

# AREA 'H' PRINCETON RURAL

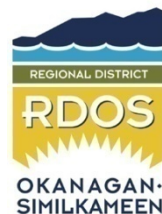


Photo by: Joyce Johnson

Zoning Bylaw No. 2464, 2008 – Regional District Okanagan-Similkameen

## ZONING BYLAW

*This Bylaw has been consolidated for  
convenience only and includes all  
amendments to the text up to:  
June 16, 2011*





**Regional District Okanagan-Similkameen  
Princeton Rural  
Electoral Area ‘H’ Zoning Bylaw No. 2464, 2008**

**TABLE OF CONTENTS**

	Page
<b>1.0 TITLE AND APPLICATION.....</b>	<b>2</b>
<b>2.0 TRANSITION.....</b>	<b>3</b>
<b>3.0 ADMINISTRATION .....</b>	<b>5</b>
<b>4.0 DEFINITIONS.....</b>	<b>7</b>
<b>5.0 BASIC PROVISIONS .....</b>	<b>17</b>
5.1 Applicability .....	17
5.2 Minimum Parcel Size Exceptions for Subdivision.....	17
5.3 Minimum Parcel Width for Subdivision Exceptions .....	17
5.4 Minimum Parcel Size Requirements for Bare Land Strata Subdivisions.....	18
<b>6.0 CREATION OF ZONES .....</b>	<b>19</b>
6.1 Zoning Districts .....	19
6.2 Definition of Zones .....	20
6.3 Interpretation.....	20
6.4 Permitted Uses.....	20
6.5 Conditions of Use .....	20
<b>7.0 GENERAL REGULATIONS.....</b>	<b>21</b>
7.1 Applicability .....	21
7.2 Principal Building .....	21
7.3 Uses Permitted in Every Zone .....	21
7.4 Prohibited Uses of Land, Buildings and Structures.....	21
7.5 Compliance with Provincial Agricultural Land Commission Act and Regulation .....	22
7.6 Riparian Assessment Area.....	22
7.7 Projections .....	22
7.8 Fence Heights .....	23

7.9	Screening and Landscaping .....	23
7.10	Exterior Lighting .....	24
7.11	Accessory Dwellings .....	24
7.12	Secondary Suites.....	24
7.13	Accessory Buildings and Structures.....	25
7.14	Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles....	25
7.15	Manufactured Homes .....	25
7.16	Travel Trailers .....	26
7.17	Home Occupations .....	26
7.18	Home Industries.....	27
7.19	Bed and Breakfast .....	28
7.20	Signs.....	28
7.21	Setbacks for Strata Subdivisions .....	29
7.22	Setbacks for Buildings, Structures and Areas for Farm uses .....	30
7.23	Keeping of Livestock.....	31
7.24	Cluster Development.....	31
7.25	Fire Hazard Areas .....	32
7.26	Fuel Storage and Distribution.....	32
<b>8.0</b>	<b>FLOODPLAIN REGULATIONS .....</b>	<b>33</b>
8.1	Floodplain Designation .....	33
8.2	Siting Buildings and Structures in Floodplains.....	33
8.3	Floodplain Management Regulations.....	33
<b>9.0</b>	<b>OFF-STREET PARKING, LOADING REQUIREMENTS .....</b>	<b>35</b>
9.1	Basic Provisions.....	35
9.2	Location.....	35
9.3	Off-Street Parking Space Standards .....	35
9.4	Loading Space Requirements.....	37
9.5	Off-Street Parking and Loading .....	37
<b>10.0</b>	<b>RURAL .....</b>	<b>40</b>
10.1	RESOURCE AREA ZONE (RA) .....	40
10.2	LARGE HOLDINGS ZONE (LH).....	44
10.3	SMALL HOLDINGS TWO ZONE (SH2) .....	46
10.4	SMALL HOLDINGS THREE ZONE (SH3).....	48
10.5	SMALL HOLDINGS FOUR ZONE (SH4).....	50
<b>11.0</b>	<b>LOW DENSITY RESIDENTIAL.....</b>	<b>52</b>
11.1	RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1) .....	52
11.2	RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2) .....	54

11.3	MANUFACTURED HOME ZONE (RSM1)	56
12.0	COMMERCIAL	57
12.1	GENERAL COMMERCIAL ZONE (C1)	57
12.2	TOURIST COMMERCIAL ONE ZONE (CT1)	59
12.3	COMMERCIAL RECREATION ZONE (CR)	61
13.0	INDUSTRIAL	63
13.1	INDUSTRIAL (LIGHT) ONE ZONE (I1)	63
13.2	INDUSTRIAL (HEAVY) TWO ZONE (I2)	65
13.3	INDUSTRIAL (SPECIALISED) THREE ZONE (I3)	67
14.0	ADMINISTRATIVE and OPEN SPACE	68
14.1	ADMINISTRATIVE AND INSTITUTIONAL ZONE (AI)	68
14.2	PARKS AND RECREATION ZONE (PR)	69
15.0	SITE SPECIFIC DESIGNATIONS	70

## LIST OF SCHEDULES, MAPS, FIGURES, AND TABLES

<u>Schedule '1'</u>	<u>Princeton Rural Zoning Text</u>
Map 1	General Context Map
Table 7.9	Screening & Landscaping Requirements
Table 7.22	Farm use Building, Structure, and Area Setbacks
Table 9.1	Minimum Parking Space Dimensions
Table 9.2	Off-Street Parking & Loading Requirements
Figure 10.1.11	Density – Kennedy Lake Resort
<u>Schedule '2'</u>	<u>Electoral Area 'H' Zoning Maps</u>

**Note:** Schedule '2' Series can be viewed either on the RDOS website at [www.rdos.bc.ca](http://www.rdos.bc.ca), or by requesting hard copy at the RDOS office.

**Regional District Okanagan-Similkameen  
Princeton Rural  
Electoral Area 'H' Zoning Bylaw No. 2464, 2008**

---

A Bylaw to divide part of the Regional District within  
Electoral Area 'H' into zones and regulate within the zones:

---

1. the use of land, buildings and structures,
2. the density of the use of land, buildings and structures,
3. the siting, size and dimensions of:
  - a. buildings and structures, and
  - b. uses that are permitted on the land,
4. the shape, dimensions and area, including the establishment of maximum and minimum sizes of all parcels of land that may be created by subdivision,
5. the provision of off-street parking and loading spaces,
6. the provision of screening or landscaping,
7. floodplain regulations, and
8. other matters under provincial empowering enactments.

The Regional Board of the Regional District Okanagan-Similkameen ENACTS as follows:

## 1.0 TITLE AND APPLICATION

---

- 1.1 This Bylaw may be cited for all purposes as the “Regional District Okanagan-Similkameen, Electoral Area ‘H’ Zoning Bylaw No. 2464, 2008”.
- 1.2 This Bylaw applies to all lands, including the surface of water and all uses, buildings and structures located within that portion of Electoral Area ‘H’ of the Regional District Okanagan-Similkameen as shown by map reference on Schedule 2, which is attached to and forms part of this Bylaw.

This Bylaw include:

- Schedule ‘1’ Electoral Area ‘H’ Zoning Text
- Schedule ‘2’ Electoral Area ‘H’ Rural Zoning Maps
- Schedule ‘3’ Road Network Plan Map
- Schedule ‘4’ Agricultural Land Reserve Map
- Schedule ‘5’ Similkameen River Floodplain Maps
- Schedule ‘6’ Tulameen River Floodplain Maps
- Schedule ‘7’ Aggregate Resources Map
- Schedule ‘8’ Watercourse Development Permit Area

## 2.0 TRANSITION

---

2.1 Electoral Area 'H' Rural Land Use Bylaw No. 1725, 1998, as amended is repealed.

READ A FIRST TIME on the 17<sup>th</sup> day of July, 2008.

READ A SECOND TIME on the 17<sup>th</sup> day of July, 2008.

PUBLIC HEARING held on the 2<sup>nd</sup> day of October, 2008.

READ A THIRD TIME on the 2<sup>nd</sup> day of October, 2008.

Approved by the Minister of Transportation and Infrastructure, this 9<sup>th</sup> day of October, 2008.

ADOPTED this 6<sup>th</sup> day of November, 2008.

---

Chair

---

General Manager of Administration  
Services

---

## **SCHEDULE '1'**

**Regional District Okanagan-Similkameen**

**Electoral Area 'H' Zoning Bylaw No. 2464, 2008**

---

## 3.0 ADMINISTRATION

---

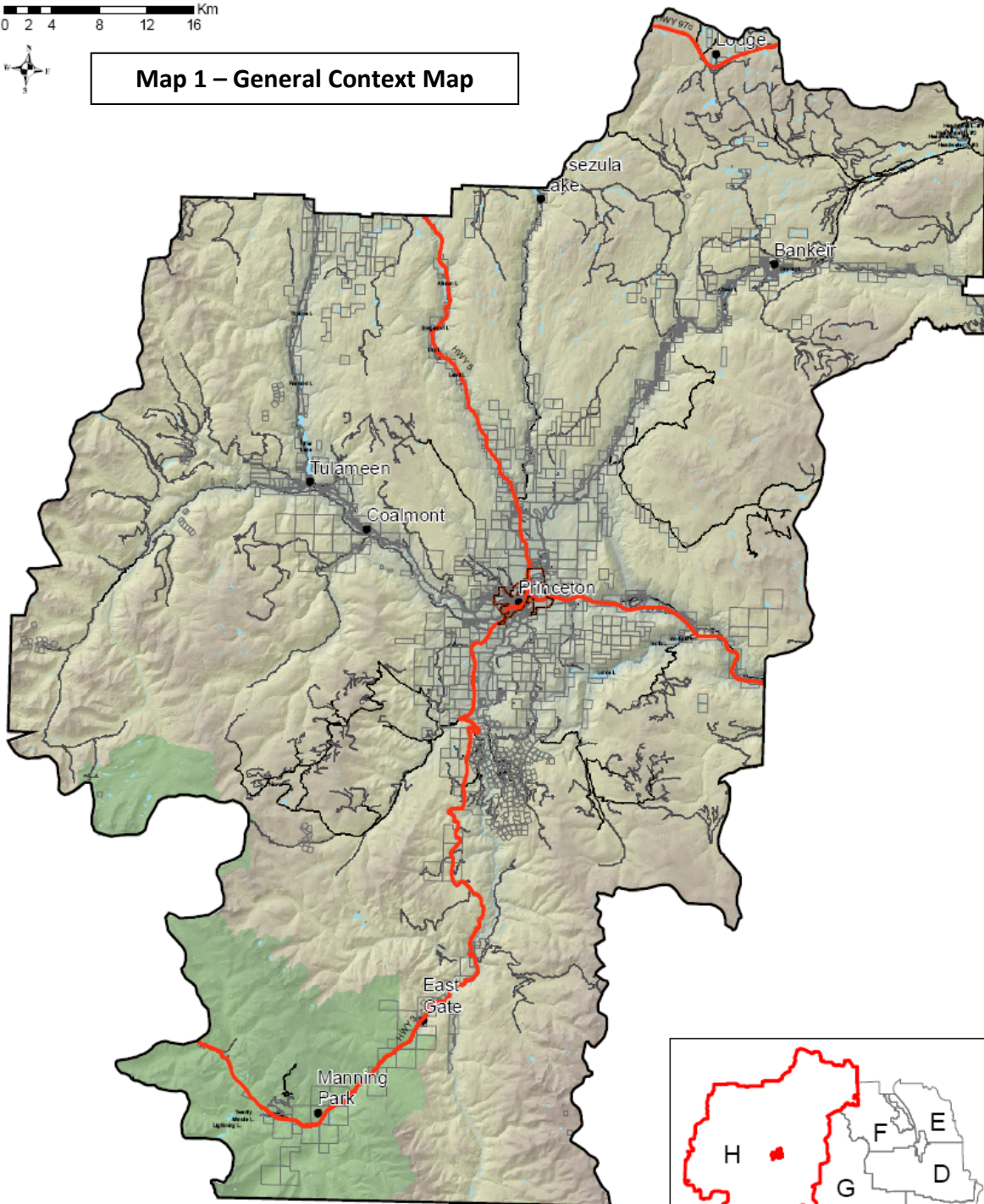
- 3.1. The Manager of Development Services, Regional District Building Inspectors, and such other officers, employees or agents designated from time to time by the Regional Board to act in the place of the Manager and Inspectors, subject to applicable enactments, are authorized at all reasonable times to enter on any property that is subject to regulation under this Bylaw, to ascertain whether the regulations, prohibitions or requirements under this Bylaw are being observed.
- 3.2. A person shall not prevent or obstruct, or attempt to prevent or obstruct, a person, an officer or an employee authorised under section 3.1 from entering property to ascertain whether regulations, prohibitions or requirements of this Bylaw are being met or observed.
- 3.3. Each person who violates any of the provisions of this Bylaw commits an offence and is liable on summary conviction to a fine not exceeding \$10,000.00 and the costs of prosecution.
- 3.4. Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.
- 3.5. If any section, subsection, sentence, clause or phrase of this Bylaw is, for any reason, held to be invalid by decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid will not affect the validity of the remaining portions of this Bylaw.

