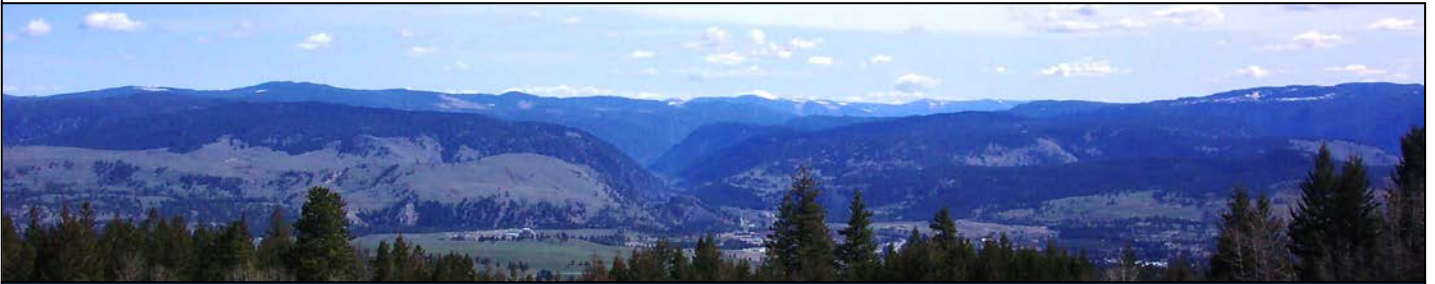


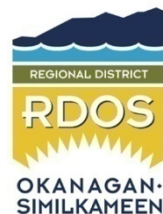
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SIMILKAMEEN VALLEY



Zoning Bylaw No. 2498, 2011 – Regional District of Okanagan-Similkameen

ZONING BYLAW



**Regional District of Okanagan-Similkameen
Similkameen Valley Zoning Bylaw No. 2498, 2011**

TABLE OF CONTENTS

	Page
1.0 TITLE AND APPLICATION.....	2
2.0 TRANSITION.....	3
3.0 ADMINISTRATION	5
4.0 DEFINITIONS.....	7
5.0 BASIC PROVISIONS	22
5.1 Applicability	22
6.0 CREATION OF ZONES	23
6.1 Zoning Districts	23
6.2 Definition of Zones	24
6.3 Interpretation.....	24
6.4 Permitted Uses.....	24
6.5 Conditions of Use	24
6.6 Parcels Divided by Zone Boundary:	24
7.0 GENERAL REGULATIONS	25
7.1 Applicability	25
7.2 Principal Building	25
7.3 Uses Permitted in Every Zone	25
7.4 Prohibited Uses of Land, Buildings and Structures.....	25
7.5 Compliance with Provincial Agricultural Land Commission Act and Regulation	26
7.6 Riparian Assessment Area.....	26
7.7 Projections	26
7.8 Fence Heights	27
7.9 Screening and Landscaping	27
7.10 Exterior Lighting	28
7.11 Accessory Dwellings.....	28

7.12	Secondary Suites.....	28
7.13	Accessory Buildings and Structures.....	29
7.14	Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles....	29
7.15	Manufactured Home Parks and Strata Developments	30
7.16	Agri-Tourism Accommodation.....	32
7.17	Home Occupations	32
7.18	Home Industries.....	33
7.19	Bed and Breakfast	34
7.20	Signs.....	35
7.21	Setbacks for Strata Subdivisions	36
7.22	Setbacks for Buildings, Structures and Areas for Farm uses	36
7.23	Keeping of Livestock.....	38
7.24	Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm Products and/or Off-Farm Products	38
7.25	Cluster Development.....	38
7.26	Fuel Storage and Distribution.....	39
7.27	Provisions for Composting Facilities:.....	39
7.28	Travel Trailers	40
8.0	FLOODPLAIN REGULATIONS	41
8.1	Floodplain Designation	41
8.2	Siting Buildings and Structures in Floodplains.....	41
8.3	Floodplain Management Regulations.....	41
9.0	OFF-STREET PARKING AND LOADING REQUIREMENTS.....	43
9.1	Basic Provisions.....	43
9.2	Location.....	43
9.3	Off-Street Parking Space Standards	43
9.4	Loading Space Requirements.....	45
9.5	Off-Street Parking and Loading	45
10.0	SUBDIVISION REGULATIONS	48
10.1	Minimum Parcel Size Exceptions for Subdivision.....	48
10.2	Minimum Parcel Width for Subdivision Exceptions	48
10.3	Minimum Parcel Size Requirements for Bare Land Strata Subdivisions.....	48
10.4	Minimum Useable Parcel Area	48
10.5	Hooked Parcels.....	48
11.0	RURAL.....	49
11.1	RESOURCE AREA ZONE (RA)	49
11.2	WATERSHED RESOURCE AREA ZONE (WRA)	52

11.3	RURAL RESOURCE AREA ZONE (RRA)	53
11.4	AGRICULTURE THREE ZONE (AG3)	56
13.5	LARGE HOLDINGS ZONE (LH)	60
11.6	SMALL HOLDINGS TWO ZONE (SH2)	63
11.7	SMALL HOLDINGS THREE ZONE (SH3)	65
11.8	SMALL HOLDINGS FOUR ZONE (SH4)	67
12.0	LOW DENSITY RESIDENTIAL	69
12.1	RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)	69
12.2	RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2)	71
12.3	MANUFACTURED HOME ONE ZONE (RSM1)	73
13.0	COMMERCIAL	75
13.1	GENERAL COMMERCIAL ZONE (C1)	75
13.2	TOURIST COMMERCIAL ZONE (CT1)	77
13.3	COMMERCIAL RECREATION ZONE (CR)	79
13.4	KENNEDY LAKE RESORT ZONE (KLR)	80
14.0	INDUSTRIAL	82
14.1	INDUSTRIAL (LIGHT) ONE ZONE (I1)	82
14.2	INDUSTRIAL (HEAVY) TWO ZONE (I2)	84
15.0	ADMINISTRATIVE and OPEN SPACE	86
15.1	ADMINISTRATIVE AND INSTITUTIONAL ZONE (AI)	86
15.2	PARKS AND RECREATION ZONE (PR)	88
15.3	CONSERVATION AREA ZONE (CA)	90

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
<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, or by requesting hard copy at the RDOS office.

**Regional District of Okanagan-Similkameen
Similkameen Valley Zoning Bylaw No. 2498, 2011**

A Bylaw to divide part of the Regional District within the Similkameen Valley
(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 of Okanagan-Similkameen ENACTS as follows:

1.0 TITLE AND APPLICATION

- 1.1 This Bylaw may be cited for all purposes as the “Regional District of Okanagan-Similkameen, Similkameen Valley Zoning Bylaw No. 2498, 2011”.
- 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 of 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’ Zoning Maps

2.0 TRANSITION

2.1 Electoral Area 'H' Zoning Bylaw No. 2464, 2008, as amended is repealed.

READ A FIRST TIME on the __ day of ____, 2011.

READ A SECOND TIME on the __ day of ____, 2011.

PUBLIC HEARING held on the __ day of ____, 2011.

READ A THIRD TIME on the __ day of ____, 2011.

Approved by the Minister of Transportation and Infrastructure, this __ day of ____, 2011.

ADOPTED this __ day of ____, 2011.

Chair

Chief Administrative Officer

SCHEDULE '1'

Regional District of Okanagan-Similkameen

Similkameen Valley Zoning Bylaw No. 2498, 2011

3.0 ADMINISTRATION

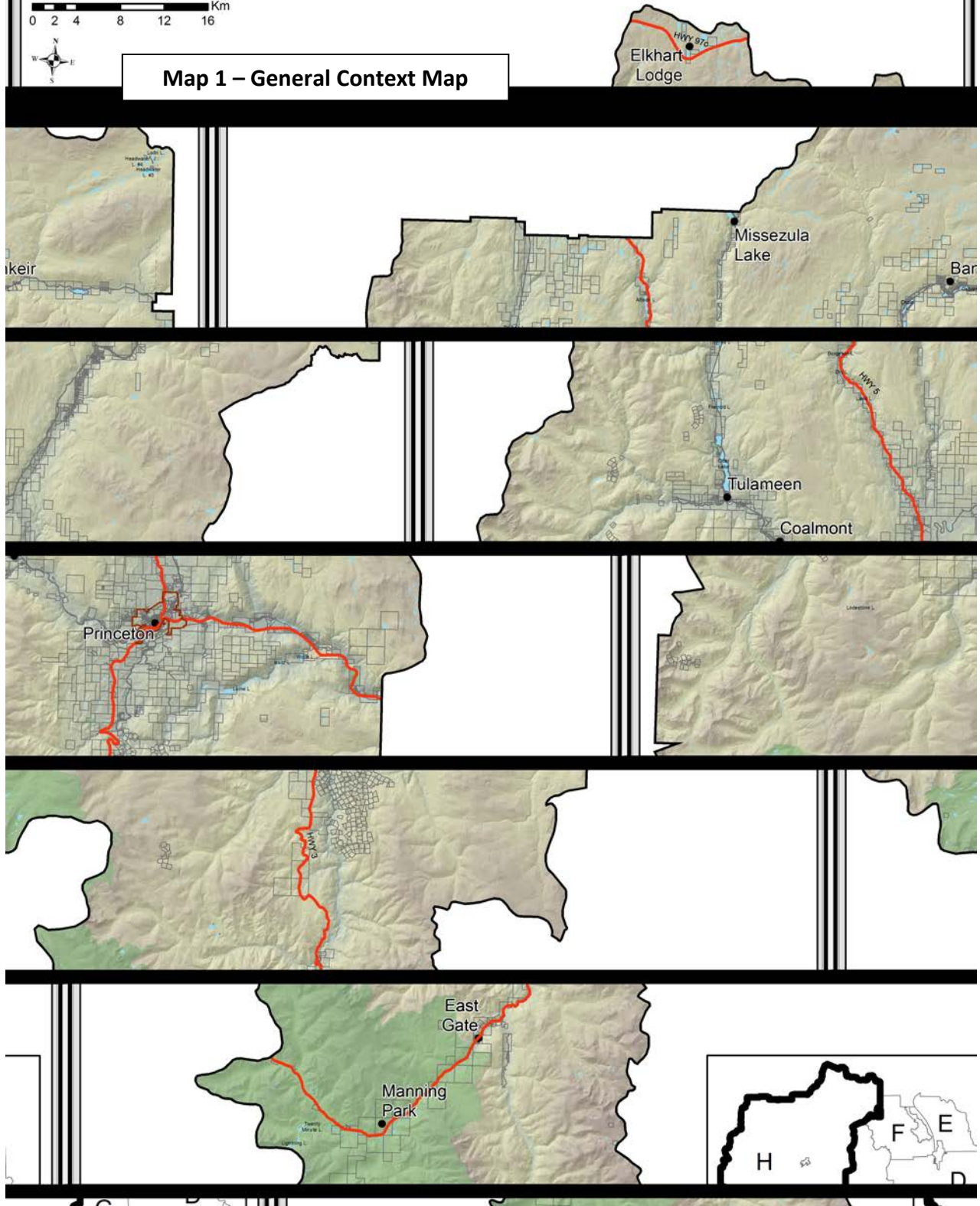
- 3.1. The Manager of Development Services, Regional District Building Inspectors, and such other officers, employees or agents designated from time to time by the Regional Board to act in the place of the Manager and Inspectors, subject to applicable enactments, are authorized at all reasonable times 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:

“accessory building or structure” means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the principal building;

“accessory dwelling” means a single detached dwelling or dwelling unit, which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and includes a private kitchen and bath;

“accessory retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale and storage of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage;

“affordable housing” means any housing where the annual cost of owning including taxes, condominium fees and mortgage, principal, and interest payments as amortized over 25 years with a 10% down payment, or gross rent, does not exceed 30% of the average annual individual income within the relevant Okanagan-Similkameen ‘Subdivision’ as defined by Census Canada;

“agriculture” means the use of land, buildings or structures for growing, harvesting, packing, storing and wholesaling of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;

“agriculture, intensive” means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

“agri-tourism” means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act;

“agri-tourist accommodation” means accommodation for rental to the traveling public on an operating farm or ranch, which is accessory to and related to, the principal farm or ranch use of the parcel;

“amenity and open space area” means:

1. an area, not including setbacks, located on the same parcel as a manufactured home strata development which:
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or

2. an area, not including the front and side setback, located on the same parcel as a multi dwelling unit, which:
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5 m² of private balcony space per dwelling.

