fence	1.83m in height
9. Maximum parcel coverage	40%

3. Schedules "D", "E", and "F" of the "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*" are hereby amended by changing the zoning of the area identified in Appendix "A" attached to and forming part of this bylaw from "R2 (Multi-unit Residential)" to "R1b(Low Density Residential)."

4. Schedule "A", Section 4, Subsection 6, Paragraph 6 of the "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*" is hereby amended to insert reference to all R1 zones;

5. Schedule "A" Section 3 of the "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*" is hereby amended to include the following definition:

Privacy fence means a sight-obscuring fence used to block the area enclosed by the fence from view from neighboring properties or public right-of-ways. Fences consisting of chain link mesh, welded or woven wire or sheet metal are excluded under this definition.

6. Schedule "B", Section 7, Paragraph 6 of the "*District of Hudson's Hope Zoning Bylaw No. 823, 2013*" is hereby amended to read:

All required off-street parking and loading areas in an R-zone, C-zone, P-zone or RU1-zone (to a maximum length of 12 m) must:

7. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.

Read a first time this 10th day of April, 2017


Read a second time this 10th day of April, 2017

Public hearing held on this 8th day of May, 2017

Read a third time this 23rd day of May, 2017

Ministry of Transportation approval on this 30th day of June, 2017

Adopted this 7th day of July, 2017



Gwen Johansson,
MAYOR



Tammy McKeown
Corporate Officer

Certified a true copy of Bylaw No. 873

this ___ day of _____ 20_.

Clerk

Appendix "A"