# Electoral Area H

0 2 4 8 12 16 Km



Map 1 – General Context Map



## 4.0 DEFINITIONS

---

In this Bylaw:

Amended by deleting the definition of “community sewer system”.<sup>i</sup>

Amended by deleting the definition of “community water system”.<sup>ii</sup>

“**accessory**” means accessory or subordinate to principal;

“**accessory dwelling unit**” means a self-contained, accessory dwelling unit located on the same parcel as the principal dwelling unit, that has its own separate cooking, sleeping and bathing facilities separate from those of the principal dwelling unit;

“**agriculture**” means growing, rearing, producing, harvesting, packing and storing agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but not including processing and sales of farm products and intensive agriculture. Agriculture also includes producing and rearing animals;

“**bed and breakfast**” means a home occupation conducted within a principal dwelling unit by residents of the dwelling unit, which provides sleeping accommodations for tourists on a daily basis and may include the preparation of a morning meal to guests using the sleeping accommodations;<sup>iii</sup>

“**building**” means any roofed structure used or intended for supporting or sheltering any use or occupancy;

“**building inspector**” means the official or officials appointed by Regional Board to administer the provisions of the *BC Building Code*, *the Building Bylaw* and this Bylaw within Electoral Area H;

“**business services**” means development used to provide support services to businesses and which are characterized by one or more of the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial services; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair, or servicing of office equipment, furniture and machines. Typical uses include printing establishments, film processing establishments, janitorial firms and office equipment sales, repair establishments, and sign shops;

“**bulk fuel depot**” means lands, buildings, and structures for the bulk storage and distribution of petroleum products; and may include key lock retail sales. This does not include the servicing, washing or repairing of vehicles; sales of vehicle parts or accessories; eating and drinking establishments;

“**campground**” means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles, and is not used as year round storage, or accommodation for residential use. Typical uses include tourist trailer parks, campsites and tenting grounds;

---

<sup>i</sup> Amendment Bylaw No. 1724.24, 2008 adopted May 7, 2009

<sup>ii</sup> Amendment Bylaw No. 1724.24, 2008 adopted May 7, 2009

<sup>iii</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

**“care centre, major”** means an establishment intended to provide care, educational services, and supervision for children or adults during the day or evening, but does not include overnight accommodation. This use class is limited to day care centres, out-of-school centres, drop-in centres, and nursery schools. This includes developments intended for eight (8) or more patrons;

**“care centre, minor”** means an establishment intended to provide care, educational services, and supervision for children or adults during the day or evening, but does not include overnight accommodation. This use class is limited to day care centres, out-of-school centres, drop-in centres, and nursery schools. This includes developments intended for not more than seven (7) patrons;

**“church”** means an assembly building used for religious worship;

**“cluster housing development”** means a comprehensive residential development arranged in the following manner:

- a) a group of attached dwellings arranged in an identifiable group;
- b) a group of single detached dwellings arranged in identifiable groups or to form a visually-cohesive group;
- c) a group of single detached or attached dwellings arranged around or situated within a common area or feature.

**“cemetery”** means those areas of land that are set aside for the burial of human remains. Does not include a crematoria;

**“commercial use”** means an occupation, employment or enterprise that is carried on for a gain or monetary profit by any person;

**“community recreation services”** means development for recreation, social or multi-purpose use primarily intended for local community purposes. Typical uses include community halls, non-profit social clubs and community centres operated by a local residents association;

**“composting facility”** means a facility that receives, blends or processes compostable material prior to shipping to another site, but does not include:

- a) a farm in the agricultural land reserve composting waste produced on that farm;
- b) a farm in the agricultural land reserve which brings in only agricultural waste originating off the farm for use on the farm upon which composting is taking place;
- c) backyard composting, where the waste is generated by the residents of a residential dwelling unit; or
- d) facilities that only receive and temporarily store compostable material.

**“concrete and asphalt plants”** means the processing, manufacturing and sale of concrete and asphalt, and includes the accessory manufacture and sales of products made from concrete and asphalt;

**“congregate care housing”** means a building providing lodging and meals for six or more persons who, because of age, mental or physical limitations, require personal care. This building shall include group dining and social areas;

**“controlled lake”** means any body of non-tidal water whose water level is, or can be adjusted by man made barriers installed to regulate waterflow;

**“convenience store”** means a retail sales outlet which sells or offers for sale foodstuffs, periodicals, sundries, fresh fruits and vegetables, hygienic or cosmetic goods or plants, and which has a maximum gross retail floor area including storage of 235 m<sup>2</sup>;

**“CSA”** means *Canadian Standards Association*;

**“designated flood”** means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available;

**“designated flood level”** means an observed or calculated water level attained by a designated flood, which is used in calculation of the flood construction level;

**“development”** means any change in use class, construction, building, erection, installation, repair, alterations, addition, enlargement, moving, locating, relocating, demolition, removal, excavation, or shoring to which the Building Bylaw applies;

**“dwelling unit”** means one or more habitable rooms constituting one self-contained unit with a separate entrance, and used or intended to be used for living and sleeping purposes for not more than one family and containing only: one kitchen equipped with a sink and one set of cooking facilities; one or more bathrooms with a water closet, wash basin and bath or shower; and one (1) electrical service;

**“eating and drinking establishments”** means development where prepared foods and beverages are offered for sale to the public, for consumption within the premises or off the site. This includes neighbourhood pubs, licensed restaurants, cafes, delicatessens, tea rooms, lunch rooms, drive-in food services, refreshment stands and take-out restaurants. This does not include mobile catering food service;

**“environmentally sensitive areas”** means land within the natural boundary of any lake, marsh, water bodies, or watercourse and creek watershed which is subject to high water tables, seasonal high water tables or soil conditions which have the potential for nutrient loading of the lakes or watercourses from domestic waste sources;

**“facia sign”** means a sign attached to or painted on a wall of a principal building;

**“family”** means:

- a) two or more persons related by blood, marriage, adoption or foster parenthood sharing one dwelling; or
- b) not more than five unrelated persons sharing one dwelling;

**“farm products”** means commodities or goods derived from the cultivation or husbandry of land, plants and animals (except pets), including other similar activities such as horticulture, silviculture, aquaculture, game farming, and the raising and keeping of fur-bearing animals, that are grown, reared, raised or produced on the farm;

**“first storey”** means the uppermost storey having its floor level not more than 2.0 metres above building grade;

**“floodplain”** means an area of land, whether flood proofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water;

**“flood construction level”** means a designated flood level plus an allowance for freeboard, or where a designated flood level cannot be determined, a height assessed above a natural boundary of a watercourse, lake or other body of water or natural ground elevation;

**“floodplain setback”** means a withdrawal of a building or fill from the natural boundary, or other reference line to maintain a floodway and to allow for potential land erosion;

**“forestry”** means the management of forests, including harvesting, silviculture and log storage and logging camps but excludes the processing of trees and wood products;

**“freeboard”** means a vertical distance added to a designated flood level to establish a flood construction level;

**“fruit and vegetable stand”** means a seasonal roadside business used for the sale of produce and fruit of which 2/3 of the farm product must be grown on the farm;

**“gas bars”** means a development used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The gas bar may be a self-service, full service, key lock, card lock, or other similar operation and may include vehicle washing facilities as an accessory use. This does not include the sale of fuel in bulk; the repair, service or washing of vehicles; or eating and drinking establishments;

**“grade, building”** (as applied to the determination of building height), means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground;

**“grade, natural”** means the elevation of the ground surface in its natural state, before man-made alterations; or on sloping or irregular sites, the angled plane, before man-made alteration;

**“gross floor area”** means the total floor area of a building on a parcel measured to the outer limits of a building excluding uncovered parking; unenclosed swimming pools, uncovered balconies, sundecks; and parking within a building;

**“guest ranch”** means a working ranch where guests are accommodated on a temporary basis for the purpose of experiencing and participating in the daily operation of the ranch and may include: sleeping accommodations for no more than twenty (20) guests; physical/health fitness rooms; and a restaurant limited to the seating of twenty (20) guests;

**“guide camp”** means a temporary or permanent camp (including sleeping, bathing, cooking and meeting facilities) for the purposes of conducting wild game hunting, fishing, trail rides, environmental or nature walks;

**“habitable area”** means any space or room within a building or structure, which is used or capable of being used for human occupancy, industrial, business, or commercial use, or storage of goods, including equipment and furnaces which are susceptible to damage by floodwater;

**“health and recreation ranch”** means a recreation retreat facility operated year-round and which contains accommodation at a density not greater than 3.7 bedrooms per hectare and which may contain assembly, retail, entertainment and indoor recreation facilities and is part of a working ranch where guests experience and participate in the daily operation of the ranch, based on seasonal availability.

**“height”** means the vertical distance from the building grade to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof or to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and, in the case of a structure without a roof, to the highest point of the structure;

**“high watermark”** means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself (and includes the active floodplain);

**“home industry”** means an occupation or a commercial use which is ancillary and subordinate to the residential use of a parcel occupied by a dwelling unit;

**“home occupation”** means an occupation or profession which is incidental to the residential use of a parcel occupied by a dwelling unit;

**“hotel”** means a building which contains sleeping units and may contain assembly, retail, entertainment, indoor recreation or restaurant uses and premises licensed for on-site consumption of alcoholic beverages;

**“impervious layer”** means any soil having a percolation rate slower than 30 minutes per 2.54 cm when determined in accordance with the relevant Provincial regulations;

**“industry”** means processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing or salvaging goods, materials or things;

**“intensive agriculture”** - means a use of land, buildings or structures by a commercial enterprise or an institution for:

- a) the confinement of poultry, livestock or fur-bearing animals; or
- b) the growing of mushrooms;
- c) the operation of feedlots;

**“kennel, commercial”** means the care of six (6) or more dogs, cats or other domestic animals or pets whether such animals are kept commercially for board, propagation, training, sale or for personal and private enjoyment, on a parcel not less than 2.0 ha in area.

**“kennel, hobby”** means the care of five (5) or fewer adult dogs or other domestic pets where such animals are kept for personal and private enjoyment, on a parcel not less than 0.8 ha in area.

**“kitchen”** means facilities for the preparation of cooking of food, and includes any room containing counters, cabinets, plumbing, or wiring which, may be intended or used for the preparation or cooking of food;

**“landscaping”** means to change, modify or enhance the visual appearance of a site by reshaping the earth, planting lawns, shrubs, trees or preserving the original natural vegetation, adding walks, fencing, patios and other ornamental features for the purpose of beautifying or screening the appearance of a lot;

**“light industry”** (for the purposes of the floodplain regulations), means such uses as assembly, fabricating, light manufacturing, warehousing, wholesaling and food processing;

**“lot, bareland strata”** means the smallest unit defined on a horizontal plane according to a strata plan under the relevant Provincial regulations;

**“lot, strata”** means a lot shown on a strata plan according to relevant Provincial regulations. It may be comprised of more than one bareland strata lot;

**“manufactured home”** means a Canadian Standards Association Z-240 approved single wide and double wide mobile home;

**“manufactured home park”** means any parcel of land, upon which three or more single or double wide manufactured homes, used or intended to be used exclusively for residential purposes, are located, including all buildings and structures used or intended to be used as part of the Manufactured Home Park;

**“minimum parcel size”** means the minimum area of a parcel of land which can be created by subdivision;

**“motel”** means a building or group of buildings divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include eating and drinking establishments and personal service establishments as an accessory use;

**“natural ground elevation”** means the undisturbed ground elevation prior to site preparation;

**“natural health and spa school”** – means a working spa, retreat and holiday destination, including the instruction of natural health courses and practical training for a variety of natural health and day spa professions. Use is limited to the months of September through April, and will be limited to twenty-five (25) students per course at one time. Hours of operation are 8:30 am to 4:00 pm, Monday through Friday.

**“natural resource extraction”** means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under the site and includes quarries, gravel pits, and stripping of topsoil. This does not include further processing of raw materials on the site, unless under Temporary Industrial Use Permit as approved by the Regional Board;

**“offices”** means development primarily for the provision of medical, professional, management, administrative, consulting, and financial services in an office setting, and includes offices of lawyers, doctors, accountants, real estate and insurance firms, planners, clerical, secretarial, government agencies and other professional office uses. This excludes the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product;

**“off-street parking”** means space for parking of motor vehicles other than on a public right-of-way;

**“on-site sewage disposal”** means disposal of sewage on the parcel being served;

**“open land recreation”** means a golf driving range, golf course, riding stable, paint ball sport, guest ranch or ski resort, and includes ancillary clubhouse and lodge facilities for a golf course or ski resort;

**“pad”** means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home, a concrete pad for supporting a habitable area, or a poured in place concrete perimeter foundation for the purpose of supporting a habitable area or manufactured home;

**“parcel”** means any lot, block or other area in which land is held or into which it is subdivided;

**“parcel coverage”** means the combined area covered by all buildings and structures on the parcel, expressed as a percentage of the parcel area;

**“parcel depth”** means the horizontal distance between the front and rear boundaries of a parcel;

**“parcel line, exterior side”** means any parcel line common to a road other than a lane, which is not a front parcel line;

**“parcel line, front”** means any parcel boundary common to a parcel and a road other than a lane, provided that where a parcel is contiguous to the intersection of two roads the front parcel line may be either parcel line contiguous to a road other than a lane;

**“parcel line, interior side”** means a boundary between two or more parcels other than a front, rear or exterior parcel line;

**“parcel line, rear”** means the boundary of a parcel which lies most opposite to and is not connected to the front parcel line;

**“parcel width”** means the horizontal distance between the side boundaries of a parcel;

**“permitted use”** means the use of land, buildings or structures provided for in the list of permitted uses under this Bylaw;

**“personal services”** means uses which provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. This includes barber shops, hairdressers, manicurists, acupuncture clinics, massage therapists, tailors, dress makers, shoe repair shops, dry cleaning establishments, and laundries but does not include medical services;

**“principal building”** means a building, the major floor level or the greater proportion of floor area of which is used for a permitted principal use;

**“principal use”** means the main purpose for which a parcel, building or structure, as applicable, is used;

**“public facilities”** means a fire hall, community hall, school, public park, recreation facility and other similar building, structure or space intended for public use;

**“public park”** means any publicly held or beneficially owned outdoor land or facility specifically designated for passive or active recreation including tot-lots, playgrounds, walkways, trails, band shells, greenbelts, buffers, nature interpretation areas, or similar land uses, and includes all natural and man-made landscaping, facilities, playing fields, buildings and structures consistent with the general purpose of public park land;

**“public utilities”** means broadcast transmission, water, sewer, gas, electrical, telephone, transportation or other services established by a government or company servicing the immediate neighbourhood having no exterior storage of any kind and no garage for the repair and maintenance of equipment and does not include oil or gas storage tanks or a public storage and works yard;

**“qualified environmental professional (QEP)”** means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association; the individual is acting within that individual’s area of expertise; the individual is a full member and is not in training, articling, retired, on leave or a student member. A technologist may only sign off for prescribed sections of riparian areas regulation assessments;

**“recycling depots”** means development used for the buying and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all storage is contained within an enclosed building. Such establishments shall not have more than four vehicles for the pick-up and delivery of goods. This does not include recycled materials drop-off centres;

**“residential security/operator unit”** means a secondary building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker owner or operator of a commercial establishment, or for the on-duty security personnel at a storage facility;

**“resort”** means a building, group of buildings or area or intended to be used by the public on a temporary or seasonal basis for recreational purposes and may include ancillary sports and entertainment facilities;

**“retail trade”** means the sale of commodities to the general public;

**“riparian assessment area”** means the area within 30.0 metres of the high water mark of a watercourse; within 30.0 metres of the top of the ravine bank in the case of a ravine less than 60.0 metres wide; and within 10.0 metres of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse;

**“screen”** means a fence or wall used as an enclosure and a visual barrier about all or part of a parcel, broken only for driveways and walkways;

**“secondary suites”** means a self-contained, accessory dwelling unit located within a building containing a single family detached dwelling. A secondary suite has cooking, sleeping and bathing facilities separate from the principal dwelling. It has direct access to outside without passing through any part of the principal unit. This use does not include duplex housing, semi-detached housing, apartment housing, or boarding and rooming houses;

**“secondary uses”** means those uses in the lists of secondary uses in the designations of this Bylaw which must be in conjunction with a principal use. For example, a home based business may be a secondary use, not a principal use;

**“senior citizen housing”** means:

- a) housing in multiple family residential form intended to provide a certain level of resident care for elderly citizens, incorporating as a minimum a common food preparation meal and service area;  
or
- b) accommodation constructed and financed in accordance with the relevant Provincial regulations.