“amusement establishment, indoor” means premises that provide video, pinball, player participation table top games, computer games and other interactive electronic games for use by the general public. This use does not include indoor recreational services;

“amusement establishment, outdoor” means premises for entertainment or amusement activities that primarily take place outdoors where the patrons are the primary participants. Typical uses include but are not limited to amusement parks, go-cart tracks, batting cages, water slides and miniature golf establishments. This use does not include open land recreation;

“apiculture” means the keeping and raising in apiaries of honey bees for honey production, crop pollination, and bee stock production;

“aquaculture” means the growing and cultivation of aquatic plants, or fish, for commercial purposes, in any water environment or in human made containers of water, and includes the growing and cultivation of shellfish on, in or under the foreshore or in the water;

“art gallery” means a building or part of a building where works of art, such as paintings, sculpture, pottery, glass or weaving are displayed for public viewing, sale or both;

“bed and breakfast operation” means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and may include the provision of a morning meal for those persons using the sleeping accommodations;

“boarding home” means a building providing lodging and meals for a maximum of eight (8) persons;

“building” means any structure consisting of a roof supported by walls or columns used or intended to be used for sheltering, accommodating or enclosing people, animals, goods, chattels or equipment;

“bulk storage” means the storage of chemicals, petroleum products, water, and other materials in above-ground or below-ground containers for subsequent resale to distributors, retail dealers or outlets;

“campground” means a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but does not include cabins, hotels, mobile homes, mobile home parks, motels or park model trailers;

“carport” means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway;

“charitable, fraternal or philanthropic institution” means a facility or premises used for temporary gatherings and temporary accommodation, which is owned or controlled by an organization which is not organized for the purpose of carrying on a trade or business and no part of the net earnings of which are for the benefit of any private group or individual and may include a religious or recreational retreat;

“church” means an assembly building used for religious worship, which is maintained and controlled by a religious body organized to sustain worship;

“cidery” means premises used for the production of beverages from orchard products, including a wine bar and a restaurant with seating for up to 20;

“cluster development” means a form of residential site design where the lots or dwellings are grouped together in compact arrangements, or clusters, while portions of the development site area are preserved for common open space, the preservation of environmentally sensitive features or areas, or used to provide common facilities;

“common facilities” means buildings, structures, equipment, recreational facilities or other physical improvements provided by the owner of a lot and maintained by or on behalf of the occupants of a lot or a public authority as an amenity for the common use and benefit of the occupants or for the occupant and the public including, but not limited to, shared cooking facilities, meeting rooms, daycare, exercise equipment, extra storage lockers, indoor bicycle storage and playground equipment;

“common open space” means all or part of a lot or an area of water or combination of land and water to be conserved as an amenity for the common use and benefit of residents of the land or for the occupants and the public and maintained by or on behalf of the occupants or a public authority;

“community care and/or residential care facility” means a facility licensed by the Provincial government as a community care facility or residential care facility or like establishments not licensed Provincially;

“community hall” means a building or part of a building designed for, or intended to be used by the public for such purposes as civic meetings, educational meetings, political meetings, recreational activities or social activities and may include banquet facilities;

“composting operation” means the entire area, buildings, and equipment used for the biological decomposition of organic materials, substances or objects under controlled circumstances in composting storage facilities and composting storage sites;

“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;

“conservation area” means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen,

the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;

“cooking facility” means a food preparation area which has a sink and an appliance for the heating or cooking of food;

“covenant, restrictive” is an agreement in writing and signed by the owner of a parcel of land that restricts the use of the parcel in a way that benefits the owners of adjacent or nearby parcels;

“crawl space” means the space at or below finished grade between the underside of the joists of the floor next above and the floor slab on the ground surface below, having a vertical clear height less than 1.2 metres.

“density” means the maximum number of dwellings permitted under this Bylaw to be located on one hectare of land;

“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 watercourse flow data available;

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

“development” means any activity carried out in the process of clearing or preparing a site or constructing or erecting structures;

“distributor” means a company responsible for storing, selling, and shipping a product to a retail outlet;

“dormitory” means a building or buildings containing sleeping units designed to provide temporary accommodation for the traveling public. A dormitory may contain communal kitchen and dining facilities but shall exclude the preparation of meals within individual sleeping units;

“duplex dwelling” means a principal building containing two dwelling units with each unit having an independent exterior entrance. A duplex dwelling does not include a secondary suite;

“dwelling unit” means one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than one set of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes;

“eating and drinking establishment” means a development where prepared foods and beverages are offered for sale to the public for consumption within the premises or off the site and includes neighbourhood pubs, licensed restaurants, lounges cafes, delicatessens, tea rooms, dining rooms, drive-in food services, refreshment stands and take-out restaurants but excludes mobile catering food services;

“equestrian centre” means the use of riding arenas, stables, training tracks and other structures that accommodate the activity of riding horses, and in which horses are sheltered and fed;

“family” means one or more persons related by marriage, blood, common law, adoption or foster parenthood, and not more than five (5) unrelated persons sharing one dwelling unit;

“farm building” means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

“farm operation” as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*, Part 1;

“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;

“farm use” means an occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as Provincially defined;

“farmers market” is an area where fruit and vegetables and other horticultural products are sold from temporary structures;

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas;

“fence” means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land;

“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 floodproofed or not, which is susceptible to flooding by a watercourse, lake or other body of water;

“floodplain setback” means the required minimum distance from the natural boundary, or other reference line of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood construction level, so as to maintain a floodway and to allow for potential land erosion;

“flood construction level” means a designated flood level, 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;

“floor area ratio” means the figure obtained when the gross floor area of all the buildings on a parcel is divided by the area of the parcel;

“forest based outdoor recreation” means outdoor recreation activities that require and take place in a natural setting out of doors, and that may require amenities such as recreational trails, outdoor shelters and picnic sites, and that excludes outdoor activities that require constructed facilities, buildings or structures such as playing fields and swimming pools;

“forestry” means the management of forests, including harvesting, silviculture, 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 used to establish a flood construction level;

“fruit and vegetable stand” means a structure on a farm housing a seasonal roadside business for the sale of produce and fruit of which at least two-thirds is grown on the premises;

“funeral home” means a building or part of a building wherein a licensed undertaker prepares human remains for interment and may include a chapel for funeral services (not including cremation);

“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, finished” means the average finished ground level at the perimeter of a building or structure, excluding any localized mounds or depressions such as those for vehicle or pedestrian entrances;

“gravel processing” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as asphalt mixing and ready-mix concrete plants;

“greenhouse” means a structure covered with translucent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;

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

“guest ranch” means a working ranch on parcels classified as “farm” under the *Assessment Act*, 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, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit and a modular home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is 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 finished 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 water mark” 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;

“highway” means a street, road, lane, bridge, viaduct or any other way open to public use for the purpose of traveling, but does not include a private right-of-way on private property;

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

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

“hooked parcel” means a parcel of which one portion is physically separated from the other portion by a highway, except a Forest Service Road, or another parcel;

“hotel” means a building containing commercial guest accommodation units, and a lobby area for guest registration and access to the accommodation units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store; and meeting rooms;

“institutional use” means a use that relates to governmental or not for profit promotion of education, recreation, religion or politics, or relates to a government or other not for profit public service such as health or protective services;

“kennel” 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;

“landscaped strip” means a continuous strip at least 1.5 metres wide for all uses, except campgrounds for which the continuous strip shall be at least 7.5 metres wide, containing grass or other decorative surface treatment, within which at least three shrubs or trees capable of attaining a height of 4.0 metres or more, are planted at least every 5.0 metres, broken only for walkways or driveways;

“lane” means a highway that provides a second access to a parcel and is less than eight metres wide;

“manufactured home” means a single detached dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture and conforming to the CSA Z240 or CSA A277 certified standard. The term "manufactured home" does not include a "recreational vehicle";

“manufactured home park” means any parcel of land, upon which three or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

“meteorological tower” means a temporary tower used at a potential project wind farm site which has equipment attached to it which is designed to assess wind resource. Generally a met tower will have anemometers, wind direction vanes, temperature and pressure sensors, and other measurement devices attached to it at various levels above the ground.

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

“motel” means a building or buildings containing housekeeping and/or sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;

“multi-dwelling unit” means a building containing three or more dwelling units;

“natural boundary” means the visible high watermark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself, and also includes the edge of dormant side channels of any lake, river, stream, or other body of water;

“nursery” means an area of land in which the principal use is the propagation and growing of plants for transplantation and includes the sale of plants propagated and grown in the same nursery and no more than 10% of the nursery area to a maximum of 150.0 m² of floor or land area for auxiliary retail sale of fertilizer, insecticide, herbicide, seeds, small garden hand tools, Christmas trees, animal feed and animal bedding and excludes all other wholesale or retail sales;

“off-farm products” means farm products that are not grown, reared, raised or produced on the farm from which they are being sold;

“open land recreation” means the use of land for recreational purposes and includes a golf driving range, golf course, riding stable, paint ball sport, rifle range, fishing camp, guide camp; guest ranch or ski resort, and includes accessory clubhouse and/or lodge facilities;

“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;

“panhandle” means any parcel with any of the building envelope situated directly behind another parcel so that its frontage is a relatively narrow strip of land which is an integral part of the parcel;

“parcel” means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the Bare Land Strata Regulations under the *Strata Property Act* or a legally recorded lease of license of occupation issued by the Province of British Columbia;

“parcel area, usable” means all the area of a parcel except areas that are:

- a) part of a panhandle,
- b) required as building setbacks from property lines,
- c) required as building setbacks from watercourses or geotechnical hazards such as steep or unstable slopes, and
- d) subject to a restrictive covenant that prohibits all use of the area subject to the covenant.

“parcel coverage” means the total horizontal area of structures measured to the outside of the exterior walls of the buildings and structures on a lot including the horizontal areas of attached decks and porches, expressed as a percentage of the lot area, and for a structure with no defined exterior wall, measured to the drip line of the roof or, in the case of decks and porches, includes the horizontal flooring area;

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

“parcel line, front” means any parcel line common to a parcel and one highway other than a lane, provided that, where a parcel is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to one of the highways. Where a parcel is bisected by a highway, both parcel lines abutting the highway are considered to be front parcel lines;

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

“parcel line, rear” means the boundary of a parcel which lies the most opposite to the front parcel line or the exterior side parcel line and, where the property has only three parcel lines, the rear is the junction of the two side parcel lines;

“parcel size” means the area of land within the boundaries of the lot but excludes the panhandle area;

“parcel width or depth” means the mean horizontal distance between the side parcel lines or front and rear parcel lines, respectively, of any parcel;

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

“permits” allow for permission to supplement the Official Community Plan Bylaw, or vary the Zoning bylaws. Includes a Development Permit to ensure compliance with criteria for form and character or environmental standards; or a Development Variance Permit to modify zoning (with the exception of use or density) or subdivision requirements; or a Board of Variance Permit in the case of hardship to vary the provisions of the Zoning Bylaw (with the exception of use or density), or a Temporary Use Permit to allow for use of land on a temporary basis;

“personal service establishment” means a business which caters to a person's personal needs, and includes a tailor, seamstress, cobbler, photographer, barber, beautician, hairdresser, and laundry and dry cleaning facilities;

“poultry” means domestic fowl and pigeons including any bird in captivity but excludes ratites;

“principal building” means the buildings and structures on a parcel which reflect the principal permitted use of that parcel;

“principal dwelling” means a principal residential unit that,

- a) consists of a self-contained set of rooms located in a building,
- b) is used or intended for use as a residential premises,
- c) contains kitchen and bathroom facilities that are intended to be exclusive to the unit; and
- d) is not a secondary or accessory dwelling unit.

