



DISTRICT OF NEW HAZELTON BYLAW NO. 346, 2019

A bylaw to amend District of New Hazelton Zoning Bylaw No. 317, 2014

The Council of the District of New Hazelton in open meeting assembled, enacts as follows:

That, the following amendments be made to Zoning Bylaw No. 317, 2014:

The Council for the District of New Hazelton, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as the Zoning Amendment Bylaw No. 346, 2019.
2. District of New Hazelton Zoning Bylaw No. 317, 2014 is amended as follows:
 - a) Zoning Bylaw No. 317, 2014 is hereby amended by rezoning:
 - I. Lots 13 – 16, Block 50, Plan EPP46810, District Lot 863, Section 1, Cassiar Land District from Service Commercial (C-2) to Industrial (I-1);
 - II. Parcel A, Lots 9 – 12, Lots, 17 – 20, Block 40, Plan PRP968, District Lot 863, Section 1, Cassiar Land District from Industrial (I-1) to Service Commercial (C-2).
 - b) Add the following allowed usages for Single and Two Family Residential (R-1) Zone:

Permitted Use	Minimum Lot Size
Duplex (Strata or Fee Simple)*	465 m ²

*Duplex cannot be combined with a Secondary or Garden Suite

Building, Structure and Lot Specifications

	Single Family Residential	Duplex	Townhouse	Garden Suite	Secondary Suite	Accessory Building
Maximum Number of Dwelling Units	1	2	N/A	1		N/A
Minimum Unit Size	80 m ²	70 m ²	60 m ²	50 m ²		N/A
Maximum Floor Area	275 m	440 m ²	800 m ²	70 m ²		50 m ²
Maximum Height	10 m	10 m	12 m	8 m	N/A	8 m
Maximum Lot Coverage/Area	60%	60%	70%	15% of lot area	70 m ²	N/A
Minimum Lot Frontage	12.5 m	15 m	20 m	N/A		

READ A FIRST TIME THIS 7TH day of January, 2019
READ A SECOND TIME THIS 7TH day of January, 2019
READ A THIRD TIME THIS 4TH day of February, 2019
ADOPTED THIS 4th day of February, 2019


MAYOR


CHIEF ADMINISTRATIVE OFFICER