**“service station”** means development used for the servicing, washing, and repairing of vehicles; and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories. Service stations may include minor eating and drinking establishments. Typical uses include truck stops and highway service stations;

**“setback”** means the minimum distance required under this Bylaw between a building or structure (excluding a fence) and a specified parcel line;

**“sign”** means a surface or space, whether continuous or not, which attracts the attention of, or conveys a message to, any person by means of letters, numbers, figures, or others symbols, devices, or representations;

**“single family dwelling”** means a building, excluding a single wide manufactured home that consists of one dwelling unit;

**“solid screen”** means a solid fence or wall used as an enclosure and a total visual barrier about all or apart of a parcel and includes gates on all access points made of materials comparable to the fence or wall;

**“standard dykes”** means those dykes built to a minimum crest elevation equal to the Flood Construction Level, which meet standards of design and construction approved by the Ministry of Environment, Lands and Parks, and are maintained by an ongoing authority such as a local government body;

**“structure”** means any construction fixed to, supported by or sunk into land or water but does not include concrete or asphalt paving or similar surfacing at grade;

**“Temporary Commercial Use Permit”** means a commercial use, including temporary tourist accommodation, which is specified in a permit approved by the Regional Board, for a specified

period of time, or to a maximum of two (2) years after the permit was issued, whichever first occurs. The provisions of the permit shall be in accordance with the relevant Provincial legalisation;

**“Temporary Industrial Use Permit”** means an industrial use which is specified in a permit approved by the Regional Board, for a specified period of time, or to a maximum of two (2) years after the permit was issued, whichever first occurs. The provisions of the permit shall be in accordance with the relevant Provincial legalisation;

**“top of ravine bank”** means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15.0 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that may be developed under applicable enactments;

**“travel trailer”** means any vehicular portable structure which is designed as a temporary dwelling for travel, recreation, or vacation uses;

**“warehouse sales”** means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This use includes developments where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials. This use does not include developments used for the retail sale of food or a broad range of goods for personal or household use;

**“watercourse”** includes any of the following that provides fish habitat: a watercourse, whether it usually contains water or not; a pond, lake, river, creek or brook, and; a ditch, spring or wetland that is connected by surface flow to a watercourse.

## 5.0 BASIC PROVISIONS

---

### 5.1 Applicability

- .1 This Bylaw applies to that portion of the Regional District contained within Electoral Area 'H', as outlined on Schedule 'B'.<sup>iv</sup>
- .2 Land or the surface of water must not be used and buildings or structures must not be constructed, altered, located or used except as specifically permitted in this Bylaw.
- .3 All uses permitted by this Bylaw include, except as otherwise specifically stated, all uses reasonably accessory and exclusively devoted to the principal uses.
- .4 Parcels created prior to adoption of this Bylaw, regardless of area or dimensions, may be used for any of the permitted uses listed in each zone, subject to the limitations contained therein.
- .5 Parcels shall be consolidated prior to issuance of building permit where the proposed building would otherwise straddle the parcel line.

### 5.2 Minimum Parcel Size Exceptions for Subdivision

Minimum parcel size for subdivision requirements of this Bylaw do not apply to:

- .1 the consolidation of existing parcels or the addition of closed streets to an existing parcel;
- .2 the alteration of lot lines between two or more parcels where:
  - a) no additional parcels are created upon completion of the alteration;
  - b) the altered lot line does not infringe on the required setbacks for an existing building or structure located on a parcel;
  - c) the alteration does not reduce the site area of the parcels involved to a size less than that of the smallest parcel that existed prior to the alteration.
- .3 No existing parcel that meets the present minimum parcel size requirements of this Bylaw must, upon completion of a parcel line alteration, have a parcel size less than that required within the respective zone.

### 5.3 Minimum Parcel Width for Subdivision Exceptions

- .1 Despite the minimum parcel width for subdivision provisions of this Bylaw, a panhandle lot may be permitted provided that:
  - a) the minimum parcel width of the panhandle is 6.0 metres;
  - b) no more than two (2) panhandles abut each other.

---

<sup>iv</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

#### **5.4 Minimum Parcel Size Requirements for Bare Land Strata Subdivisions**

- .1 The minimum average parcel size is equal to the minimum parcel size for the designated zoning.

## 6.0 CREATION OF ZONES

---

### 6.1 Zoning Districts <sup>v</sup>

For the purposes of this Bylaw, the area of the Regional District subject to this Bylaw is hereby divided into zoning districts with the following zone designations and their abbreviations.

The headings below create categories of zones and represent all the zones under that heading.

<b>Zoning Title</b>	<b>Abbreviation</b>
<b>RURAL</b>	
Resource Area Zone	RA
Large Holdings Zone	LH
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
<b>Low Density Residential Zones</b>	
Residential Single Family One Zone	RS1
Residential Single Family Two Zone	RS2 <sup>vi</sup>
Manufactured Home Zone	RSM1
<b>Commercial Zones</b>	
General Commercial Zone	C1
Tourist Commercial One Zone	CT1
Commercial Recreation Zone	CR <sup>vii</sup>
<b>Industrial</b>	
Industrial (Light ) One Zone	I1
Industrial (Heavy ) Two Zone	I2
Industrial (Specialised) Three Zone	I3
<b>Administrative and Open Space</b>	

---

<sup>v</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

<sup>vi</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

<sup>vii</sup> Amendment bylaw No. 2483, 2010 – adopted April 7, 2011

Administrative and Institutional Zone  
Parks and Recreation Zone

AI  
PR

## **6.2 Definition of Zones**

- .1 The area of each zone is defined by Schedule '2'.
- .2 Where a zone boundary is shown on Schedule '2' 'as following a road allowance or a watercourse, the centre line of the road allowance or watercourse shall be the zone boundary.

## **6.3 Interpretation**

Except as expressly provided in this Bylaw, all headings, italicized clauses and other references forming part of this Bylaw must be construed as being inserted for convenience and reference only.

## **6.4 Permitted Uses**

In respect of each zone created under Section 6.1 of this Bylaw:

- .1 the only uses permitted are those listed in respect of each zone under the heading "Permitted Uses" in Section 10.0 to 16.0 of this Bylaw;
- .2 uses not listed in respect of a particular zone are prohibited;
- .3 the headings in respect of each zone are part of this Bylaw.

## **6.5 Conditions of Use**

On a particular site in a specified zone created under this Bylaw, the maximum permitted site coverage, height and density and the minimum required setbacks are set out in respect of each specified zone in the provisions found in Sections 10.0 to 16.0 of this Bylaw.

## 7.0 GENERAL REGULATIONS

---

### 7.1 Applicability

Except as otherwise specified in this Bylaw, Sections 7.2 to 9.5, apply to all zones established under this Bylaw.

### 7.2 Principal Building

No building for residential use is to be located on the same parcel as any other building for residential or non-residential use, except as otherwise provided for in this Bylaw.

### 7.3 Uses Permitted in Every Zone

The following uses are permitted in every zone and are not subject to the minimum parcel area of any zone:

- .1 Government controlled, held or sanctioned parks, playfields and playgrounds open to the public,
- .2 utility uses,
- .3 roads and lanes,
- .4 conservation areas,
- .5 fire halls, police stations, ambulance service uses, and similar emergency services,
- .6 facilities permitted by provincial enactment for:
  - a) day care for no more than eight (8) persons, or
  - b) residence for no more than ten (10) persons, not more than six (6) of whom are persons in care,
- .7 Provincial, municipal, and regional improvement district works for flood control.

### 7.4 Prohibited Uses of Land, Buildings and Structures

- .1 The use of a tent or recreational vehicle as a permanent residence is prohibited.
- .2 Unless otherwise specifically permitted in this Bylaw, no parcel must be used for the wrecking, salvage or storage of more than two derelict vehicles or as a salvage operation. "Derelict vehicle" includes any vehicle, except a farm vehicle, that is not displaying a current license, pursuant to Provincial regulations, and which is not enclosed within a garage or carport.

## **7.5 Compliance with Provincial Agricultural Land Commission Act and Regulation**

- .1 Where land subject to this Bylaw is located within the Agricultural Land Reserve (ALR), the minimum parcel sizes noted within the zones designated in this Bylaw shall also apply when that land is:
  - a) excluded from the ALR, or,
  - b) approved for subdivision within the ALR pursuant to Provincial Agricultural Acts and Statutes, Regulations thereto, or Orders of the Commission, or,
  - c) exempted by provincial enactments thereto, or Order of the Commission.

## **7.6 Riparian Assessment Area**

- .1 For residential, commercial, and/or industrial uses, no alteration of land or development shall be permitted:
  - a) within the “riparian assessment area” defined as the area within 30.0 metres of the high water mark of a watercourse;
  - b) within 30.0 metres of the top of the ravine bank in the case of a ravine less than 60.0 metres wide; and
  - c) within 10.0 metres of the top of the ravine bank in the case of a wider ravine.

*Note: agricultural activities are exempt from Section 7.6 (Riparian Assessment Area), but area subject to the requirements of Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm uses).<sup>viii</sup>*

## **7.7 Projections**

Subject to setbacks that may be more stringent provided elsewhere in this Bylaw, the following regulations apply to projections on buildings:

- .1 Gutters, eaves, sunshades, cornices, belt courses and sills may project into required setbacks to a maximum of 0.6 metres measured horizontally;
- .2 Unenclosed access ramps for physically disabled persons may project fully into required setbacks;
- .3 In Residential zones the following features may project into the required setbacks:
  - a) chimneys, bay windows or other architectural projections which do not comprise more than 25% of the total face of a wall and do not project more than 0.6 metres measured horizontally; and
  - b) unenclosed stairwells, balconies, porches or canopies, if the projections measured horizontally do not extend more than 1.5 metres into the front setback or more than 2.0 metres into the rear setback.
- .4 In no case shall a projection cross a parcel line.

---

<sup>viii</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

## **7.8 Fence Heights**

Except as otherwise specifically stated in this Bylaw:

- .1 The height of a fence is determined by measurement from the ground level, at the place on which the fence is to be located, to the top of the fence.
- .2 Despite Section 7.8.3, no fence shall exceed 1.8 metres in height except in the front setback of any parcel where no fences shall exceed 1.2 metres; and
  - a) except in the RA, LH, SH2, SH3 and SH4 zones where all fences may be up to 1.8 metres in height, and in the Industrial designation where all fences may be up to 2.4 metres in height;
  - b) in zones specified in Table 7.9 abutting or across a highway from an agricultural zone where all fences may be up to 2.0 metres in height;
  - c) in Industrial zones where solid fences may not exceed 2.4 metres in height;
- .3 On a corner site contiguous to a highway intersection, no fence, wall, hedge or other vegetation is permitted at a greater height than 1.0 metres above the established elevation of the centre point of intersecting highways, at or within a distance of 4.5 metres from the corner of the site at the intersection of the streets, unless the fence or wall is constructed so that at least 80% of the total area of the fence or wall permits visibility and if so, the height must not exceed 1.8 metres.
- .4 Deer fences are not limited in height, provided such fences are constructed of material that permits visibility, such as wire mesh.
- .5 Fences for ball parks and tennis courts shall not be limited in height, provided such fences are constructed of materials that permits visibility, such as wire mesh.
- .6 The use of barbed wire for fencing is prohibited within all Residential, Commercial and Administrative and Institutional zones.
- .7 The use of razor wire for fencing is prohibited within all zones designated within this bylaw.

## **7.9 Screening and Landscaping**

Screening and landscaping must be provided and maintained by an owner of a parcel at the owner's sole cost in accordance with the regulations specified in Table 7.9, and the headings in the Table as part of this Bylaw:

**Table 7.9  
Screening and Landscaping Requirements**

USE	LOCATION OF USE	SCREENING REQUIREMENTS
Any use in a Commercial or Industrial zone.	Abuts, or is across a lane from a residential use.	Screen 1.8 metre minimum height
Any outdoor storage use in an I1 zone.		Screen 1.8 metre minimum height
An automobile salvage or wrecking yard in the I2 Zone		Screen 2.4 metre minimum height, and no materials shall be stacked higher than the solid screen.
Any home occupation use involving the outdoor storage of materials, commodities or finished products in the RA zone.	Abuts a Residential land use designation	Screen 1.8 metre minimum height

**7.10 Exterior Lighting**

- .1 Exterior floodlighting or spotlighting shall be deflected away from adjacent properties, as well as deflected away from the road to prevent glare for the traveling public.

**7.11 Accessory Dwellings**

- .1 The property must contain one single family dwelling or principal dwelling unit;
- .2 Accessory dwellings shall have a floor area no greater than the principal dwelling unit;
- .3 Accessory dwellings shall not exceed 10.0 metres in height;

**7.12 Secondary Suites**

The following regulations apply to secondary suites where permitted as a use in this Bylaw:

- .1 A secondary suite shall be located in one (1) principal dwelling unit. Secondary suites are not permitted in an accessory dwelling. There shall be no external structural alterations or additions to the building, except as required to meet the British Columbia Building Code and amendments thereto.
- .2 No more than one (1) secondary suite is permitted per principal dwelling unit.
- .3 The maximum floor area of a secondary suite shall meet the British Columbia Building Code and amendments thereto.

- .4 Secondary suites exceeding the originally constructed number of bedrooms, bathrooms, and kitchens in a principal dwelling must meet the relevant Provincial regulations for septic and water capacity.
- .5 One (1) parking space per secondary suite is required in addition to those required for the principal dwelling.
- .6 Secondary suites shall comply with all relevant Regional District Bylaws and the British Columbia Building Code and amendments thereto.