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

“processed farm products” means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

“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;

“range grazing” means the feeding on grass or pasture of livestock;

“ratites” means a bird having small or rudimentary wings and no keel to the breastbone, includes ostriches, emus, and rheas;

“recreation services, indoor” means facilities within an enclosed building for sports, active recreation and cultural arts and may include but are not limited to athletic clubs, health and fitness clubs, swimming pools, curling clubs, hockey rinks, bowling alleys and racquet clubs;

“recreation services, outdoor” means facilities that are available to the general public for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields and athletic fields;

“recreational vehicle” means a vehicle designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, park model trailers and other similar vehicles, which provide temporary recreational accommodation for the traveling public;

“recreational vehicle (rv) park” means a parcel of land occupied and maintained for temporary accommodation of the traveling public in recreation vehicles, which are licensed for the current year and have been brought to the site by the traveler. It does not include cabins, hotels, manufactured homes, manufactured home parks, motels or park model trailers;

“recycling depot” means a building which is used for the buying, collecting, sorting and temporary storage of bottles, cans, newspapers, and similar household goods for reuse and recycling;

“resource extraction” means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits and stripping of topsoil but does not include further processing of raw materials on the site;

“retail store, general” means premises where goods, merchandise, and other materials, and personal services, including those listed for convenience retail stores, are offered for sale at retail to the general public. Typical uses include by are not limited to grocery, clothing, shoe, hardware, pharmaceutical, appliance, and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment or retail stores requiring outdoor storage;

“retail, outdoor” means a building or open area in which stalls or sales areas are set aside, and rented or provided, and which are intended for use by any individual to sell farm products, off-farm products, and/or other commodities and operated only seasonally and periodically;

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

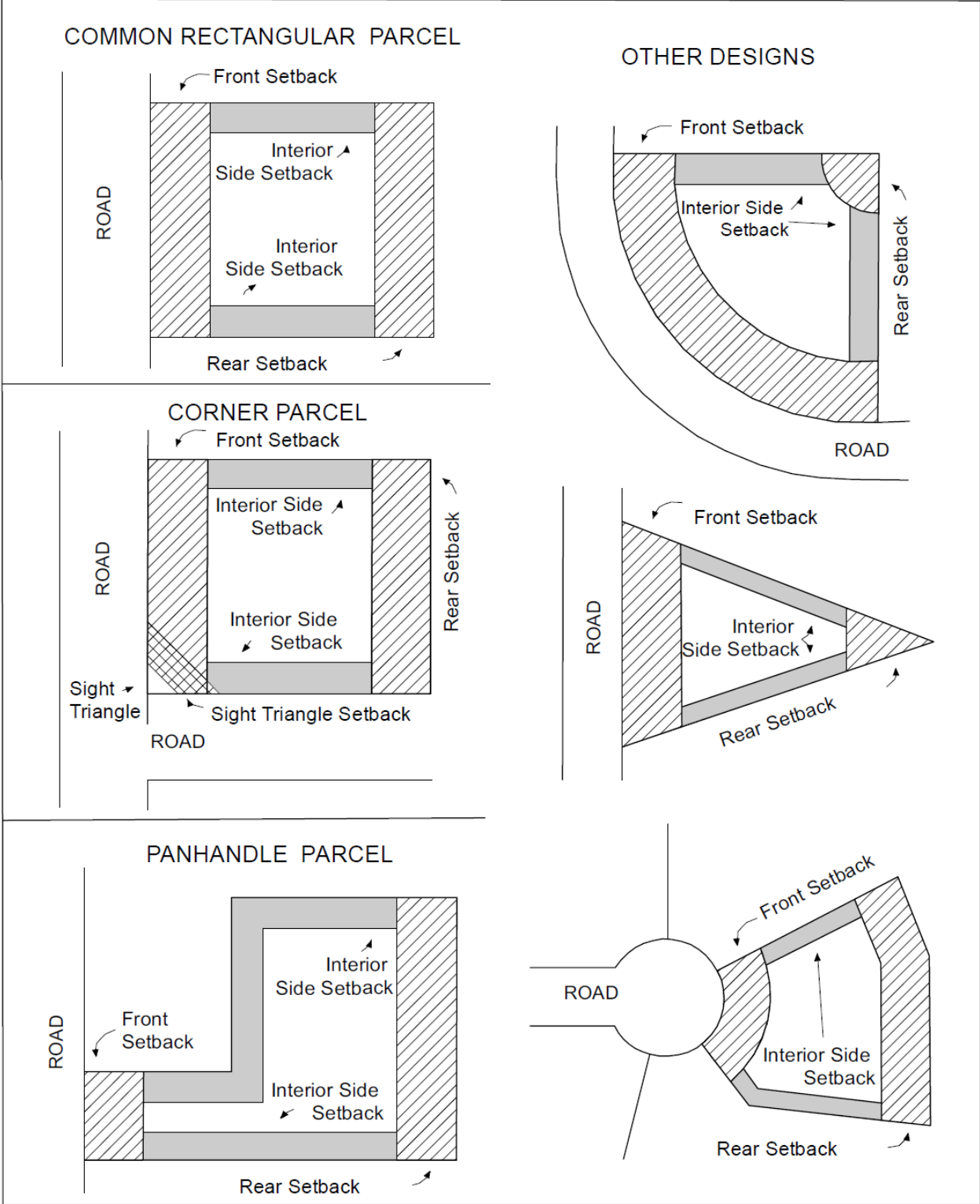
“riparian area” means the area adjacent to a stream that may be subject to temporary, frequent or seasonal inundation, and supports plant species that are typical of an area of inundated or saturated soil conditions, and that are distinct from plant species on freely drained adjacent upland sites because of the presence of water;

“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, wall or hedge used as an enclosure and a visual barrier about all or part of a parcel, broken only for driveways and walkways;

“secondary suite” means a self-contained accessory dwelling unit located within a building containing, and clearly subordinate to, a single detached dwelling unit, used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;

Figure 4.1 Setback Areas



“**service industry**” means repair shops; equipment, automobile, agricultural implement and trailer sales, rentals, repair and services; plumbing and heating establishments; contractors’ yard and shops, machine and woodworking shops;

“**service station**” means premises used principally for the retail sale of motor fuels, lubricating oils, propane and motor vehicle accessories, retail sales by way of vending machines and the servicing of motor vehicles, excluding other retail sales, wholesale sales, or motor vehicle structural body repairs and painting;

“**setback**” means the horizontal minimum permitted distance measured at right angles to the parcel line, between the parcel line and a building or structure, or, in the case of floodplain or a watercourses, distance measured from the natural boundary, top of bank or other reference identified elsewhere in this Bylaw;

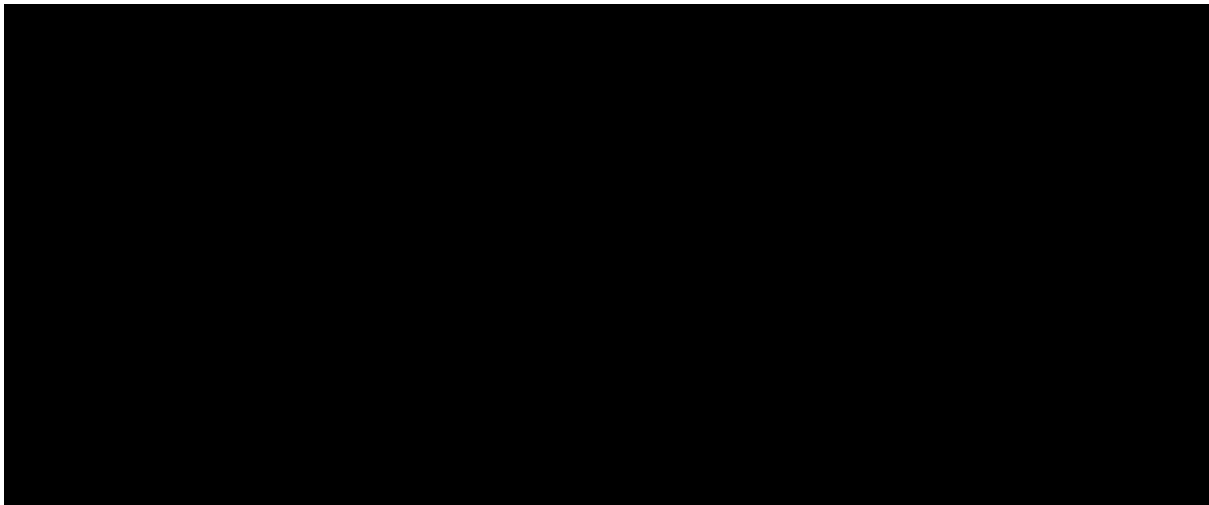
“**setback, front**” as illustrated in Figure 4.1, means the minimum required setback area between the side parcel lines extending from the front parcel line to the nearest wall or supporting member of a building or structure;

“**setback, rear**” as illustrated in Figure 4.1, means the area between the side parcel lines extending from the rear parcel line to the nearest wall or supporting member of a building or structure;

“**setback, side**” as illustrated in Figure 4.1, means the area of the parcel which extends from the front setback to the rear setback, between the side parcel line and the nearest wall or supporting member of a building or structure;

“**sight triangle**” means the area formed by a triangle in the angle formed by the right-of-way boundaries or boundaries produced and 2 points on those boundaries 6.0 metres from the point of intersection;

Figure 4.2 — Sight Triangle



“**sign**” means any object, device, display, structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, service, event or location by any means including words, letters, figures, design, symbols, fixtures, colours, illumination or projected images;

“single detached dwelling” means a detached building used for residential use and consisting of one dwelling unit;

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

“standard dykes” means dykes built to a minimum crest elevation equal to the flood construction level, which meet standards of design and construction approved by the Province and which is maintained by an ongoing entity such as a local government body;

“stockyard” means a building or enclosure with pens or sheds for housing, buying, selling and auctioning livestock;

“structure” means anything that is constructed or erected, supported by or sunk into water, and includes swimming pools, mobile home spaces, and major improvements accessory to the principal use of land, but specifically excludes walls and fences under 2.0 metres in height, landscaping, paving improvements and signs unless otherwise noted in this bylaw;

“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;

“trade school” means a facility where instruction and training, related to a trade or business, is given to students;

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

“utility use” means the use of land for the establishment of utility facilities and associated appurtenances for the provision of water, sewer, electrical, natural gas, communication, fire protection and transportation; where such use is established by a local, provincial or federal government, an improvement district, a Crown corporation or by a company or person regulated by a government agency or commission; or the use of land for such facilities where they are regulated by a government act or regulation. This definition of “utility use” specifically excludes sewage lagoons, power generating plants including grid connected wind turbines (wind farms) and power distribution stations;

“vehicle sales and service establishment” means premises used for the sale, lease or hire of new or used vehicles, which may include an accessory: vehicle body shop, vehicle repair garage, or vehicle supply store. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, all-terrain vehicles (ATV’s), and motorcycles;

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

“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;

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar and a restaurant.

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'.
- .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.

6.0 CREATION OF ZONES

6.1 Zoning Districts

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.

Zoning Title	Abbreviation
RURAL	
Resource Area Zone	RA
Watershed Resource Area Zone	WRA
Rural Resource Area Zone	RRA
Agriculture Three Zone	AG3
Large Holdings Zone	LH
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
Low Density Residential Zones	
Residential Single Family One Zone	RS1
Residential Single Family Two Zone	RS2
Manufactured Home One Zone	RSM1
Commercial Zones	
General Commercial Zone	C1
Tourist Commercial One Zone	CT1
Recreation Commercial Zone	CR
Kennedy Lake Resort Zone	KLR
Industrial	
Industrial (Light) One Zone	I1
Industrial (Heavy) Two Zone	I2

Administrative and Open Space

Administrative and Institutional Zone	AI
Parks and Recreation Zone	PR
Conservation Area Zone	CA

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 15.0 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 15.0 of this Bylaw.

6.6 Parcels Divided by Zone Boundary:

Where a parcel is included in more than one zone, the zone boundary as shown on the map accompanying and forming part of this Bylaw shall be deemed to be a parcel boundary for the purposes of determining applicable uses, parcel size, densities and/or regulations other than building setbacks contained in 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 are subject to the requirements of Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm uses).

7.7 Projections

Subject to setbacks that may be more stringent provided elsewhere in this Bylaw, the following regulations apply to minor 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 extend more than 1.0 metre beyond the face of a wall may project no more than 0.6 metres into the required setbacks, measured horizontally; and
 - b) unenclosed stairwells, balconies, porches or canopies, if the projections do not extend more than 2.0 metres beyond the face of a wall, may project no more than 1.5 metres, measured horizontally, into the front setback or more than 2.0 metres, measured horizontally, into the rear setback.

- .4 In no case shall a projection cross a parcel line.

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 RRA, AG3, 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 permit 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 RRA 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 No accessory dwellings shall have a floor area greater than 70 m², except for one accessory dwelling unit which may have a floor area no greater than 140 m², and except for accessory dwellings located in Commercial, Commercial Tourist and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in Commercial, Commercial Tourist and Industrial zones;

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, or unless the accessory building or structure does not exceed 10.0 m² in area, one storey in building height, and is limited to one (1) per parcel.

7.14 Accessory Temporary Buildings, Mobile Buildings, Recreational Vehicles

- .1 A temporary residential building or structure is permitted on a parcel provided that: it is incidental to the construction of a principal residential dwelling; it meets the siting regulations of the zone in which it is located; and it is removed within thirty (30) days of the completion of the construction of the principal residence.
- .2 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 parcel must have a minimum site area of 0.5 ha;
 - b) the new single detached dwelling must have a valid building permit;
 - c) 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.
- .3 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.
- .4 Despite Section 7.14.2 above, one (1) recreational vehicle belonging to a guest or visitor may be located on the same parcel containing a permitted

single detached dwelling. Such recreational vehicles shall only be used for the temporary accommodation of the guest or visitor for a period not exceeding a total of ninety (90) days in any one (1) calendar year.

7.15 Manufactured Home Parks

.1 Additions:

- a) The following additions to manufactured homes are permitted:
 - i) carports;
 - ii) sun and rain shelters, and porches; and
 - iii) rooms.
- b) All attached or detached accessory structures shall require a building permit and shall comply with the requirements of the British Columbia Building Code and other applicable Bylaws;
- c) All attached or detached accessory structures such as room additions, porches, rain or sun shelters, garages or carports shall be factory prefabricated units or of an equivalent quality and shall be pre-finished or painted so that the design and construction shall complement the principal dwelling;
- d) Additions to a manufactured home, exclusive of a carport or sundeck, shall not be larger than 50% of the floor area of the manufactured home;
- e) Projections into required yard spaces shall not be greater than 60.0 centimetres and are limited to such items as unenclosed steps, eaves and other similar type projections.

.2 Amenity and Open Space Areas:

- a) The manufactured home park or manufactured home strata development shall provide a minimum of 5% of the gross site area as common amenity or open space for the recreation, use and enjoyment of the residents. Amenity and open space areas shall be provided on site in a convenient and accessible location within the development;
- b) For the purpose of calculating the amenity and open space area requirement, any indoor recreation space provided shall be counted as double its actual floor area and credited towards this requirement;
- c) The amenity and open space areas shall not include buffer areas, setbacks, parking areas, accessory buildings, manufactured home sites, driveways and service or storage areas;
- d) Where more than 900 m² of amenity and open space area is required, two or more areas may be provided;
- e) Amenity and open space areas in the manufactured home park or manufactured home strata development, except indoor recreation facilities, shall be of a grass or asphalt surface and shall be properly landscaped with natural or introduced vegetation.

.3 Storage Facilities:

- a) One accessory storage facility may be constructed or sited on each manufactured home site, provided that:
 - i) it is compatible in appearance with the principal dwelling; and
 - ii) it does not exceed 10.0 m² in area and 2.5 metres in height.

.4 Buffers, Screening and Fencing:

- a) For the purposes of providing a buffer area, setbacks from the boundary of the manufactured home park or manufactured home strata development are identified in the RSM1 Zone;
- b) Despite Section 7.15.4(a), where a manufactured home park is separated from a neighbouring property by a body of water, then:
 - i) the manufactured home park boundary shall be deemed to be the centre line of that body of water; and
 - ii) a building or buildings to contain boats or dressing rooms may be located on land adjoining waters that are suitable for small boat navigation at low water, so long as the buildings are not within 3.0 metres of any other boundary.
- c) Buffer areas may include fences, berms, walls, natural vegetation, landscaping or any combination thereof;
- d) The following are not permitted within a buffer area:
 - i) required recreation or amenity areas;
 - ii) buildings or structures, except permitted signs and fences;
 - iii) garbage disposal areas;
 - ii) private sewage disposal system, other than the underground part of the system;
 - iii) vehicle parking area(s).
- e) Except where danger is involved, no plant material may be removed nor may any substance of which land is composed be deposited or removed from a buffer area except as part of a recognizable beautification scheme;
- f) The only roads permitted in a buffer area are those which cross it as close to right angles as practical and connect directly with the road system contained within the remainder of the manufactured home park or manufactured home strata development. No road shall traverse a buffer area and give direct access from a public highway to a manufactured home site.

.5 Construction Standards:

- a) No person shall install a manufactured home, single detached dwelling, or building or structure in a manufactured home park or a manufactured home strata development unless it meets the requirements of the British Columbia Building Code and is installed in accordance with that Code;

- b) Skirtings shall be installed within sixty (60) days of installation of a manufactured home on a manufactured home site.
- .6 **Signs:**
- a) Identification signs to a maximum height of 2.5 metres above ground and to a maximum area of 5.0 metres may be located at the principal entrance to the site;
 - b) The location of signs shall, where applicable, shall be governed by the relevant Provincial legislation, and the British Columbia Building Code.

7.16 Agri-Tourism Accommodation

Agri-tourist accommodation is subject to the following regulations:

- .1 Agri-tourist accommodation is permitted only on land designated “farm” by the BC Assessment Authority, provided that agri-tourist accommodation buildings, landscaping and access occupy less than 5% of the parcel, in accordance with the *Agricultural Land Commission Act*.
- .2 Agri-tourist accommodation units are not permitted on less than 4 ha, and no more than five (5) agri-tourist accommodation units are permitted on parcels 4 ha up to 8 ha, and no more than ten (10) agri-tourist accommodation units are permitted on parcels 8 ha and greater.
- .3 Agri-tourist accommodation shall be an accessory use, and for rental only.
- .4 All agri-tourist accommodation units shall be located within a principal dwelling unit or separately from a principal dwelling unit, but all units contained under one roof.
- .5 No agri-tourist accommodation unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourist accommodation unit.
- .6 Meals may be provided for those persons renting the agri-tourist accommodation units, but shall be provided under the same roof as the agri-tourist accommodation units.
- .7 No cooking facilities shall be provided for within individual agri-tourist accommodation units.
- .8 No person shall stay within an agri-tourist accommodation unit for more than thirty (30) days in one (1) calendar year.
- .9 One (1) parking space per agri-tourist accommodation unit is required in addition to parking required for the principal dwelling.

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 seven (7) pre-school children and / or school-aged children;
2. No more than 50% of the floor area of a principal dwelling unit must be used in connection with the home occupation.
 3. Any home occupation must be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
 4. Retail sales shall not be permitted in a home occupation, except for:
 - a) goods produced or made on the premises, including local artisans;
 - b) telephone or internet sales or sales where the customer does not enter the premises to inspect or pick-up goods;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises to inspect, purchase or pick-up goods; and
 - e) sale of products directly related to the home occupation.
 5. A home occupation shall not be permitted to have any commercial vehicle, exceeding 1 tonne in vehicle weight, to be located outside of an unenclosed building.
 6. Only the inhabitants of the principal dwelling unit may carry on the home occupation located on the site occupied by the principal dwelling unit.
 7. A home occupation shall not generate traffic congestion or parking problems within the District and must not produce a public offence or nuisance of any kind.

7.18 Home Industries

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

- .1 No home industry shall be permitted on a parcel less than 2.0 hectares in size.
- .2 Home industries include but are not limited to the following:
 - a) enclosed maintenance, storage service and repair of vehicles and machinery owned or operated by the resident;
 - 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.
- .3 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.
 - .4 A home industry must be carried on in the principal dwelling unit and/or within an accessory building.
 - .5 No more than 50% of the floor area of the principal dwelling unit may be used for a home industry. The gross floor area utilized for a home industry, including storage of materials, commodities or finished products associated with the home industry shall be on same parcel, and shall not exceed 200 m².
 - .6 No retail sales of products other than the sale of goods produced, grown or assembled on the premises, are permitted.
 - .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.

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 no more than eight (8) patrons shall be accommodated within the dwelling unit;
- .3 not more than three (3) bedrooms shall be used for the bed and breakfast operation;
- .4 no cooking facilities shall be provided for within the bedrooms intended for the private visitor accommodation operation;
- .5 no patron shall stay within the same dwelling for more than thirty (30) days in a calendar year;

- .6 no retail sales other than the sale of goods produced on the premises are permitted;
- .7 the bed and breakfast operation shall not be permitted to have any commercial vehicle, exceeding 1 tonne in weight, located outside an unenclosed building;
- .8 only the inhabitants of the principal dwelling unit may carry on the bed and breakfast operation on the site occupied by the principal dwelling unit; and
- .9 the bed and breakfast operation shall not generate traffic congestion or parking problems within the District and shall not produce a public offence or nuisance of any kind.