### **7.13 Accessory Buildings and Structures**

- .1 All buildings or structures attached to a principal building by a common wall and roof are deemed to be a portion of the principal building.
- .2 When not attached, no part of any building shall be closer than 1.0 metre to another building.
- .3 No accessory building or structure will be situated on a lot unless the principal building to which the accessory building or structure is incidental has been erected or will be erected simultaneously with the accessory building or structure on the same lot.
- .4 Notwithstanding the site coverage provisions of this Bylaw the maximum size of all accessory buildings and structures shall not exceed:
  - a) the size of the principal building on parcels less than 0.4 ha in area;
  - b) two times the size of the principal building on parcels 0.4 ha to 0.8 ha in area; and
  - c) three times the size of the principal building on parcels over 0.8 ha in area.

### **7.14 Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles**

- .1 An existing dwelling unit may be maintained and occupied, and a second dwelling unit may hereby be constructed on the same parcel, subject to the following:
  - a) the new single detached dwelling must have a valid building permit;
  - b) the owner of the parcel must first grant and register a restrictive covenant to the Regional District, stating that the original (existing) single detached dwelling must be demolished and removed, made uninhabitable or moved from the parcel within ninety (90) days of receiving final inspection for the new single detached dwelling; or within a time limit stated in the restrictive covenant, whichever time comes first.
- .2 Only recreational vehicles belonging to the owner or occupier of the principal single detached dwelling unit on a parcel may be stored on the same parcel.

### **7.15 Manufactured Homes**

All manufactured homes and additions thereto must comply with the following requirements:

- .1 All installed manufactured homes will be restrained from moving and be securely anchored against the effect of high winds.
- .2 All foundations for the support of manufactured homes or permissible additions will be designed and installed in accordance with the building regulations in effect in the regulated area.
- .3 All manufactured home parks must comply with the servicing standards as set out in the Regional District's servicing bylaw and the *Campsite and Mobile Home Park Bylaw No. 713, 1982*.
- .4 All additions and alterations to manufactured homes must be in accordance with the building and plumbing regulations in effect in the regulated area.

### **7.16 Travel Trailers**

- .1 The storage of one travel trailer is permitted in conjunction with a permitted dwelling or mobile home on any parcel
- .2 Where a travel trailer is permitted in lieu of a principal dwelling or mobile home, the travel trailer must be connected to an approved sewage disposal system and must meet the necessary setback requirements specified for the appropriate designation.
- .3 No additions or shelters are permitted to a travel trailer unless expressly permitted in a specific designation.

### **7.17 Home Occupations**

The following regulations apply to home occupation uses:

1. Home occupations include but are not limited to the following:
  - a) The office of an accountant, architect, clergy, dentist, engineer, lawyer, financial consultant, physician, real estate agent or other similar occupation;
  - b) The office or studio of an artist, draftsman, barber, beautician, naturopath, massage therapist, chiropractor, picture framer, tailor, dressmaker, music or dance teacher, photographer, writer or of persons engaged in home crafts or hobbies;
  - c) Locksmiths and electronic instrument repair;
  - d) The keeping of not more than (2) boarders;
  - e) The operation of a daycare or preschool for not more than five (5) pre-school children and two (2) school-aged children;
  - f) A bed and breakfast operation subject to Section 7.19;<sup>ix</sup>
  - g) Fruit and vegetable processing, and / or fruit and vegetable stands, not to exceed 50 m<sup>2</sup>.

---

<sup>ix</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

2. Except for fruit stands, a home occupation will only be conducted within a principal building or accessory buildings and no exterior storage or operation of the home occupation shall be permitted.
3. The home occupation must not alter the residential character and appearance of land or buildings.
4. No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance will be produced by the home occupation and, at all times, the privacy and enjoyment of adjacent dwellings must be preserved and the home occupation must not adversely affect the character of the area.
5. No more than 50.0 m<sup>2</sup> of the floor area of the dwelling unit and accessory building may be used in connection with the home occupation.
6. No more than two (2) persons other than residents of the principal residence will be engaged in the home occupation.
7. The home occupation must not occupy a required parking space and no parking of commercial vehicles larger than 4100 kg gross vehicle weight on or about the site is allowed for a home occupation.
8. No retail sales of products other than those produced on the premises will be permitted in a home occupation.
9. No sign advertising the home occupation is permitted, excepting a small identification sign not exceeding 0.4 m<sup>2</sup> in size.
10. The home occupation must not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.

### **7.18 Home Industries**

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 Home industries include but are not limited to the following:
  - a) enclosed maintenance, storage service and repair of vehicles and machinery;<sup>x</sup>
  - b) small-scale processing of food, the assembly or repair of wood products, repair of small engines, electronic, electrical, home craft or hobby and similar products;
  - c) printing shop;
  - d) contractors office;
  - e) trade school or educational vocational centre for a maximum of ten (10) students; and
  - f) taxi service, not exceeding two (2) vehicles.

---

<sup>x</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

- .2 No home industry will be used for the salvage or storage of derelict vehicles and equipment, used building or domestic products and similar discarded materials unless screened or enclosed within an accessory building.
- .3 A home industry must be carried on in the principal dwelling unit and/or within an accessory building.
- .4 No more than 50% of the floor area of the principal dwelling unit may be used for a home industry. The total floor area utilized for a home industry located on a parcel will not exceed 100.0 m<sup>2</sup>.
- .5 No retail sales of products other than the sale of goods produced, grown or assembled on the premises, are permitted.
- .6 Storage of materials, vehicles, commodities or finished products associated with a home industry is permitted provided such storage is enclosed within a building and the building does not exceed 200.0 m<sup>2</sup> in area.
- .7 Only the inhabitants of the principal dwelling unit may carry on the home industry located on the site, and up to two (2) non-resident employees may be on the site.
- .8 A home industry will not be located on a parcel unless a dwelling unit already exists or is being constructed simultaneously, on the same site.
- .9 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance will be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings must be preserved and the home industry must not adversely affect the character of the area.
- .10 The home industry will not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.
- .11 A home industry sign is permitted and will not exceed 3.0 m<sup>2</sup>.

#### **7.19 Bed and Breakfast**

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

- .1 it is located within one principal dwelling unit on the parcel;
- .2 not more than three (3) bedrooms having a maximum area of 50 m<sup>2</sup> shall be used.

#### **7.20 Signs**

- .1 These regulations apply to every sign on a parcel. Signs are permitted only for the following purposes:
  - a) to denote a home occupation, home industry, or bed and breakfast use on the property on which the sign is located;<sup>xi</sup>
  - b) to denote the name of the owner or the name or address of the parcel;

---

<sup>xi</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

- c) to advertise the sale or rental of the parcel or of a building located on the parcel on which the sign is located;
  - d) to advertise the sale of agricultural produce, livestock or product grown, raised or produced on the farm;
  - e) to denote a public utility use or company on the property on which the sign is located;
  - f) to denote a church use or community hall use or building on the property on which the sign is located;
  - g) to advertise or denote a commercial or administrative and institutional use on the property on which the sign is located.
  - h) to promote or advertise a political party or candidate from the date of the election call to five days after election day;
- .2 Signs permitted under Section 7.20.1 a) and b) are limited to one per parcel and must not exceed a total sign area of 0.6 m<sup>2</sup>.
  - .3 Signs permitted under Section 7.20.1 c) and d) are limited to one per parcel and must not exceed a total sign area of 3.0 m<sup>2</sup> nor a height of 3.0 metres.
  - .4 Signs permitted under Section 7.20.1 f) are limited to either one free-standing sign or one (1) fascia sign. No sign must exceed a total sign area of 7.5 m<sup>2</sup> nor a height of 4.0 metres.
  - .5 Signs permitted under Section 7.20.1 e) and g) are limited to one fascia sign and one free-standing sign. No sign must exceed a total sign area of 23 m<sup>2</sup> or a height of 6.5 metres.
  - .6 Subject to Section 7.20.1, no part of any sign must be located within 1.0 metre of any parcel line.
  - .7 All illuminated signs must be illuminated from a source internal to the sign. Illuminated signs are permitted only within the Commercial, Tourist Commercial and Industrial zones.

## **7.21 Setbacks for Strata Subdivisions**

The setback provisions of this Bylaw apply only to the parcel lines on the perimeter of the parcel, and not to internal parcel lines for strata lots under a registered plan pursuant to Provincial regulations.

Except for setbacks that may be more stringent for strata subdivisions provided elsewhere in this Bylaw, and despite the above, detached or semi-detached residential buildings, manufactured homes, accessory buildings and structures located within a bare land strata subdivision must be located no closer than:

- .1 4.5 metres from an internal roadway, service building, service area and amenity area;
- .2 1.5 metres from an interior side strata lot line, except for the property line on a common wall;
- .3 4.5 metres from a front strata lot line;
- .4 1.5 metres from a rear strata lot line.

**7.22 Setbacks for Buildings, Structures and Areas for Farm uses**

Despite the setback requirements outlined within each Rural Zone specified in Section 10.0 of this Bylaw, buildings, structures and areas for farm uses identified below shall comply with the following minimum setbacks (headings in Tables are part of this Bylaw):

**Table 7.22(a)  
Main Areas, Buildings and Structures**

minimum required setback	TYPE OF AGRICULTURE				
	Apiculture	Greenhouse, Nursery, Turf, Equestrian Center	Livestock, Game & Fur, Poultry & Kennels	Mushroom Growing	Tree, Vine, Field, & Forage Crop
FROM Residential, Commercial, Tourist Commercial and Conservation zones: common parcel lines	15.0 m	15.0 m for buildings with boilers & exhaust fans <sup>xii</sup> , otherwise 7.5 m	60.0 m	30.0 m	15.0 m for buildings with boilers & exhaust fans <sup>1</sup> , otherwise 7.5 m
FROM parcel lines: front & exterior side rear & interior side any parcel line	7.5 m 4.5 m n/a	7.5 m 4.5 m 15.0 m for buildings with boilers & walls with exhaust fan <sup>1</sup>	30.0 m 30.0 m n/a	15.0 m 7.5 m 15.0 m for buildings with boilers & walls with exhaust fans <sup>1</sup>	7.5 m 4.5 m 15.0 m for buildings with boilers & walls with exhaust fans <sup>1</sup>
FROM water: domestic water supplies watercourses or ditches	6.0 m 15.0 m for buildings, otherwise 4.5 m	6.0 m 15.0 m for buildings, otherwise 4.5 m	30.0 m 15.0 m kennels 30.0 m	30.0 m 15.0 m	6.0 m 15.0 m for buildings, otherwise 4.5 m

<sup>xii</sup> “exhaust fans” refer only to fans on an exterior wall that face the lot line.

**Table 7.22(b)  
Other Buildings and Structures**

Type of facility or use	minimum required setback from any parcel line	minimum required setback from domestic water supplies	minimum required setback from watercourses
Feed lot & Location for Feeding in Seasonal Feeding Area	30.0 m	30.0 m	30.0 m
Incinerator	30.0 m	30.0 m	15.0 m
Silo	30.0 m	30.0 m	15.0 m
Chemical Storage Structure	15.0 m when abutting all Zones	30.0 m	15.0 m
Soil-less Medium Storage Structure	7.5 m when abutting all zones	30.0 m	15.0 m
Generator Shed	15.0 m	7.5 m	15.0 m
Farm and Off-Farm Processing and/or Packing	7.5 m	6.0 m	15.0 m

**7.23 Keeping of Livestock**

In this Bylaw, on any SH2, SH3 and SH4 zoned parcel, the following restrictions apply:

- .1 the total number of livestock, must not exceed one (1) animal for each 0.4 ha of parcel area;
- .2 the total number of poultry and/or fur bearing animals shall not exceed twenty-five (25) for each 0.4 ha;
- .3 all livestock other than household pets shall be caged, penned or housed.

**7.24 Cluster Development**

- .1 In considering residential developments, the Regional board may consider the clustering of housing on smaller portions of the overall site so that the property can be preserved as open space for conservation purposes or amenity space. Cluster forms of development shall not increase the overall density of development that is permitted under the applicable zone. The Regional board supports cluster development provided that: <sup>xiii</sup>
  - a) the total area of the land to be subdivided, divided by the number of parcels to be created is not greater than the equivalent density permitted under this Bylaw;
  - b) the parcel configurations and sizes are adequate to accommodate buildings and structures appropriate to the intended use;

<sup>xiii</sup> Amendment Bylaw No. 1725.25, 2008 adopted May 7, 2009

- c) the minimum parcel size for developments shall be 505 m<sup>2</sup>, subject to servicing requirements.
- .2 To determine the number of units allowed for cluster development, the following procedure should generally be used:
  - a) subtract; 5% for parkland dedication (unless providing cash in lieu of parkland), the amount of land that would be required for road rights of way, areas subject to hazardous conditions such as unstable slopes or flooding, watercourses and leave areas, land in the Agricultural Land Reserve, contiguous areas that are larger than the minimum parcel size with grades in excess of 30%; and
  - b) then divide the remaining land by the minimum parcel size to determine the total number of units.

Alternatively, a conventional subdivision proposal can be brought to the preliminary layout approval stage with the number of units permitted under the applicable zone established at preliminary layout to determine the number of units permitted under a cluster development proposal.

- .3 Where a cluster development subdivision is created by means of density averaging, it will be necessary for a restrictive covenant to be registered in the name of the Regional District against the title of the land at the time of registration of the subdivision to prohibit further subdivision from the original parcel under covenant. Where a development contains more than one phase, the developer will be required to submit a phasing plan to both the Regional District and the Regional Subdivision Approving Authority to outline the sequence and continuity of future phases.
- .4 Where additional conservation measures or provision of amenities are included in the cluster development proposal, the Manager of Development Services may recommend to the Regional board that a comprehensive development zoning bylaw be considered.

#### **7.25 Fire Hazard Areas**

Every applicant for rezoning or a permit regarding a parcel within 200 metres of a forest on provincial Crown land shall undertake a fire hazard risk assessment in terms of the National Fire Protection Association's *"Standards for Protection of Life and Property from Wildfire" NFPA 299*, latest edition and develop the parcel only in accordance with the recommendations of this study.