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 private visitor accommodation use on the property on which the sign is located;
 - b) to denote the name of the owner or the name or address of the parcel;
 - 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; and
 - 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 m².
- .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 m² 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 m² 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 m² 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 internal roadway, service building, service area and amenity area: 4.5 metres
- .2 interior side strata lot line, except for the property line on a common wall: 1.5 metres
- .3 front strata lot line: 4.5 metres
- .4 rear strata lot line: 1.5 metres

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)
Setbacks from Parcel Lines and Water Supply Intakes
for Principal Farm Buildings, Structures and Areas

Required Setbacks	TYPE OF AGRICULTURE				
	Apiculture	Greenhouse, Nursery, Turf, Equestrian Center	Livestock, Game & Fur, Poultry & Kennels	Mushroom Growing	Tree, Vine, Field, & Forage Crops
From Residential Zones:	15.0 m	15.0 m for boilers & walls with exhaust fans, otherwise 7.5 m	60.0 m	30.0 m	15.0 m for boilers & walls with exhaust fans, otherwise 7.5 m
From Other Than Residential Zones:					
Front & Exterior Side	7.5 m	7.5 m	30.0 m	15.0 m	7.5 m
Rear & Interior side	7.5 m	4.5 m	30.0 m	7.5 m	4.5 m
All parcel lines	n/a	15.0 m for boilers & walls with exhaust fans	n/a	15.0 m for boilers & walls with exhaust fans	15.0 m for boilers & walls with exhaust fans
From Water:					
Domestic Water Supply Intakes	30.0 m	30.0 m	30.0 m	30.0 m	30.0 m
Natural Watercourse and constructed ditch	15.0 m for buildings, otherwise 4.5 m	15.0 m for buildings, otherwise 4.5 m	15.0 m	15.0 m	15.0 m for buildings, otherwise 4.5 m

Table 7.22(b)
Setbacks for Accessory Farm Buildings, Structures and Areas

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	30.0 m	15.0 m
Soil-less Medium Storage Structure	7.5 m	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, where agriculture is a permitted use, the following restrictions apply:

- .1 On any parcel 2.0 ha or less in area, the total number of livestock, must not exceed one (1) animal for each 0.4 ha of parcel area;
- .2 Despite Section 7.23.1, on any parcel 0.4 ha or less in area, the total number of poultry and/or fur bearing animals shall not exceed twenty-five (25).

7.24 Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm Products and/or Off-Farm Products

- .1 Where “agriculture ... including sales” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold only seasonally and periodically to the public by retail sale subject to the following:
 - a) the portion of the agricultural land used for retail sales of off-farm products shall not exceed one-third of the total area used for all retail sales. For the purpose of calculating the portion of agricultural land to be used for retail sales, the area of any building or structure used for that purpose, including aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items, shall be included, but any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall not be included;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale;
 - c) the retail sales area for farm products and off-farm products shall not exceed 200 m²; and
 - d) the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products in the Agricultural Three (AG3) Zone shall not exceed 1500 m².

7.25 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:
 - 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 conventional development permitted under this Bylaw;
 - b) the parcel configurations and sizes are adequate to accommodate buildings and structures appropriate to the intended use;
 - c) the minimum parcel size for developments utilizing on-site wells and septic disposal shall be 2,020 m², or may be reduced to 505 m² where community water and sewer are provided;

- d) the development conforms to the minimum servicing requirements contained in the RDOS servicing bylaw.
- .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.

7.26 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.

7.27 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: 1000.0 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

7.28 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.

7.29 Meteorological Towers

- 1. Towers must be setback from all property and or strata lot line equal to twice its height including the height of the blades.
- 2. Towers must be fenced with a minimum 2.0 meter high chain link or equivalent fence.
- 3. Towers must have a sign stating the use and the emergency contact information including name and 24 hour telephone number.

8.0 FLOODPLAIN REGULATIONS

8.1 Floodplain Designation

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

- .1 The 200 year frequency flood construction levels applying to the Similkameen River and Tulameen River, as designated on floodplain mapping by the Province most recently prior to the adoption of this Bylaw.
- .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 3.0 metres above the natural boundary of the Similkameen River and the Tulameen River.

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 Dwellings Units:

Dwelling units must 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:

- (i) 1.0 metre above the natural ground elevation taken at any point on the perimeter of the building; or
- (ii) 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:

- (i) 1.0 metre above the natural ground elevation, taken at any point on the perimeter of the building; or
- (ii) 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 8.3.3 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.
- .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.

9.0 OFF-STREET PARKING AND 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.

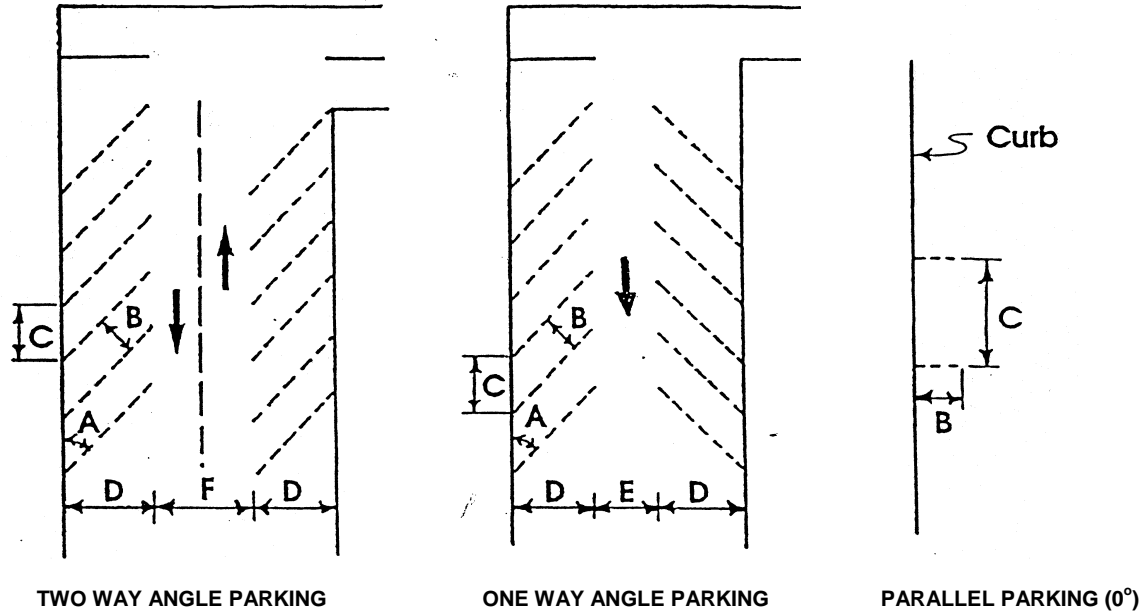
9.2 Location

- .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.

- .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 m² 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 NO. OF PARKING SPACES	REQUIRED NO. OF LOADING SPACES
Auction Rooms	1 per 28 m ² of auction floor area	1
Bank	1 per 40 m ² 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 ² 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 ² of gross floor area	0
Eating and Drinking Establishments	1 per 4 seats or 1 per 10 m ² of customer service floor area, whichever is greater	1 where the gross floor area exceeds 100 m ²
Retail Sales, Outdoor	2 per stall or sales area	0
Golf Courses	4 per hole	0
Hospitals and Health Care Centres	1 per 4 beds	0
Hostel	1 per 10 beds	1

USES	REQUIRED NO. OF PARKING SPACES	REQUIRED NO. OF LOADING SPACES
Hotels	1 per 3 rooms, plus 1 per 4 seats or 15 m ² 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 ² of customer service area in any eating and drinking establishments within the motel	0
Neighbourhood Commercial Uses	1 per 28 m ² of gross floor area with minimum of 4	0
Neighbourhood Pubs	1 per 3 seats	1
Offices, Medical or Dental	1 per 28 m ² 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 ² 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 ² of gross floor area	1 where the gross floor area exceeds 1,500 m ²
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 Convenience Stores	1 space per 28 m ² of gross floor area	0
Shopping Centres / Supermarkets	1 space per 17 m ² of gross leaseable area	1 space per 1,500 m ² of gross floor area

USES	REQUIRED NO. OF PARKING SPACES	REQUIRED NO. OF LOADING SPACES
Theatres	1 space per 10 seats	0
Vehicle Sales and Service	1 per 70 m ² 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 ² of gross floor area	1 space plus an additional space for every 1,000 m ² of gross floor area
Veterinarian Establishments	4 per veterinarian	0
Wineries	1 space per 20 m ² of retail floor space	1

10.0 SUBDIVISION REGULATIONS

10.1 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.

10.2 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 and the maximum width shall not exceed 20.0 metres;
 - b) the panhandle must not be calculated as part of the parcel area for the purpose of subdivision; and
 - c) no more than two (2) panhandles abut each other.

10.3 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.

10.4 Minimum Useable Parcel Area

- .1 The minimum useable parcel area of each parcel shall be 200 m².
- .2 In cases where the minimum parcel area requirement is less than the minimum usable site area specified in sub-section (1), the minimum usable site area shall be the same as the parcel area required.

10.5 Hooked Parcels

- .1 A hooked parcel may be created where each portion satisfies the minimum parcel area requirements of the applicable zone.

11.0 RURAL

11.1 RESOURCE AREA ZONE (RA)

11.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing of farm and off-farm products, including sales, subject to Section 7.24;
- d) forestry;
- e) forest based outdoor recreation;
- f) single detached dwellings;
- g) resource extraction including screening, but excluding further processing;
- h) open land recreation;
- i) meteorological towers, subject to Section 7.29;

Secondary Uses:

- j) accessory dwellings, subject to Section 7.11;
- k) agri-tourist accommodation, subject to Section 7.16;
- l) home occupations in a principal dwelling or accessory building, subject to Section 7.17;
- m) home industries, subject to Section 7.18;
- n) bed and breakfast operations, subject to Section 7.19;
- o) kennel, subject to Section 7.22; and
- p) accessory buildings and structures, subject to Section 7.13.

11.1.2 Minimum Parcel Size:

- a) 60 ha, subject to servicing requirements

11.1.3 Minimum Parcel Width:

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

11.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

11.1.5 Minimum Setbacks:

- a) Buildings and structures, subject to Section 7.22:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.6 Maximum Height:

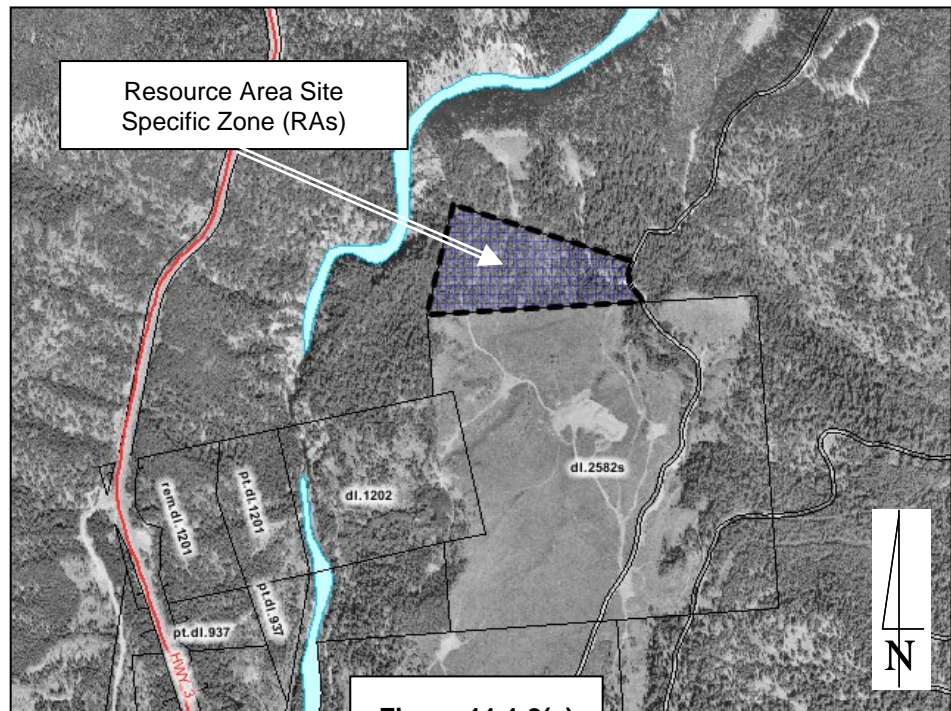
- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

11.1.7 Maximum Parcel Coverage:

- a) 5%

11.1.8 Site Specific Resource Area (RAs) Provisions:

- a) in the case of an approximately 9.0 ha area of land shown hatched on Figure 11.1.8(a) and described as a portion of unsurveyed Crown Land adjacent to District Lot 2582s, SDYD, permitted uses include those listed at Section 11.1.1, as well as “composting operation”, and excludes all others.



- b) In the case of the property described as District Lot 628, YDYD (Pasayten Valley), and as shown hatched on Figure 11.1.8(c), the

maximum number of single detached dwellings or mobile homes permitted is one (1) per 3.0 ha to a maximum of 17.

- c) In the case of the property described as District Lot 629, YDYG (Pasayten Valley), and as shown shaded on Figure 11.1.8(c), the maximum number of single detached dwellings or mobile homes permitted is one (1) per 3.0 ha to a maximum of 12.

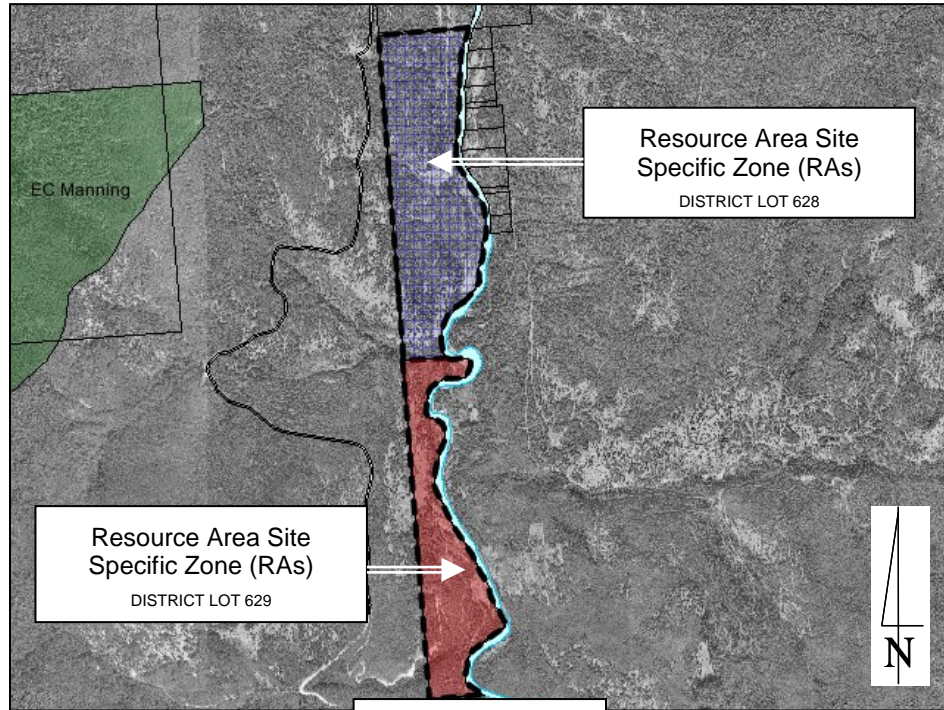


Figure 11.1.8(c)

11.2 WATERSHED RESOURCE AREA ZONE (WRA)

11.2.1 Permitted Uses:

Principal Uses:

- a) agriculture;
- b) forest based outdoor recreation;
- c) outdoor natural science education or research;
- d) fish and wildlife habitat management and enhancement facilities;
- e) meteorological towers, subject to Section 7.29;

Secondary Uses:

- f) accessory buildings and structures, subject to Section 7.13.

11.2.2 Minimum Parcel Size:

- a) 120 ha, subject to servicing requirements

11.2.3 Minimum Parcel Width:

- a) Not applicable

11.2.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) Not applicable

11.2.5 Minimum Setbacks:

- a) Not applicable

11.2.6 Maximum Height:

- a) Not applicable

11.2.7 Maximum Parcel Coverage:

- a) Not applicable

11.2.8 Site Specific Watershed Resource Area (WRAs) Provisions:

- a) *blank*

11.3 RURAL RESOURCE AREA ZONE (RRA)

11.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Sections 7.22, 7.23, including sales, subject to Section 7.24;
- b) agriculture, intensive, subject to Section 7.22;
- c) processing of farm and off-farm products, including sales, subject to Section 7.24;
- d) single detached dwellings or mobile homes, or travel trailers;
- e) veterinary establishments;
- f) equestrian centres, subject to Section 7.22;
- g) cemeteries;
- h) open land recreation;

Secondary Uses:

- i) accessory dwellings, subject to Section 7.11;
- j) secondary suite, subject to Section 7.12;
- k) home occupation, subject to Section 7.17;
- l) home industry, subject to Section 7.18;
- m) bed and breakfast operations, subject to Section 7.19;
- n) kennel, subject to Section 7.22;
- o) accessory buildings and structures, subject to Section 7.13.

11.3.2 Minimum Parcel Size:

- a) 8 ha, subject to servicing requirements;
- b) where the Agricultural Land Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.

11.3.3 Minimum Parcel Width:

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

11.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwelling units and 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 3.5 ha	0	1
3.5 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
Greater than 16.0 ha	0	2

11.3.5 Minimum Setbacks:

- a) Buildings and structures, 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

11.3.6 Maximum Height:

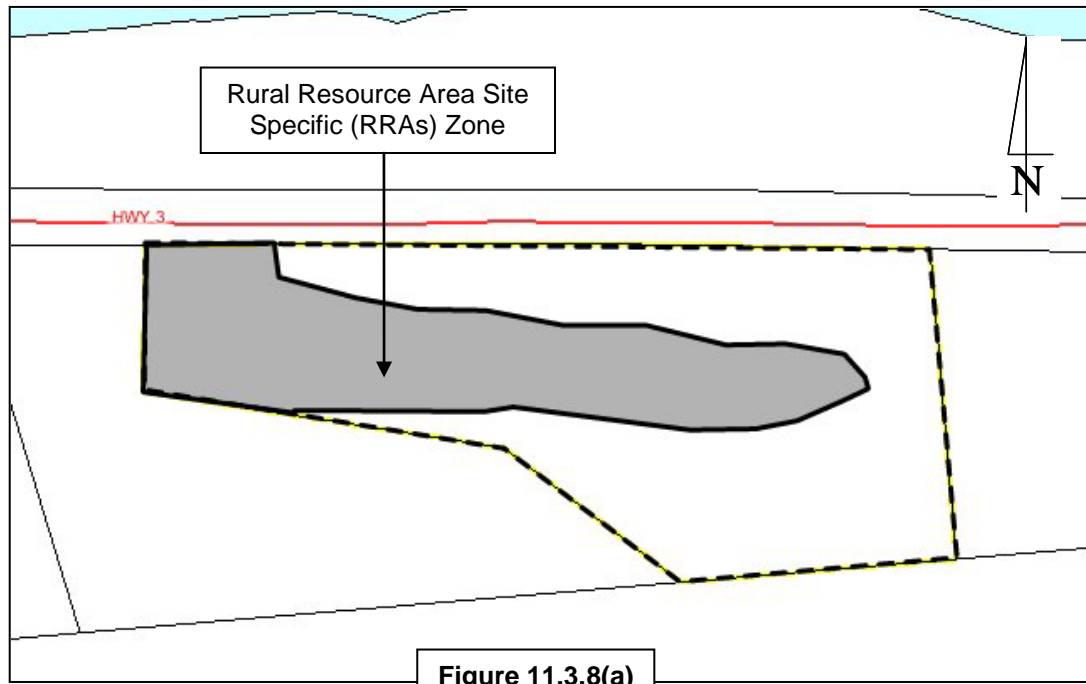
- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

11.3.7 Maximum Parcel Coverage:

- a) 10% for parcels 2,000 m² or greater in area;
- b) 35% for parcels less than 2,000 m² in area.

11.3.8 Site Specific Rural Resource Area (RRAs) Provisions:

- a) in the case of the land described as Lot 2, DL 404, Plan KAP64782, SDYD, and as shown shaded on Figure 11.3.8(a), 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.



11.4 AGRICULTURE THREE ZONE (AG3)

11.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Sections 7.22, 7.23, including sales, subject to Section 7.24;
- b) agriculture, intensive, subject to Section 7.22;
- c) processing of farm and off-farm products, including sales, subject to Section 7.24;
- d) packing and storage of farm and off-farm products, including sales, subject to Section 7.24;
- e) guest ranches;
- f) guide camps;
- g) wineries and cideries, including sales, subject to Section 7.24;
- h) veterinary establishments;
- i) equestrian centres, subject to Section 7.22;
- j) single detached dwellings;
- k) meteorological towers, subject to Section 7.29;

Secondary uses:

- l) accessory dwellings, subject to Section 7.11;
- m) secondary suites, subject to Section 7.12;
- n) agri-tourist accommodation, subject to Section 7.16;
- o) home occupations, subject to Section 7.17;
- p) home industries, subject to Section 7.18;
- q) bed and breakfast operations, subject to Section 7.19;
- r) kennel, subject to Section 7.22;
- s) accessory buildings and structures, subject to Section 7.13.

11.4.2 Minimum Parcel Size:

- a) 20 ha, subject to servicing requirements;
- b) where the Agricultural Land Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.

11.4.3 Minimum Parcel Width:

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

11.4.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwelling units and 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 3.5 ha	0	1
3.5 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
Greater than 8.0 ha	0	2

11.4.5 Minimum Setbacks:

- a) Principal buildings, principal dwellings, accessory dwellings, accessory buildings and structures, or agri-tourism accommodation, subject to Section 7.22, on parcels 2,000 m² or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 7.5 metres
 - iv) Interior side parcel line: 4.5 metres
- b) Wineries, cideries, packing and storage facilities, and home industry in an accessory building, subject to Section 7.22, and despite Section 11.4.6(a):
- i) 7.5 metres from a front, rear, interior or exterior side parcel line or the maximum height of the building, whichever is greater.
- c) Principal buildings or principal dwellings, subject to Section 7.22, on parcels less than 2,000 m²:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 1.5 metres
 - v) 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.
- d) Accessory buildings and structures, subject to Section 7.22, on parcels less than 2,000 m²:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 1.0 metres
- iii) Exterior side parcel line: 4.5 metres
- iv) Interior side parcel line: 1.0 metres
- v) 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.

11.4.6 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

11.4.7 Maximum Parcel Coverage:

- a) 15% for parcels 2,000 m² or greater in area;
- b) 35% for parcels less than 2,000 m² in area.

11.4.8 Site Specific Agriculture Three (AG3s) Provisions:

- a) In the case of land shown hatched on Figure 11.4.8(a), the following provisions shall apply:
 - i) permitted uses include:
 - 1) agriculture, intensive agriculture;
 - 2) guest ranches, stables, guide camps and animal hospitals;
 - 3) auxiliary dwellings or mobile homes to accommodate farm help;
 - 4) health and recreation ranch associated with an agricultural use;
 - 5) lodges, health spas, resorts, eating and drinking establishments, convenience stores, antique, curio and souvenir shops associated with a health and recreation ranch;
 - 6) community recreation services and open land recreation;
 - 7) processing and sale of farm products;
 - 8) accessory buildings and structures; and
 - 9) excludes all other uses.
 - ii) the maximum height for “Principal Non-Farm Buildings” shall be 18.0 metres.