#### **7.26 Fuel Storage and Distribution**

- .1 In the RS, RSD and RSM designations, the placement and maintenance of fuel storage tanks exceeding 50 litres shall be prohibited, except where the tank is used only for storing heating fuels; and
- .2 All fuels distribution pumps or devices shall be located a minimum of 3.5 metres from any parcel line.

## 8.0 FLOODPLAIN REGULATIONS

---

### 8.1 Floodplain Designation

Land lower than the following flood construction level is designated as floodplain:

- .1 3.0 metres above the natural boundary of the Similkameen River and the Tulameen River;
- .2 1.5 metres above the natural boundary of any watercourse, with the exception of those listed in Sections 8.1.3 and Section 8.1.4 below.
- .3 Land delineated on Schedule '5' – Similkameen River Preliminary Floodplain Maps (Princeton to U.S. Border), Sheets 1 to 4 inclusive.
- .4 Land delineated on Schedule '6' – Tulameen River Floodplain Maps, Sheets 1 to 4 inclusive.

### 8.2 Siting Buildings and Structures in Floodplains

Despite any other provisions of this Bylaw, no building or structure shall be located within:

- .1 7.5 metres of the natural boundary of any lake, pond or marsh, or the top of bank where the bank is within 7.5 metres of the same;
- .2 despite Section 8.2.1, 15.0 metres of the natural boundary of any other watercourse; and
- .3 30.0 metres of the natural boundary of the Similkameen and Tulameen Rivers.

### 8.3 Floodplain Management Regulations

- .1 No person must place any structural support for a habitable area or fill on land designated as a floodplain setback area under Section 8.2;
- .2 No person must construct, reconstruct, move or extend a floor system or pad which supports a habitable area, such that the underside of the wooden floor system or the top of the pad or the ground surface on which it is located, is lower than the flood construction levels specified in Section 8.1 except as provided in Sections 8.3.3 and 8.3.4;
- .3 Despite Section 8.3.2, the following floodplain management regulations apply:

- a) For Farm Dwellings and Mobile Homes:

Farm dwellings and mobile homes on parcel sizes 8.1 ha or greater, located within the Agricultural Land reserve shall be located with the underside of a wooden floor system or the top of the pad of any habitable area (or in the case of a mobile home the top of the pad or the ground surface on which it is located) no lower than 1.0 metres above the natural ground elevation taken at any point on the perimeter of the building, or no

lower than the flood construction levels specified in Section 8.1, whichever is greater.

b) For Closed-Sided Livestock Buildings:

Closed-sided livestock housing that are not behind standard dykes must be located with the underside of a wooden floor system, or the top of the pad of any habitable area, or the ground surface on which it is located, no lower than 1.0 metres above the natural ground elevation, taken at any point on the perimeter of the building, or no lower than the flood construction levels specified in Section 8.1, whichever is lesser.

c) Industrial Buildings:

Industrial uses, other than the main switchgear, must be located with the underside of a wooden floor system or the top of the pad of any habitable area or the ground surface on which it is located not lower than the flood construction levels specifies in Section 8.1 minus freeboard. Main electrical switchgear must be no lower than the flood construction level.

- .4 The floodplain management regulations specified in Section 8.3.2 & 8.3.3 may be achieved by structural elevation of the habitable area, or by placing adequately compacted fill on which any habitable area is to be constructed or located, or by a combination of both structural elevation and fill.<sup>xiv</sup>
- .5 Where fill is used to meet the floodplain management regulations specified in Sections 8.3.2 and 8.3.3, the face of the fill slope must be adequately protected against erosion from flood flows, wave action, ice and other debris hazards.
- .6 The following developments and uses are excluded from the requirements of the floodplain management regulations specified in Sections 8.3.2 and 8.3.3:
  - a) Renovations, except structural, to existing buildings or structures that do not involve additions thereto;
  - b) additions to buildings or structures that would increase the size of the building or structure by less than 25 percent of the floor area existing at the date of adoption of this Bylaw;
  - c) that portion of a building or structure to be used as a carport or garage;
  - d) farm buildings other than dwelling units and closed-sided livestock housing;
  - e) closed-sided livestock housing behind standard dykes;
  - f) on-loading and off-loading facilities associated with water-oriented industries and portable sawmills;
  - g) unenclosed decks and balconies that do not have supports located within the floodplain.

---

<sup>xiv</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

## **9.0 OFF-STREET PARKING, LOADING REQUIREMENTS**

---

### **9.1 Basic Provisions**

- .1 Section 9.0 of this bylaw applies only to highways not subject to Provincially controlled access regulations.
- .2 Space for the off-street parking and loading of motor vehicles in respect of a class of a building or use under this Bylaw must be provided and maintained in accordance with the regulations of this Section.
- .3 The number of off-street parking and loading spaces for motor vehicles required for any use or class of building is calculated according to Table 9.2 of this Bylaw.
- .4 In reference to a building or use permitted under this Bylaw which is not specifically referred to in Table 9.2, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar class of building or use that is listed in Table 9.2.
- .5 Where the calculation of the required off-street parking or loading space results in a fraction, one parking space must be provided in respect of the fraction.

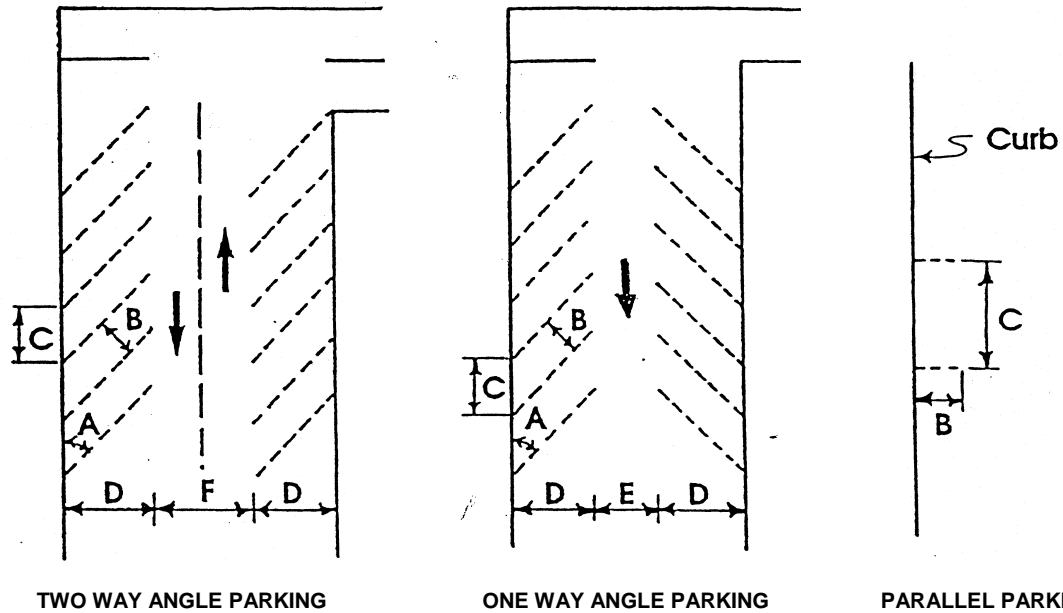
### **9.2 Location**

- .1 Off-street parking and loading spaces must be located on the same parcel as the building or use they serve.

### **9.3 Off-Street Parking Space Standards**

- .1 In any parking area, each off-street parking space must be developed according to the dimensions outlined in Table 9.1.
- .2 The minimum required off-street parking space dimensions in Table 9.1 may be reduced by 20% to accommodate small cars, provided that the spaces are clearly identified, grouped and signed for small car use only. In any parking area containing more than five (5) parking spaces, up to 25% of the number of required spaces may be designated for small car use.
- .3 Access and cross aisles must not be less than 3.6 metres for one-way traffic and 6.6 metres for two-way traffic.

**Table 9.1  
Minimum Parking Space Dimensions**



Angle (A)	Stall Width (B)	Curb Width (C)	Clear Length (D)	Aisle Width One-Way (E)	Aisle Width Two-Way (F)
0 degree (parallel parking)	2.7 m	7.0 m	2.7 m	3.6 m	6.6 m
30 degree	2.7 m	5.4 m	5.2 m	3.6 m	6.6 m
45 degree	2.7m	3.8 m	6.0 m	4.1 m	6.6 m
60 degree	2.7 m	3.1 m	6.3 m	5.6 m	6.6 m
90 degree	2.7 m	2.7 m	6.0 m	7.2 m	7.2 m

- .4 All parking areas comprised of ten (10) or more parking spaces in the General Commercial and Tourist Commercial zones must be surfaced in either concrete or asphalt, be adequately provided with lighting and drainage facilities, have access to and from major roads and provide one (1) disabled person's parking space for every ten (10) parking spaces required.
- .5 All parking areas must contain adequate provisions so that vehicles may turn around on the parcel.
- .6 In any Residential zone, except as otherwise permitted in Section 7.17.7, no vehicle or equipment exceeding a gross weight of 3,900 kg, except the

recreational vehicle of the property occupant, may be stored or parked on the property unenclosed, except campgrounds. <sup>xv</sup>

- .7 Where off-street parking is required by this Bylaw and where access for a person with disabilities is required, parking space(s) will be provided in accordance with the British Columbia Building Code and amendments thereto.

#### 9.4 Loading Space Requirements

Where loading spaces are provided, they must be a minimum of 28 m<sup>2</sup> in area, be not less than 3.0 metres in width and be contained entirely on the parcel which they are to serve.

#### 9.5 Off-Street Parking and Loading

Off-street parking and loading must be provided in accordance with the requirements of Table 9.2 as follows:

**Table 9.2  
Off-Street Parking And Loading Requirements**

USES	REQUIRED # OF PARKING SPACES	REQUIRED # OF LOADING SPACES
Auction Rooms	1 per 28 m <sup>2</sup> of auction floor area	1
Bank	1 per 40 m <sup>2</sup> of gross floor area	0
Bed and Breakfast	1 per sleeping unit	0
Boarding homes	1 per sleeping unit	0
Bowling Alleys	2 per alley	0
Campgrounds	1 space per camping space	0
Churches or other religious institutions, Assembly Halls, Lodges, Clubs and Charitable Institutions	1 per 5 seats or 1 per 10 m <sup>2</sup> of assembly area, whichever is greater	1
Community Care and Social Care Facilities	1 per 2 units	0
Cultural Facilities (Art Galleries, Museums)	1 per 40 m <sup>2</sup> of gross floor area	0
Eating and Drinking Establishments	1 per 4 seats or 1 per 10 m <sup>2</sup> of customer service floor area, whichever is greater	1 where the gross floor area exceeds 100 m <sup>2</sup>
Retail Sales, Outdoor	2 per stall or sales area	0

<sup>xv</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

USES	REQUIRED # OF PARKING SPACES	REQUIRED # OF LOADING SPACES
Golf Courses	4 per hole	0
Hospitals and Health Care Centres	1 per 4 beds	0
Hostel	1 per 10 beds	1
Hotels	1 per 3 rooms, plus 1 per 4 seats or 15 m <sup>2</sup> of customer service area in any eating and drinking establishment	1
Laundromats	1 per 3 washing machines	0
Marina	1 per 2 boat spaces	1
Motels	1 per motel unit plus 1 per 5 seats or 15 m <sup>2</sup> of customer service area in any eating and drinking establishments within the motel	0
Neighbourhood Commercial Uses	1 per 28 m <sup>2</sup> of gross floor area with minimum of 4	0
Neighbourhood Pubs	1 per 3 seats	1
Offices, Medical or Dental	1 per 28 m <sup>2</sup> of gross floor area with min. of 4	0
Public Entertainment Facilities	1 per 5 seats or 1 where no seating is provided or 1 per 40 m <sup>2</sup> of customer service area, whichever is greater	0
Recreational Vehicle Sites or Strata Lots in a Recreational Vehicle Park	1 per site or lot	0
Retail, Personal Services and Office Buildings, excluding Shopping Centres	1 per 28 m <sup>2</sup> of gross floor area	1 where the gross floor area exceeds 1,500 m <sup>2</sup>
Secondary Suite	1	0
Residential (Single Detached or Duplex)	2 per dwelling	0
Residential (Multi-Dwelling)	1.75 per dwelling unit	0
Residential (Accessory Dwelling Unit)	1 per sleeping unit	0
Residential Dwelling Units Accessory to Commercial use	1 space per 2 units	0
Schools (Elementary)	2 spaces per classroom	0
Schools (Secondary)	3 spaces per classroom	0
Secondary suites	1 space per suite	0
Service Stations including Self-Serve, Gas Bars and	1 space per 28 m <sup>2</sup> of gross floor area	0

USES	REQUIRED # OF PARKING SPACES	REQUIRED # OF LOADING SPACES
Convenience Stores		
Shopping Centres / Supermarkets	1 space per 17 m <sup>2</sup> of gross leaseable area	1 space per 1,500 m <sup>2</sup> of gross floor area
Theatres	1 space per 10 seats	0
Vehicle Sales and Service	1 per 70 m <sup>2</sup> of sales floor area and 1 per service bay	0
Waterslide	12 spaces per slide	0
Wholesale, Warehouses, Fruit and Vegetable Packing Plants	1 space per 200 m <sup>2</sup> of gross floor area	1 space plus an additional space for every 1,000 m <sup>2</sup> of gross floor area
Veterinarian Establishments	4 per veterinarian	0
Wineries	1 space per 20 m <sup>2</sup> of retail floor space	1

## 10.0 RURAL

---

### 10.1 RESOURCE AREA ZONE (RA)

#### 10.1.1 Permitted Uses:

- a) forestry;
- b) agriculture, subject to Section 7.22;
- c) intensive agriculture, subject to Section 7.22;
- d) guest ranches;
- e) stables, subject to Section 7.22;
- f) guide camps;
- g) kennels (commercial or hobby), subject to Section 7.22;
- h) animal hospitals;
- i) golf courses;
- j) natural resource extraction;
- k) government airports;
- l) regional district sanitary landfills;
- m) single family dwellings, or mobile homes, or travel trailers;
- n) accessory dwellings or manufactured homes, subject to Section 7.11 and 7.15;
- o) secondary suite, subject to Section 7.12;
- p) public reserves, tourist camp sites, community recreation services and open land recreation;
- q) cemeteries;
- r) home occupation, subject to Section 7.17;
- s) home industry, subject to Section 7.18;
- t) resort;
- u) fruit and vegetable stand;
- v) processing and sale of farm products;
- w) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers

**10.1.2 Site Specific Resource Area (RAs) Provisions:**

- a) see Section 16.1

**10.1.3 Minimum Parcel Size:**

- a) 8 ha, subject to servicing requirements<sup>xvi</sup>

**10.1.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth

**10.1.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 2.0 ha	0	1
2.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
Greater than 16.0 ha	4	1

**10.1.6 Minimum Setbacks:**

- a) Principal Buildings, subject to Section 7.22:
  - i) Front parcel line 9.0 metres
  - ii) Rear parcel line 9.0 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
  - i) Front parcel line 9.0 metres
  - ii) Rear parcel line 4.5 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres
- c) Farm and Livestock Buildings, subject to Section 7.22.

---

<sup>xvi</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

**10.1.7 Maximum Height:**

- a) No Principal Building shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 8.0 metres;
- c) No Farm or Livestock Building shall exceed a height of 15.0 metres.

**10.1.8 Maximum Parcel Coverage:**

- a) 20%

**10.1.9 Limitations on Use:**

- a) Where a parcel is 0.8 ha or less in area, the parcel coverage, setbacks and height requirements of the SH3 designation will apply.

**10.1.10 Provisions for Composting Facilities:**

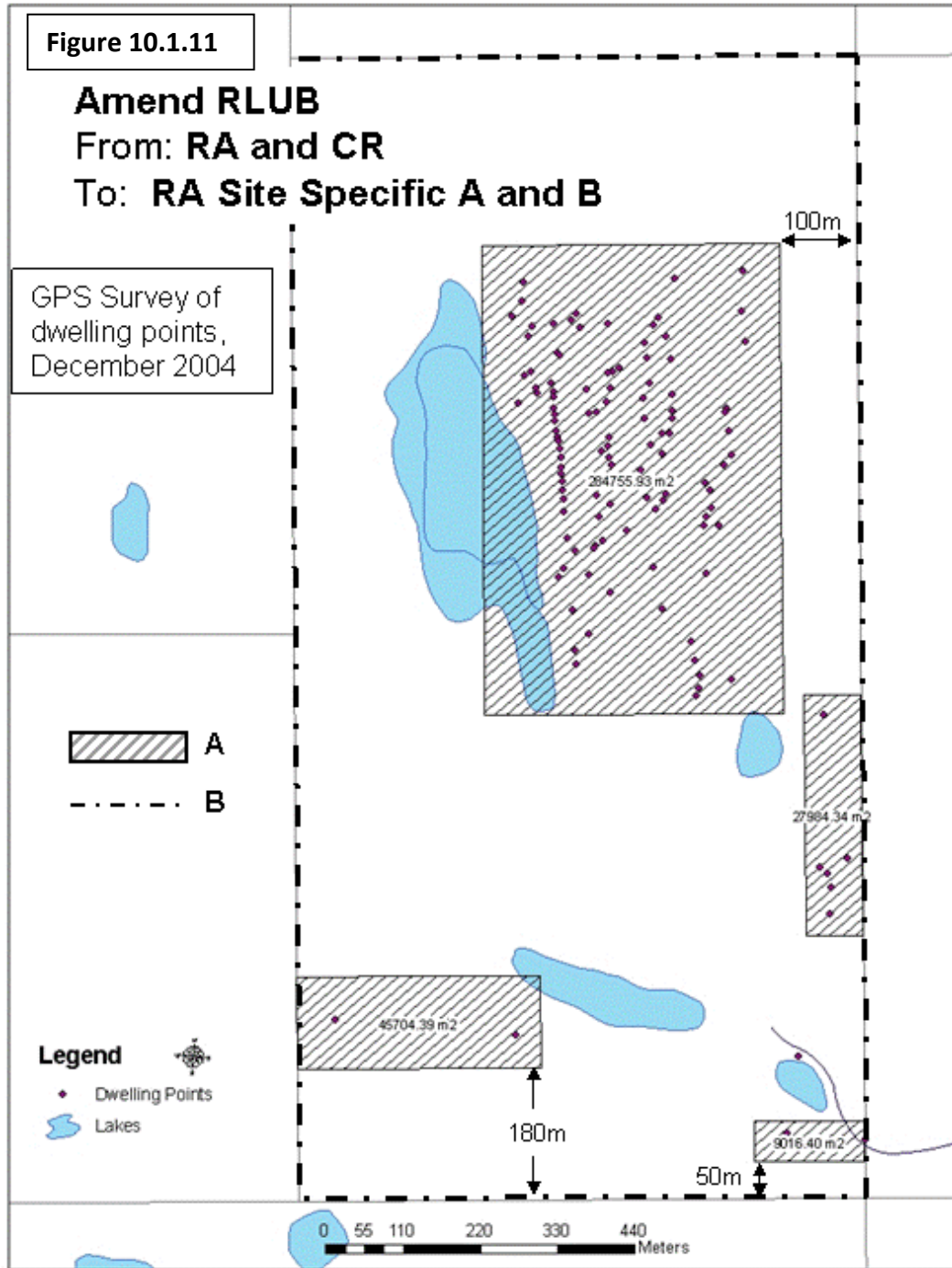
- a) Composting Facility:
  - i) Minimum parcel size: A composting facility shall not be sited on any parcel less than 8 ha in size.
  - ii) Minimum parcel width: 25% of parcel width
  - iii) Setback from any parcel line: 30.0 metres
  - iv) Setbacks from any watercourse or lake: 60.0 metres
  - v) Setback from domestic water supply: 60.0 metres
  - vi) Setback from any abutting designation other than Resource or Industrial designations: 1000 metres
  - vii) Maximum parcel coverage: 20%
- b) Accessory Buildings and Structures:

Buildings and structures accessory to the composting facility shall be located in accordance with the following setbacks:

  - i) Setback from any parcel line: 9.0 metres
  - ii) Setback from any watercourse or lake: 15.0 metres
  - iii) Maximum height: 8.0 metres

**10.1.11 Provisions for Kennedy Lake Resort (Area A):**

- a) Minimum setback from any water course or lake: 30.0 metres;
- b) Maximum Area A coverage: 20%;
- c) Maximum density: 10% increase from existing Density, as per Figure 10.1.11.



## **10.2 LARGE HOLDINGS ZONE (LH)**

### **10.2.1 Permitted Uses:**

- a) agriculture, subject to Section 7.22;
- b) intensive agriculture, subject to Section 7.22;
- c) forestry;
- d) stables, subject to Section 7.22;
- e) commercial or private kennels, subject to Section 7.22;
- f) animal hospitals;
- g) mineral and aggregate exploration;
- h) single family dwellings, or mobile homes, or travel trailers;
- i) cemeteries;
- j) home occupation, subject to Section 7.17;
- k) home industry, subject to Section 7.18;
- l) accessory dwellings or mobile homes, subject to Section 7.11 and 7.15;
- m) secondary suite, subject to Section 7.12;
- n) fruit and vegetable stand;
- o) guest ranch, guide camp;
- p) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

### **10.2.2 Site Specific Large Holdings (LHs) Provisions :**

- a) see Section 16.2

### **10.2.3 Minimum Parcel Size:**

- a) 4 ha, subject to servicing requirements.<sup>xvii</sup>

### **10.2.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth.

### **10.2.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows:

---

<sup>xvii</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009.

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 2.0 ha	0	1
2.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
Greater than 16.0 ha	4	1

**10.2.6 Minimum Setbacks:**

- a) Principal Building, subject to Section 7.22:
  - i) Front parcel line 9.0 metres
  - ii) Rear parcel line 9.0 metres
  - iii) Interior side parcel line 4.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
  - i) Front parcel line 9.0 metres
  - ii) Rear parcel line 3.0 metres
  - iii) Interior side parcel line 3.0 metres
  - iv) Exterior side parcel line 4.5 metres
- c) Farm and Livestock Buildings, subject to Section 7.22.

**10.2.7 Maximum Height:**

- a) No Principal Building shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 8.0 metres;
- c) No Farm or Livestock Building shall exceed a height of 15.0 metres.

**10.2.8 Maximum Parcel Coverage:**

- a) 20%

**10.2.9 Limitations of Use:**

- a) Where a parcel is designated is 0.8 ha or less in area, the parcel coverage, setbacks and height requirements of the SH2 designation shall apply.

## **10.3 SMALL HOLDINGS TWO ZONE (SH2)**

### **10.3.1 Permitted Uses:**

- a) agriculture, subject to Section 7.22 and 7.23;
- b) forestry;
- c) stables, subject to Section 7.22;
- d) kennels (commercial or hobby) , subject to Section 7.22;
- e) animal hospitals;
- f) single family dwellings, or mobile homes, or travel trailers;
- g) home occupation, subject to Section 7.17;
- h) home industry, subject to Section 7.18;
- i) accessory dwellings, subject to Section 7.11;
- j) secondary suite, subject to Section 7.12;
- k) care centre, minor;
- l) public parks;
- m) fruit and vegetable stand;
- n) processing and sale of farm products; and
- o) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

### **10.3.2 Site Specific Small Holdings Two (SH2s) Provisions :**

- a) see Section 16.3

### **10.3.3 Minimum Parcel Size:**

- a) 2 ha, subject to servicing requirements<sup>xviii</sup>

### **10.3.4 Minimum Parcel Width:**

- a) Not less than 25% of the parcel depth.

### **10.3.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows:

---

<sup>xviii</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 2.0 ha	0	1
2.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
Greater than 16.0 ha	4	1

**10.3.6 Minimum Setbacks:**

- a) Principal Building, subject to Section 7.22:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 3.0 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 3.0 metres
  - iv) Exterior side parcel line 4.5 metres
- c) Farm and Livestock Buildings, subject to Section 7.22:
  - i) Any parcel line 9.0 metres
  - ii) Any watercourse or lake 15.0 metres

**10.3.7 Maximum Height:**

- a) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 8.0 metres;
- c) No Farm or Livestock Building shall exceed a height of 10.0 metres.<sup>xix</sup>

**10.3.8 Maximum Parcel Coverage:**

- a) 20%

---

<sup>xix</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

## 10.4 SMALL HOLDINGS THREE ZONE (SH3)

### 10.4.1 Permitted Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single family dwellings, or mobile homes, or travel trailers;
- c) home occupation, subject to Section 7.17;
- d) care centre, minor;
- e) public parks; and
- f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

### 10.4.2 Site Specific Small Holdings Three (SH3s) Provisions :

- a) see Section 16.4

### 10.4.3 Minimum Parcel Size:

- a) 0.8 ha, subject to servicing requirements<sup>xx</sup>

### 10.4.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

### 10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 2.0 ha	0	1
2.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
Greater than 16.0 ha	4	1

### 10.4.6 Minimum Setbacks:

- a) Principal Building, subject to Section 7.22:
  - i) Front parcel line 7.5 metres

<sup>xx</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

- ii) Rear parcel line 7.50 metres
- iii) Interior side parcel line 3.0 metres
- iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 3.0 metres
  - iv) Exterior side parcel line 4.5 metres
- c) Farm and Livestock Buildings, subject to Section 7.22:
  - i) Any parcel line 9.0 metres
  - ii) Any watercourse or lake 15.0 metres

**10.4.7 Maximum Height:**

- a) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 8.0 metres;
- c) No Farm or Livestock Building shall exceed a height of 10.0 metres.<sup>xxi</sup>

**10.4.8 Maximum Parcel Coverage:**

- a) 20%

---

<sup>xxi</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

## 10.5 SMALL HOLDINGS FOUR ZONE (SH4)

### 10.5.1 Permitted Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single family dwellings, or mobile homes, or travel trailers
- c) home occupation, subject to Section 7.17;
- d) care centre, minor;
- e) public parks; and
- f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

### 10.5.2 Site Specific Small Holdings Four (SH4s) Provisions :

- a) see Section 16.5

### 10.5.3 Minimum Parcel Size:

- a) 4,040 m<sup>2</sup>, subject to servicing requirements<sup>xxii</sup>

### 10.5.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

### 10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) dwelling unit, or mobile home or travel trailer is permitted per parcel, while the number of accessory dwellings permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 2.0 ha	0	1
2.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
Greater than 16.0 ha	4	1

### 10.5.6 Minimum Setbacks:

- a) Principal Building, subject to Section 7.22:

---

<sup>xxii</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

- i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 3.0 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
- i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 3.0 metres
  - iv) Exterior side parcel line 4.5 metres
- c) Farm and Livestock Buildings, subject to Section 7.22.
- i) Any parcel line 9.0 metres
  - ii) Any watercourse or lake 15.0 metres

**10.5.7 Maximum Height:**

- a) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 8.0 metres;
- c) No Farm or Livestock Building shall exceed a height of 10.0 metres. <sup>xxiii</sup>

**10.5.8 Maximum Parcel Coverage:**

- a) 20%

---

<sup>xxiii</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

## 11.0 LOW DENSITY RESIDENTIAL

---

### 11.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)

#### 11.1.1 Permitted Uses:

- a) single family dwellings or mobile homes;
- b) home occupation, subject to Section 7.17, but excluding fruit and vegetable stands;
- c) care centre, minor;
- d) public park;
- e) accessory buildings and structures, subject to Section 7.13.

#### 11.1.2 Site Specific Residential Single Family One (RS1s) Provisions :

- a) see Section 16.6

#### 11.1.3 Minimum Parcel Size:

- a) 505 m<sup>2</sup>, subject to servicing requirements<sup>xxiv</sup>

#### 11.1.4 Minimum Parcel Width:

- a) 18.0 metres, subject to servicing requirements<sup>xxv</sup>

#### 11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) dwelling unit or mobile home

#### 11.1.6 Minimum Setbacks:

- a) Principal Building:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 1.0 metres

---

<sup>xxiv</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

<sup>xxv</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

- iii) Interior side parcel line 1.0 metres
- iv) Exterior side parcel line 4.5 metres
- c) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.

**11.1.7 Maximum Height:**

- a) No Principal Building shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 4.5 metres.

**11.1.8 Maximum Parcel Coverage:**

- a) 30%

## 11.2 RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2)

### 11.2.1 Permitted Uses:

- a) single family dwellings;
- b) home occupation, subject to Section 7.17, excluding fruit and vegetable stands;
- c) care centre, minor;
- d) public park; and
- e) accessory buildings and structures, subject to Section 7.13.