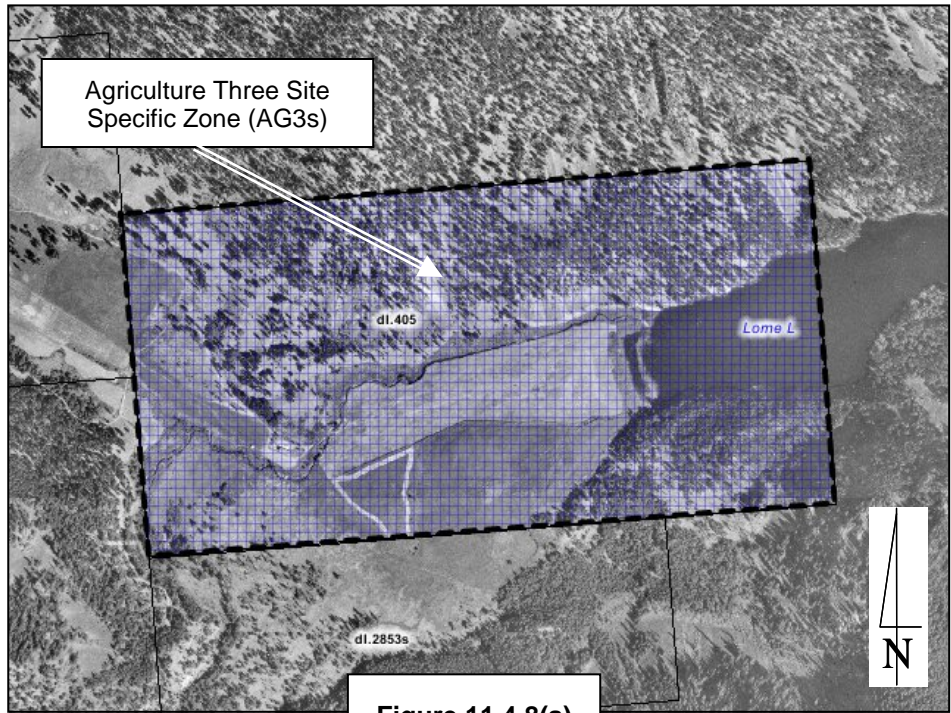


Figure 11.4.8(a)

13.5 LARGE HOLDINGS ZONE (LH)

11.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22, including sales, subject to Section 7.24;
- b) forestry;
- c) veterinary establishments;
- d) equestrian centres, subject to Section 7.22;
- e) single detached dwellings, or mobile homes, or travel trailers;

Secondary Uses:

- f) accessory dwellings or mobile homes, subject to Section 7.11 and 7.15;
- g) secondary suite, subject to Section 7.12;
- h) home occupations, subject to Section 7.17;
- i) home industry, subject to Section 7.18;
- j) bed and breakfast operations, subject to Section 7.19; and
- k) kennel, subject to Section 7.22;
- l) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

11.5.2 Minimum Parcel Size:

- a) 4 ha, subject to servicing requirements

11.5.3 Minimum Parcel Width:

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

11.5.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwelling units and 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 3.5 ha	0	1
3.5 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
Greater than 8.0 ha	0	2

11.5.5 Minimum Setbacks:

- a) Principal Buildings, principal dwellings, accessory dwellings, accessory buildings and structures subject to Section 7.22, on parcels 2,000 m² or greater:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Exterior side parcel line 7.5 metres
 - iv) Interior side parcel line 4.5 metres

- b) Principal buildings or principal dwellings, subject to Section 7.22, on parcels less than 2,000 m²:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Exterior side parcel line 4.5 metres
 - iv) Interior side parcel line 1.5 metres
 - v) 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) Accessory buildings and structures, subject to Section 7.22, on parcels less than 2,000 m²:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Exterior side parcel line 4.5 metres
 - iv) Interior side parcel line 1.0 metres
 - v) 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.

11.5.6 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

11.5.7 Maximum Parcel Coverage:

- a) 15% for parcels 2,000 m² or greater in area;
- b) 35% for parcels less than 2,000 m² in area.

11.5.8 Site Specific Large Holdings (LHs) Provisions:

- a) *blank*

11.6 SMALL HOLDINGS TWO ZONE (SH2)

11.6.1 Permitted Uses:

Permitted Uses:

- a) agriculture, subject to Section 7.22 and 7.23, including sales, subject to Section 7.24;
- b) veterinary establishments;
- c) single detached dwellings, or mobile homes, or travel trailers;

Secondary Uses:

- d) secondary suite, subject to Section 7.12;
- e) home occupation, subject to Section 7.17;
- f) home industry, subject to Section 7.18;
- g) bed and breakfast operations, subject to Section 7.19;
- h) kennel, subject to Section 7.22;
- i) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

11.6.2 Minimum Parcel Size:

- a) 2 ha, subject to servicing requirements.

11.6.3 Minimum Parcel Width:

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

11.6.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

11.6.5 Minimum Setbacks:

- a) Buildings and 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 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

- b) Accessory buildings or structures, subject to Section 7.22, and despite Section 11.6.6(a):
 - i) Front parcel line 7.5 metres

- | | |
|--------------------------------|------------|
| ii) Rear parcel line | 4.5 metres |
| iii) Interior side parcel line | 4.5 metres |
| iv) Exterior side parcel line | 4.5 metres |

11.6.6 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

11.6.7 Maximum Parcel Coverage:

- a) 15%

11.6.8 Site Specific Small Holdings Two (SH2s) Provisions:

- a) *blank*

11.7 SMALL HOLDINGS THREE ZONE (SH3)

11.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwellings, or mobile homes, or travel trailers;

Secondary Uses:

- c) secondary suite, subject to Section 7.12
- d) home occupations, subject to Section 7.17;
- e) bed and breakfast operations, subject to Section 7.19;
- f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

11.7.2 Minimum Parcel Size:

- a) 1.0 ha, subject to servicing requirements

11.7.3 Minimum Parcel Width:

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

11.7.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

11.7.5 Minimum Setbacks:

- a) Buildings and 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 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures, subject to Section 7.22, and despite Section 11.7.6(a):
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

11.7.6 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres

11.7.7 Maximum Parcel Coverage:

- a) 20%

11.7.8 Site Specific Small Holdings Three (SH3s) Provisions:

- a) *blank*

11.8 SMALL HOLDINGS FOUR ZONE (SH4)

11.8.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwellings, or mobile homes, or travel trailers;

Secondary Uses:

- c) secondary suites, subject to Section 7.12;
- d) home occupation, subject to Section 7.17;
- e) bed and breakfast operations, subject to Section 7.19;
- f) accessory buildings and structures, subject to Section 7.13, including roof shelters over travel trailers.

11.8.2 Minimum Parcel Size:

- a) 0.5 ha, subject to servicing requirements.

11.8.3 Minimum Parcel Width:

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

11.8.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

11.8.5 Minimum Setbacks:

- a) Buildings and 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 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures, subject to Section 7.22:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

11.8.6 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres

11.8.7 Maximum Parcel Coverage:

- a) 25%

11.8.8 Site Specific Small Holdings Four (SH4s) Provisions:

- a) *blank*

12.0 LOW DENSITY RESIDENTIAL

12.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)

12.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings or mobile homes;

Secondary Uses:

- b) secondary suites, subject to Section 7.12;
- c) home occupation, subject to Section 7.17;
- d) bed and breakfast operations, subject to Section 7.19;
- e) accessory buildings and structures, subject to Section 7.13.

12.1.2 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements

12.1.3 Minimum Parcel Width:

- a) 16.0 metres

12.1.4 Maximum Number of Dwellings Permitted Per Parcel:

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

12.1.5 Minimum Setbacks:

- a) Principal 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) 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

12.1.6 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

12.1.7 Maximum Parcel Coverage:

- a) 35%

12.1.8 Site Specific Residential Single Family One (RS1s) Provisions:

- a) *blank*

12.2 RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2)

12.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Secondary Uses:

- b) secondary suite, subject to Section 7.12;
- c) home occupations, subject to Section 7.17;
- d) bed and breakfast operations, subject to Section 7.19;
- e) accessory buildings and structures, subject to Section 7.13.

12.2.2 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements

12.2.3 Minimum Parcel Width:

- a) 14.0 metres

12.2.4 Maximum Number of Dwellings Permitted Per Parcel:

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

12.2.5 Minimum Setbacks:

- a) Principal 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) 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

12.2.6 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;

- b) No accessory building or structure shall exceed a height of 4.5 metres.

12.2.7 Maximum Parcel Coverage:

- a) 35%

12.2.8 Site Specific Residential Single Family Two (RS2s) Provisions :

- a) *blank*

12.3 MANUFACTURED HOME ONE ZONE (RSM1)

12.3.1 Permitted Uses:

Principal Uses:

- a) manufactured homes, subject to Section 7.15;
- b) single detached dwellings, subject to Section 7.15;

Secondary Uses:

- c) one (1) accessory dwelling, subject to Section 7.11 and 7.15;
- d) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the park, or does not exceed 250 m² gross floor area, whichever is less;
- e) home occupation, subject to Section 7.17; and
- f) accessory buildings and structures, subject to Section 7.13.

12.3.2 Minimum Parcel Size:

- a) 0.5 ha, for a manufactured home park subject to servicing requirements, and
- b) within each manufactured home park a minimum of 350 m² is provided for each manufactured home site.

12.3.3 Minimum Parcel Width:

- a) 35.0 metres for a manufactured home park, within which:
 - i) a minimum of 12.0 metres should be provided for each manufactured home site abutting an internal road; and
 - ii) a minimum of 6.0 metres should be provided for each manufactured home site abutting a cul-de-sac.

12.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) 25 dwellings per hectare;
- b) one (1) manufactured home, or one (1) single detached dwelling, or one (1) accessory dwelling permitted per manufactured home site.

12.3.5 Minimum Separation:

- a) No manufactured homes and any additions, dwellings, accessory dwellings, or accessory buildings and structures may be located less than 3.0 metres from any other manufactured homes and any additions, dwellings, accessory dwellings, or accessory buildings and structures.

12.3.6 Minimum Setbacks:

- a) Setbacks for manufactured homes and any additions, dwellings, accessory dwellings, or accessory buildings and structures:
 - i) 4.5 metres from all parcel lines, except
7.5 metres from a highway;
 - ii) 4.5 metres from an internal road right of way, recreation area, common parking area, or service building or area;
- b) Setbacks within each manufactured home site boundary for manufactured homes and any additions, dwellings, or accessory buildings and structures:
 - i) 3.0 metres from a front home site boundary;
 - ii) 1.5 metres from a rear home site boundary;
 - iii) 1.5 metres from interior side home site boundary, except for
3.0 metres from one interior home site boundary;
 - iv) 3.0 metres from an exterior home site boundary.

12.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 5.5 metres;

12.3.8 Maximum Parcel Coverage:

- a) 40% for a manufactured home site.

12.3.9 Requirement for Amenity and Open Space Area:

- a) The amenity and open space area for manufactured home parks is subject to Section 7.15, and as required by the Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982, and any amendments thereto.

12.3.10 General Provisions:

- a) Manufactured home parks are subject to Section 7.15 of this Bylaw, and the provisions of the “Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982”, and any amendments thereto.
- b) Where there is a conflict between Similkameen Valley Zoning Bylaw No. 2498 and Bylaw No. 713, the regulations of the Similkameen Valley Zoning Bylaw No. 2498 shall apply.

12.3.11 Site Specific Manufactured Home One (RSM1s) Provisions:

- a) *blank*

13.0 COMMERCIAL

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishments;
- b) service stations;
- c) vehicle sales and service establishments;
- d) retail (outdoor), sales area not to exceed 200 m²;
- e) retail stores (general), not to exceed 250 m² in gross floor area;
- f) veterinary establishment;
- g) recreation and farm equipment sales, service, rentals and repairs;
- h) indoor commercial warehousing, not to exceed 250 m² in gross floor area;

Secondary Uses:

- i) one (1) accessory dwelling, subject to Section 7.11;
- j) offices;
- k) car wash accessory to a vehicle service establishment;
- l) accessory buildings and structures, subject to Section 7.13.

13.1.2 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements

13.1.3 Minimum Parcel Width:

- a) Not less than 25% of parcel depth

13.1.4 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 0.0 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.1.5 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

13.1.6 Maximum Parcel Coverage:

- a) 80%

13.1.7 Site Specific General Commercial (C1s) Provisions:

- a) *blank*

13.2 TOURIST COMMERCIAL ZONE (CT1)

13.2.1 Permitted Uses:

Principal Uses:

- a) motels;
- b) hotels;
- c) recreational vehicle park;
- d) eating and drinking establishments;
- e) recreation services (indoor and outdoor);
- f) amusement establishments (indoor and outdoor);
- g) retail (outdoor), sales area not to exceed 200 m²;
- h) retail stores (general), not to exceed 250 m² in gross floor area;
- i) open land recreation;
- j) campgrounds, subject to *Campsite and Mobile Home Park Bylaw*;

Secondary Uses:

- k) one (1) accessory dwelling, subject to Section 7.11;
- l) recreation equipment sales, service, rentals and indoor repairs in conjunction with a motel or resort use;
- m) accessory offices;
- n) accessory buildings and structures, subject to Section 7.13.

13.2.2 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements

13.2.3 Minimum Parcel Width:

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

13.2.4 Minimum Setbacks:

- a) All Buildings:
 - 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

13.2.5 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres;

13.2.6 Maximum Parcel Coverage:

- a) 35%;
- b) despite Section 13.2.6(a), 3% for accessory uses to campgrounds.

13.2.7 Site Specific Tourist Commercial (CT1s) Provisions:

- a) in the case of Parcel A (KF41673), District Lot 104, Plan 38032, YDYD, 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.

13.3 COMMERCIAL RECREATION ZONE (CR)

13.3.1 Permitted Uses:

Principal Uses:

- a) open land recreation,
- b) recreational and institutional camps;
- c) equestrian centres, subject to Section 7.22;

Secondary Uses:

- d) one (1) accessory dwelling per parcel;
- e) retail stores (general), not to exceed 250 m² in gross floor area;
- f) recreational vehicle park;
- g) marinas;
- h) accessory buildings and structures, subject to Section 7.13.

13.3.2 Minimum Parcel Size:

- a) 2.0 ha

13.3.3 Minimum Parcel Width:

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

13.3.4 Minimum Setbacks:

- a) All Buildings:
 - 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

13.3.5 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

13.3.6 Maximum Parcel Coverage:

- a) 35%

13.3.7 Site Specific Commercial Recreation (CRs) Provisions:

- a) *blank*

13.4 KENNEDY LAKE RESORT ZONE (KLR)

13.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings, or mobile homes, or travel trailers;
- b) campgrounds, subject to *Campsite and Mobile Home Park Bylaw*;

Secondary Uses:

- c) one (1) accessory dwelling, subject to Section 7.11;
- d) retail stores (general), not to exceed 250 m² in gross floor area;
- e) recreation services, indoor and outdoor;
- f) accessory offices; and
- g) accessory buildings and structures, subject to Section 7.13.

13.4.2 Minimum Parcel Size:

- a) 130.0 ha

13.4.3 Minimum Parcel Width:

- a) Not less than 25% of parcel depth

13.4.4 Maximum Density for Campground:

- a) 50 campground spaces per hectare

13.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 145 single detached dwelling units, or mobile homes or travel trailers

13.4.6 Minimum Setbacks:

- a) Principal buildings or principal dwellings, subject to Section 7.22:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures, subject to Section 7.22, and despite Section 13.4.6(a):
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres

- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

13.4.7 Maximum Height:

- i) No building shall exceed a height of 10.0 metres;
- j) No accessory building or structure shall exceed a height of 4.5 metres.

13.4.8 Maximum Parcel Coverage:

- a) 10%

13.4.9 General Provisions:

- a) Campgrounds are subject to the provisions of the Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982, and any amendments thereto. Where there is a conflict between Similkameen Valley Zoning Bylaw No. 2498 and Bylaw No. 713, the regulations of the Similkameen Valley Zoning Bylaw No. 2498 shall apply.

13.4.10 Site Specific Kennedy Lake Resort (KLRs) Provisions:

- a) *blank*

14.0 INDUSTRIAL

14.1 INDUSTRIAL (LIGHT) ONE ZONE (I1)

14.1.1 Permitted Uses:

Principal Uses:

- a) manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating provided that the use is entirely contained within a building;
- b) service industries;
- c) log home manufacturing;
- d) packing storage and processing of food products;
- e) building supply centres;
- f) wholesale and distribution facilities and warehouses;
- g) veterinary establishments;

Secondary Uses:

- h) one (1) accessory dwelling, subject to Section 7.11;
- i) accessory sales;
- j) accessory buildings and structures, subject to Section 7.13.

14.1.2 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements

14.1.3 Minimum Parcel Width:

- a) 30.0 metres

14.1.4 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 15.0 metres
 - iii) Interior side parcel line 15.0 metres
 - iv) Exterior side parcel line 10.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 10.0 metres

- | | |
|--------------------------------|------------|
| ii) Rear parcel line | 3.0 metres |
| iii) Interior side parcel line | 3.0 metres |
| iv) Exterior side parcel line | 4.5 metres |

14.1.5 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No auxiliary building shall exceed a height of 7.0 metres.

14.1.6 Maximum Parcel Coverage:

- a) 40%

14.1.7 Site Specific Industrial (Light) One (I1s) Provisions:

- a) *blank*

14.2 INDUSTRIAL (HEAVY) TWO ZONE (I2)

14.2.1 Permitted Uses:

Principal Uses:

- a) manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating;
- b) gravel processing and associated operations such as asphalt mixing and ready-mix concrete plants, including the manufacturing of concrete products;
- c) salvage operations;
- d) stockyards and abattoirs;
- e) auctioneering establishments;
- f) electrical and natural gas substations, including generating plants;
- g) sanitary landfills;
- h) sewage treatment plants;

Secondary Uses:

- i) one (1) accessory dwelling, subject to Section 7.11;
- j) accessory buildings and structures, subject to Section 7.13.

14.2.2 Minimum Parcel Size:

- a) 2,000 m², subject to servicing requirements

14.2.3 Minimum Parcel Width:

- a) 30.0 metres

14.2.4 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 15.0 metres
 - iii) Interior side parcel line 15.0 metres
 - iv) Exterior side parcel line 10.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

14.2.5 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres

14.2.6 Maximum Parcel Coverage:

- a) 60%

14.2.7 Site Specific Industrial (Heavy) Two (I2s) Provisions:

- a) In the case of District Lot 983, except Plan H88, YDYG, the following provisions shall apply:
 - 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 listed at Section 14.2.7(a)(i).

15.0 ADMINISTRATIVE and OPEN SPACE

15.1 ADMINISTRATIVE AND INSTITUTIONAL ZONE (AI)

15.1.1 Permitted Uses:

Principal Uses:

- a) churches;
- b) cemeteries;
- c) community halls;
- d) fire halls, police stations, ambulance service uses and similar emergency services;
- e) community care or social care facilities;
- f) funeral homes;
- g) government buildings
- h) hospitals;
- i) libraries, museums, art galleries;
- j) schools, colleges or other educational centres;
- k) multi-dwelling units for special needs and affordable housing;
- l) charitable, fraternal or philanthropic institutions;

Secondary Uses:

- m) one (1) accessory dwelling per parcel for churches, attached or detached, subject to Section 7.11;
- n) accessory offices;
- o) accessory buildings and structures, subject to Section 7.13.

15.1.2 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements

15.1.3 Minimum Parcel Width:

- a) Not less than 25% of parcel depth

15.1.4 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres

- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

15.1.5 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.1.6 Maximum Parcel Coverage:

- a) 40%

15.1.7 Site Specific Administrative and Institutional (AIs) Provisions:

- a) *blank*

15.2 PARKS AND RECREATION ZONE (PR)

15.2.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoors;
- c) cemeteries;

Secondary Uses:

- d) interpretation centres;
- e) community buildings and associated structures;
- f) carnivals, circuses and fairs;
- g) amusement establishments, indoor;
- h) recreation services, indoor;
- i) public moorage and marina;
- j) one (1) accessory dwelling, subject to Section 7.11;
- k) accessory buildings and structures, subject to Section 7.13

15.2.2 Minimum Parcel Size:

- a) Not applicable

15.2.3 Minimum Parcel Width:

- a) Not applicable

15.2.4 Minimum Setbacks:

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

15.2.5 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.2.6 Maximum Parcel Coverage:

- a) 25%

15.2.7 Site Specific Parks and Recreation (PRs) Provisions:

- a) in the case of the land shown hatched on Figure 15.2.7(a), permitted uses shall include “public park”, and exclude all others.

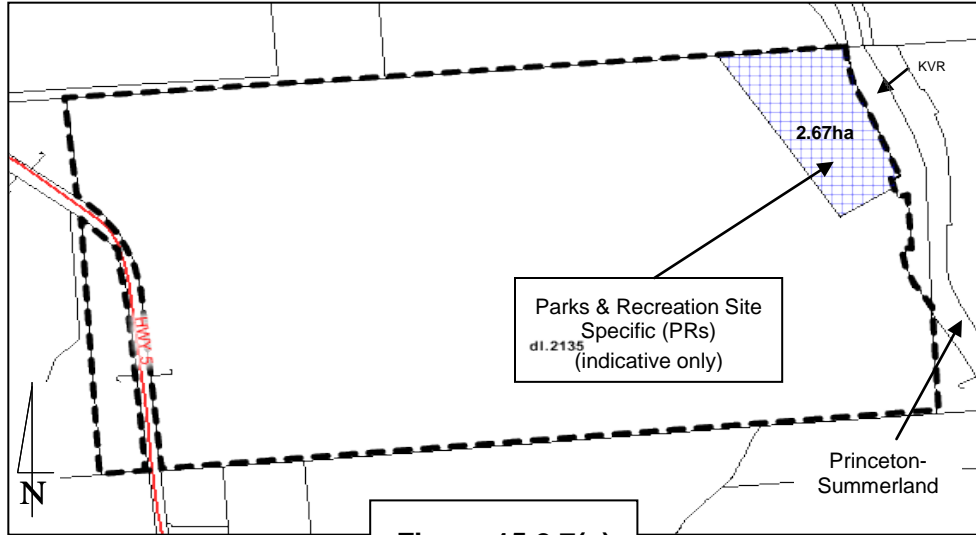


Figure 15.2.7(a)

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation areas;

Secondary Uses:

- b) interpretation centres;
- c) one (1) accessory dwelling, subject to Section 7.11;
- d) accessory buildings and structures, subject to Section 7.13

15.3.2 Minimum Parcel Size:

- a) Not applicable

15.3.3 Minimum Parcel Width:

- a) Not applicable

15.3.4 Minimum Setbacks:

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

15.3.5 Maximum Height:

- a) Not applicable

15.3.6 Maximum Parcel Coverage:

- c) 5%

15.3.7 Site Specific Conservation Area (CAs) Provisions:

- a) *blank*

~ end of Schedule '1' ~