### 11.2.2 Site Specific Residential Single Family Two (RS2s) Provisions :

- a) see Section 16.7

### 11.2.3 Minimum Parcel Size:

- a) 505 m<sup>2</sup>, subject to servicing requirements<sup>xxvi</sup>

### 11.2.4 Minimum Parcel Width:

- a) 18.0 metres, subject to servicing requirements<sup>xxvii</sup>

### 11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) dwelling unit or mobile home

### 11.2.6 Minimum Setbacks:

- a) Principal Building:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 1.0 metres
  - iii) Interior side parcel line 1.0 metres
  - iv) Exterior side parcel line 4.5 metres

---

<sup>xxvi</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

<sup>xxvii</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

- c) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.

**11.2.7 Maximum Height:**

- a) No Principal Building shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 4.5 metres.

**11.2.8 Maximum Parcel Coverage:**

- a) 30%

## **11.3 MANUFACTURED HOME ZONE (RSM1)**

### **11.3.1 Permitted Uses:**

- a) manufactured home park not to exceed a density of 25 units per hectare;
- b) home occupation, subject to Section 7.17, excluding fruit and vegetable stands;
- c) care centre, minor;
- d) public park;
- e) accessory buildings and structures, subject to Section 7.13, and including one dwelling or mobile home for the owner or caretaker of the mobile home park and a convenience store.

### **11.3.2 Site Specific Manufactured Home Park (RSM1s) Provisions :**

- a) see Section 16.8

### **11.3.3 Minimum Parcel Size:**

- a) 1 ha, subject to servicing requirements.<sup>xxviii</sup>

### **11.3.4 Maximum Number of Dwellings Permitted Per Parcel:**

- a) 1 dwelling unit or mobile home.

### **11.3.5 Minimum Setbacks:**

- a) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.

### **11.3.6 Maximum Height:**

- a) No Principal Building shall exceed a height of 10.0 metres;
- b) No Accessory Building or Structure shall exceed a height of 4.0 metres.

### **11.3.7 Maximum Parcel Coverage:**

- a) 40%

### **11.3.8 Amenity Area:**

- a) 5% of total mobile park area

---

<sup>xxviii</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

## 12.0 COMMERCIAL

---

### 12.1 GENERAL COMMERCIAL ZONE (C1)

#### 12.1.1 Permitted Uses:

- a) hotels;
- b) motels;
- c) indoor retail trade including general store, liquor store, food store, clothing store, drug store;
- d) commercial and professional business offices including government, finance, insurance, real estate, dentist, lawyer, medical centre, and optical offices;
- e) personal and business services including barbershop, beauty parlour, laundromat, shoe repair shop, electrical and appliance sales and repair shop, dry cleaning, photography supplies, art galleries, and printing, publishing and other similar production facilities;
- f) gas bar and convenience stores;
- g) eating and drinking establishments;
- h) public park and community recreation services;
- i) care centres, minor and major;
- j) farmers market;
- k) clubs and lodges;
- l) post office;
- m) accessory buildings and structures, subject to Section 7.13, including living quarters for the proprietor of the permitted commercial use. The living quarters may be a dwelling or mobile home located to the rear of the principal building or alternatively may be attached to the rear of the principal building or above the first floor providing there is a separate entrance to the living quarters from ground level.

#### 12.1.2 Site Specific General Commercial (C1s) Provisions :

- a) see Section 16.9

#### 12.1.3 Minimum Parcel Size:

- a) 505 m<sup>2</sup>, subject to servicing requirements. <sup>xxix</sup>

---

<sup>xxix</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

**12.1.4 Minimum Parcel Width:**

- a) Not less than 25% of parcel depth

**12.1.5 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) dwelling unit, or mobile home

**12.1.6 Minimum Setbacks:**

- a) All Buildings:
  - i) Front parcel line 0.0 metres
  - ii) Front parcel line (Gas Bar) 7.5 metres
  - iii) Rear parcel line 6.0 metres
  - iv) Interior side parcel line 0.0 metres
  - v) Exterior side parcel line 4.5 metres
- b) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.
- c) Notwithstanding Section 12.1.6(a), where a parcel borders any parcel designated RS1, RS2 or RSM1, the setback, where the residentially designated parcel abuts the side interior parcel line, shall be a minimum of 3.0 metres.

**12.1.7 Maximum Height:**

- a) No Principal Building shall exceed a height of 15.0 metres;
- b) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres;
- c) No Accessory Building or Structure shall exceed a height of 4.5 metres.

**12.1.8 Maximum Parcel Coverage:**

- a) 80%, subject to servicing requirements<sup>xxx</sup>

---

<sup>xxx</sup> Amendment Bylaw No. 1725.24, 2008 adopted by May 7, 2009

## 12.2 TOURIST COMMERCIAL ONE ZONE (CT1) <sup>xxx1</sup>

### 12.2.1 Permitted Uses:

- a) motels;
- b) hotels;
- c) campground, subject to *Campsite and Mobile Home Park Bylaw*;
- d) lodges and resorts;
- e) concession stand, office, laundry, gift shop or recreation and amusement facilities in association with a campground, motel, lodge or resort;
- f) antique, curio and souvenir shops;
- g) tourist information booths;
- h) eating and drinking establishments;
- i) gas bars;
- j) convenience stores;
- k) single family dwellings, or mobile homes;
- l) home occupation, subject to Section 7.17;
- m) community recreation services;
- n) marina in association with the principal use;
- o) accessory buildings and structures, subject to Section 7.13.

### 12.2.2 Site Specific Tourist Commercial (CT1s) Provisions :

- a) see Section 16.10

### 12.2.3 Minimum Parcel Size:

- a) 1,125 m<sup>2</sup>, subject to servicing requirements<sup>xxxii</sup>

### 12.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

### 12.2.5 Maximum Density:

- a) 50 campground units per ha

---

<sup>xxx1</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

<sup>xxxii</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

**12.2.6 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) dwelling unit, or mobile home

**12.2.7 Minimum Setbacks:**

- a) All Buildings:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.
- c) Notwithstanding Section 12.2.7(a), where a parcel borders any parcel designated RS1, RS2 or RSM1, the setback, where the residentially designated parcel abuts the side interior parcel line, shall be a minimum of 3.0 metres.

**12.2.8 Maximum Height:**

- a) No Principal Building shall exceed a height of 15.0 metres;
- b) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres;
- c) No Accessory Building or Structure shall exceed a height of 4.5 metres.

**12.2.9 Maximum Parcel Coverage:**

- a) 35%

## **12.3 COMMERCIAL RECREATION ZONE (CR)**

### **12.3.1 Permitted Uses:**

- a) agriculture, including horse riding and boarding stables, subject to Section 7.22;
- b) forestry;
- c) golf courses, fishing and hunting camps, ski facilities, guest ranches, health spas and heritage attractions;
- d) lodges, resorts, campgrounds (subject to *Campsite and Mobil Home Park Bylaw*) and eating and drinking facilities in association with the uses permitted under Section 12.3.1(c);
- e) recreational and institutional camps;
- f) single family dwellings, or mobile homes;
- g) home occupation, subject to Section 7.17;
- h) community recreation services;
- i) marina in association with the principal use;
- j) accessory buildings and structures, subject to Section 7.13.

### **12.3.2 Site Specific Commercial Recreation (CRs) Provisions :**

- a) see Section 16.11

### **12.3.3 Minimum Parcel Size:**

- a) 1,672 m<sup>2</sup>, subject to servicing requirements<sup>xxxiii</sup>

### **12.3.4 Minimum Parcel Width:**

- a) Not less than 25% of parcel depth.

### **12.3.5 Maximum Density:**

- a) 50 campground units / ha

### **12.3.6 Maximum Number of Dwellings Permitted Per Parcel:**

- a) one (1) dwelling unit, or mobile home

### **12.3.7 Minimum Setbacks:**

- a) All Buildings:

---

<sup>xxxiii</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

- i) Front parcel line 9.0 metres
- ii) Rear parcel line 9.0 metres
- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

b) Notwithstanding Section 12.3.7(a), where a parcel borders any parcel designated RS1, RS2 or RSM1, the setback, where the residentially designated parcel abuts the side interior parcel line, shall be a minimum of 3.0 metres.

**12.3.8 Maximum Height:**

- a) No Principal Building shall exceed a height of 15.0 metres;
- b) No Dwelling or Manufactured Home shall exceed a height of 10.0 metres;
- c) No Accessory Building or Structure shall exceed a height of 4.5 metres.

**12.3.9 Maximum Parcel Coverage:**

- a) 20%

## 13.0 INDUSTRIAL

---

### 13.1 INDUSTRIAL (LIGHT) ONE ZONE (I1)

#### 13.1.1 Permitted Uses:

- a) buildings and structures necessary for public service including but not limited to highway works yards and repair shops;
- b) service industries including, rental, repair, sales and servicing of vehicles, machinery, and equipment including auto body repairs; electronic equipment and components manufacturing and repair, plumbing, heating, air conditioning and refrigeration shops; wood working shops, tool and die shops; tire and wheel sales and repairs; sign painting and fabricating shops; upholstery shops; window and glass shops; automobile and truck washes;
- c) bulk fuel depots;
- d) warehouse sales;
- e) service station in conjunction with auto repair shop;
- f) passenger and freight terminals, depots and distribution facilities;
- g) buildings and structures necessary for public utilities including electrical substations;
- h) recycling depots;
- i) retail sales and offices auxiliary to manufacturing, processing, or major repair operations;
- j) building supplies and lumber yards;
- k) garden centres and farm supplies outlets;
- l) greenhouses and plant nurseries;
- m) office buildings and structures accessory to the uses permitted under Section 13.1.1 including one single family dwelling or mobile home for the proprietor of the permitted use or one, residential security / operator unit per parcel.

#### 13.1.2 Site Specific Industrial (Light) One (I1s) Provisions :

- a) see Section 16.12

#### 13.1.3 Minimum Parcel Size:

- a) 1,125 m<sup>2</sup>, subject to servicing requirements<sup>xxxiv</sup>

---

<sup>xxxiv</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

**13.1.4 Minimum Parcel Width:**

- a) Not less than 25% of parcel depth

**13.1.5 Minimum Setbacks:**

- a) All Buildings:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 3.0 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line;
- c) Notwithstanding Section 13.1.5(a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.

**13.1.6 Maximum Building Height:**

- a) 25% of parcel depth or 15.0 metres, whichever is less

**13.1.7 Maximum Parcel Coverage:**

- a) 50%

## **13.2 INDUSTRIAL (HEAVY) TWO ZONE (I2)**

### **13.2.1 Permitted Uses:**

- a) processing, manufacturing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing or salvaging goods, materials including mining;
- b) service industries including, rental, repair, sales and servicing of vehicles, machinery, and equipment including auto body repairs; electronic equipment and components manufacturing and repair, plumbing, heating, air conditioning and refrigeration shops; wood working shops, tool and die shops; tire and wheel sales and repairs; sign painting and fabricating shops; upholstery shops; laundry and dry cleaning facilities; window and glass shops; wood preserving; automobile and truck washes;
- c) bulk fuel depot;
- d) recycling depots;
- e) passenger and freight terminals, depots and distribution facilities;
- f) wrecking and salvage yards; and
- g) accessory office buildings and structures to the uses permitted under Section 13.2.1, including one (1) single family dwelling or mobile home for the proprietor of the permitted use or one (1) residential security / operator unit per parcel.

### **13.2.2 Site Specific Industrial (Heavy) Two (I2s) Provisions:**

- a) see Section 16.13

### **13.2.3 Minimum Parcel Size:**

- a) 1,125 m<sup>2</sup>, subject to servicing requirements<sup>xxxv</sup>

### **13.2.4 Minimum Parcel Width:**

- a) Not less than 25% of parcel depth

### **13.2.5 Minimum Setbacks:**

- a) All Buildings:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 3.0 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres

---

<sup>xxxv</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

- b) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line;
- c) Notwithstanding Section 13.2.5(a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.

**13.2.6 Maximum Building Height:**

- a) 25% of parcel depth or 15.0 metres, whichever is less

**13.2.7 Maximum Parcel Coverage:**

- a) 50%

### **13.3 INDUSTRIAL (SPECIALISED) THREE ZONE (I3)**

#### **13.3.1 Permitted Uses:**

- a) meat processing, storage, packing and canning, including slaughterhouse facilities
- b) accessory office buildings and structures to the uses permitted in Section 13.3.1, including one single family dwelling unit or manufactured home.

#### **13.3.2 Site Specific Industrial (Specialised) Three (I3s) Provisions:**

- a) see Section 16.14

#### **13.3.3 Minimum Parcel Size:**

- a) 1,125 m<sup>2</sup>, subject to servicing requirements<sup>xxxvi</sup>

#### **13.3.4 Minimum Parcel Width:**

- a) Not less than 25% of parcel depth

#### **13.3.5 Minimum Setbacks:**

- a) All Buildings:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 3.0 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Where there is no rear lane, no building, structure or part thereof shall be located within 3.0 metres of one side parcel line;
- c) Notwithstanding Section 13.3.5(a), where a parcel abuts any zoning other than Industrial, the minimum setback on all parcel lines shall be 7.5 metres.

#### **13.3.6 Maximum Building Height:**

- a) 25% of parcel depth or 15.0 metres, whichever is less

#### **13.3.7 Maximum Parcel Coverage:**

- a) 50%

---

<sup>xxxvi</sup> Amendment Bylaw No. 1725.24, 2008 adopted May 7, 2009

## 14.0 ADMINISTRATIVE and OPEN SPACE

---

### 14.1 ADMINISTRATIVE AND INSTITUTIONAL ZONE (AI)

#### 14.1.1 Permitted Uses:

- a) schools;
- b) community recreation services;
- c) community halls;
- d) fire halls, ambulance services and other emergency services;
- e) hospitals, nursing homes, congregate care, senior citizen housing or other patient care facilities;
- f) churches and one dwelling unit per parcel in association with a church;
- g) libraries, museums, public art galleries;
- h) government buildings;
- i) care centres, minor and major;
- j) cemeteries; and
- k) accessory office buildings and structures to the uses permitted under Section 14.1.1.

#### 14.1.2 Site Specific Administrative and Institutional (AIs) Provisions :

- a) see Section 16.15

#### 14.1.3 Minimum Setbacks:

- a) All Buildings:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Where there is no rear lane, no building, structure or part thereof must be located within 3.0 metres of one side parcel line.
- c) Notwithstanding Section 14.1.3(a), where a parcel borders any parcel designated RS, RSD or RSM, the setback, where the residentially designated parcel abuts the side parcel line shall be a minimum of 3.0 metres.

#### 14.1.4 Maximum Parcel Coverage:

- a) 40%

## **14.2 PARKS AND RECREATION ZONE (PR)**

### **14.2.1 Permitted Uses:**

- a) parks, playgrounds, public recreation facilities including tennis courts, skating rink, and swimming pool;
- b) community recreation services;
- c) provincial parks, forest recreation sites, public recreation reserves, tourist campsites;
- d) cemeteries;
- e) golf courses;
- f) open land recreation;
- g) resort;
- h) one residential/security-operator unit per parcel;
- i) accessory office buildings and structures.

### **14.2.2 Site Specific Parks and Recreation (PRs) Provisions :**

- a) see Section 16.16

### **14.2.3 Minimum Setbacks:**

- a) All Buildings:
  - i) Front parcel line 7.5 metres
  - ii) Rear parcel line 7.5 metres
  - iii) Interior side parcel line 1.5 metres
  - iv) Exterior side parcel line 4.5 metres
- b) Where there is no rear lane, no building, structure or part thereof must be located within 3.0 metres of one side parcel line.
- c) Despite Section 14.2.3(a), where a parcel borders any parcel designated RS1, RS2 or RSM1, the setback, where the residentially designated parcel abuts the side parcel line must be a minimum of 3.0 metres.<sup>xxxvii</sup>

### **14.2.4 Maximum Parcel Coverage:**

- a) 25%

---

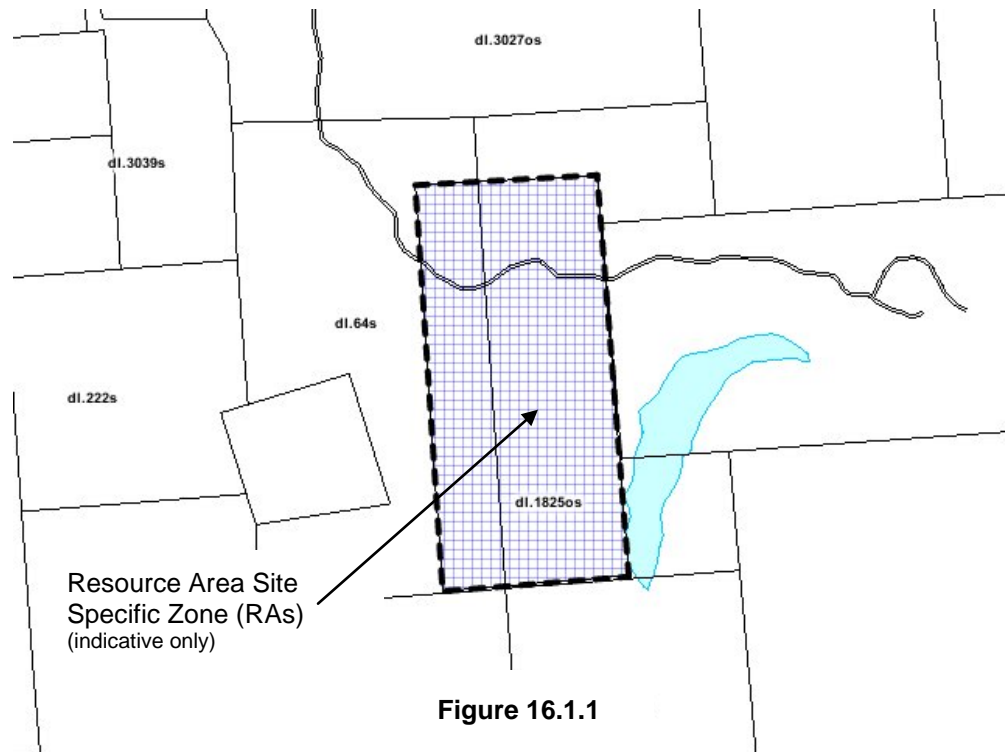
<sup>xxxvii</sup> Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

## 15.0 SITE SPECIFIC DESIGNATIONS

---

### 15.1 Site Specific Resource Area (RAs) Provisions:

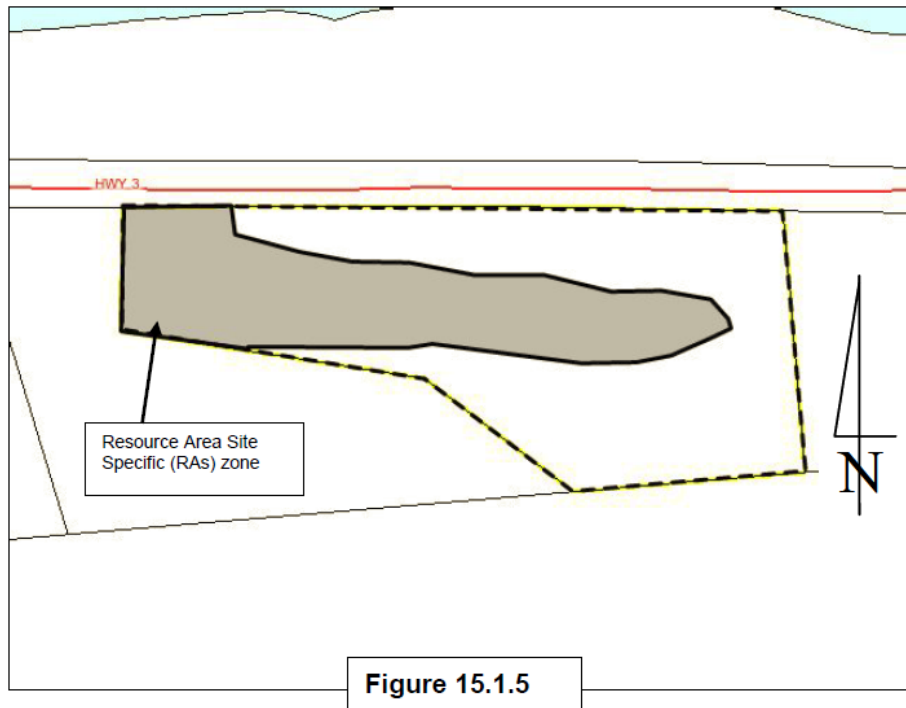
- .1 In the case of land shown hatched on Figure 16.1.1, permitted uses include: agriculture, intensive agriculture; guest ranches, stables, guide camps and animal hospitals; auxiliary dwellings or mobile homes to accommodate farm help; health and recreation ranch associated with an agricultural use; lodges, health spas, resorts, eating and drinking establishments, convenience stores, antique, curio and souvenir shops associated with a health and recreation ranch; community recreation services and open land recreation; processing and sale of farm products; and accessory buildings and structures, and excludes all others. The maximum height for "Principal Non-Farm Buildings" shall be 18.0 metres.



- .2 In the case of the property described as a portion of unsurveyed Crown Land (22.2 acres – 9 ha) adjacent to DL 2852s, SDYD; and in the case of the property described as Dumpsite 701, Similco Mines, Princeton, BC, portions of SER 23, Beth 7, FR; Elephant 4, 11761M, Nut 11. SER 25 FR: all the uses outlined at Section 10.1.1, including composting facilities, and buildings and structures auxiliary to the composting facility use.
- .3 In the case of the property described as DL 889, FOR KENNEDY LAKE RESORT FOLIOS C/REF 70789.010 ET AL; for Area A, all of the uses outlined at Section 10.1.1, excluding guest ranches and guide camps, and including general store; for Area B all of the uses outlined at Section 10.1.1,

excluding guest ranches, guide camps, resort, and tourist camp sites, and including public tourist camp sites.

- .4 Notwithstanding the provisions of this Bylaw, in District Lots 628 and 629, Y.D.Y.D. (Pasayten Valley) the number of dwellings or mobile homes permitted is one (1) per 3 ha.
- .5 In the case of the land described as Lot 2, DL404, Plan KAP64782, SDYD, and as shown shaded on Figure 15.1.5, the following provisions shall apply:
  - i. permitted uses include: “rental, repair, sales and servicing of vehicles, machinery, equipment and sales of steel and other industrial metals”; and shall exclude all others.<sup>xxxviii</sup>



## 15.2 Site Specific Large Holdings (LHs) Provisions:

- .1 *blank*

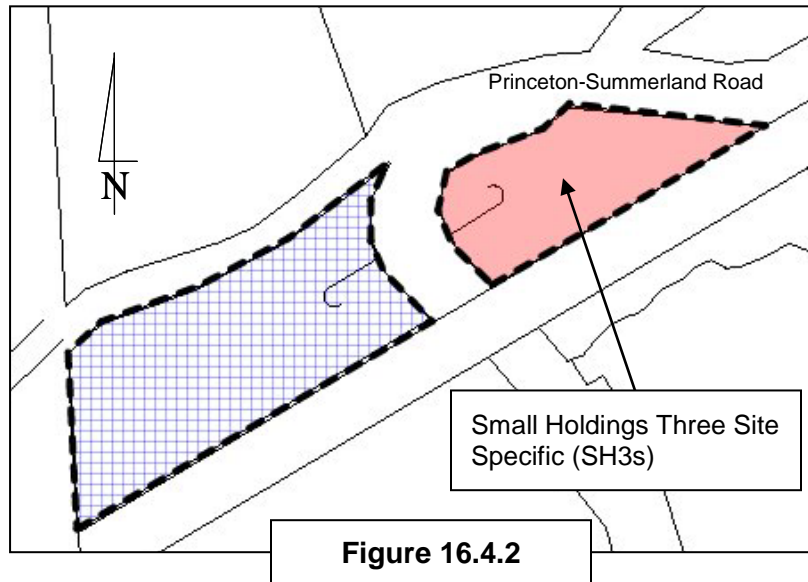
## 15.3 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 *blank*

## 15.4 Site Specific Small Holdings Three (SH3s) Provisions:

<sup>xxxviii</sup> Amendment Bylaw No. 2464.08, 2009 adopted June 16, 2011

- .1 In the case of Lot 2, District Lot 1823, SDYD, Plan 21536, confined to the west 1/3 of the property (approximately 0.16 ha): all the uses outlined at Section 10.4.1, including indoor maintenance of buses and outdoor storage of buses.
- .2 In the case of the land shown shaded on figure 16.4.2, the minimum parcel size shall be 0.7 hectares. <sup>xxxix</sup>



**15.5 Site Specific Small Holdings Four (SH4s) Provisions:**

- .1 *blank*

**15.6 Site Specific Residential Single Family One (RS1s) Provisions:**

- .1 *blank*

**15.7 Site Specific Residential Single Family Two (RS2s) Provisions:**

- .1 *blank*

**15.8 Site Specific Residential Multiple Family (RSM1s) Provisions:**

- .1 *blank*

**15.9 Site Specific General Commercial (C1s) Provisions:**

- .1 *blank*

**15.10 Site Specific Tourist Commercial One (CT1s) Provisions:**

<sup>xxxix</sup> Amendment Bylaw No. 1725.18, 2008 - November 6, 2008.

- .1 in the case of Parcel A (KF41673), District Lot 104, Plan 38032, YDYG, permitted uses include “lodges and resorts”, “office, laundry, gift shop or recreation and amusement facilities in association with a lodge or resort”, “single family dwellings or mobile homes”, and “accessory buildings and structures, subject to Section 7.13”, and excludes all others. <sup>xl</sup>

**15.11 Site Specific Commercial Recreation (CRs) Provisions:**

- .1 In the case of Lot A, PI 28225, DL932 1525 2137, KDYG, “Natural Health and Spa School” is added as a permitted use.

**15.12 Site Specific Industrial (Light) One (I1s) Provisions:**

- .1 *blank*

**15.13 Site Specific Industrial (Heavy) Two (I2s) Provisions:**

- .1 In the case of DL 983, YDYG, except Plan H88;
  - i) for logs and wood products only: processing, manufacturing, fabricating, assembling, storing, transporting, distributing and wholesaling;
  - ii) retail sales, schools, office buildings and structures auxiliary to the uses in i).

**15.14 Site Specific Industrial (Specialised) Three (I3s) Provisions:**

- .1 *blank*

**15.15 Site Specific Administrative and Institutional (AIs) Provisions:**

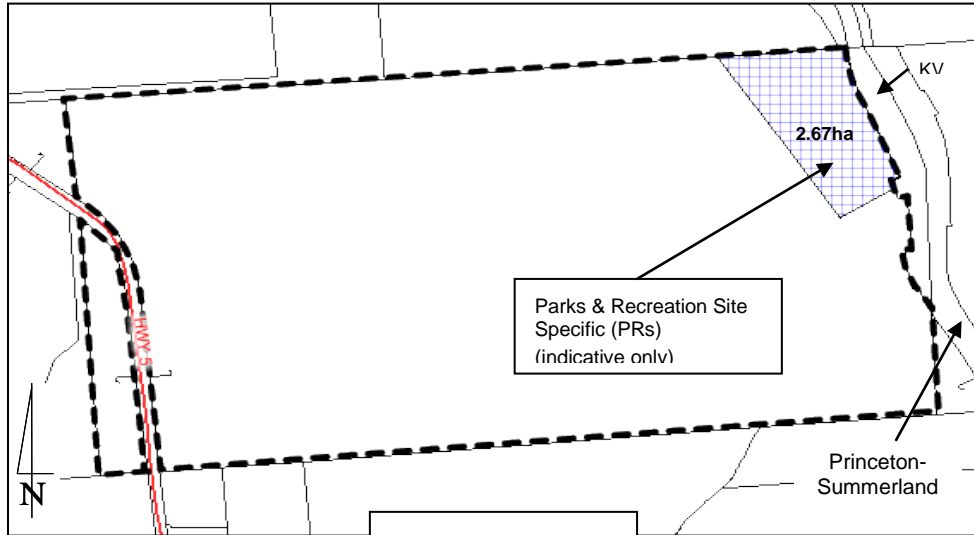
- .1 *blank*

---

<sup>xl</sup> Amendment Bylaw No. 2464.04, 2009 – June 4, 2009

**15.16 Site Specific Park and Recreation (PRs) Provisions:**

.1<sup>xli</sup> in the case of the land shown hatched on Figure 15.16.1, permitted uses shall include “public park”, and exclude all others.



**Figure 15.16.1**

~ end of Schedule '1' ~

<sup>xli</sup> Amendment Bylaw No. 1725.16, 2008 – October 8, 2009