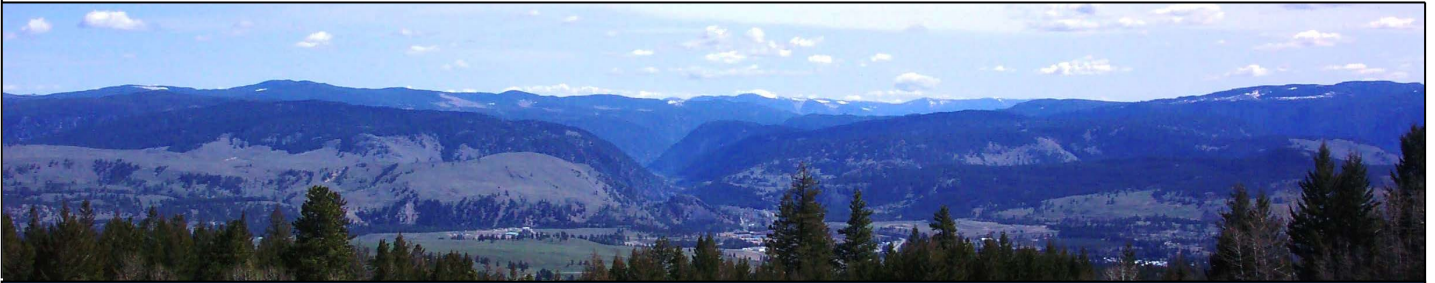


AREA 'H' SIMILKAMEEN VALLEY



Zoning Bylaw No. 2498, 2012 – Regional District of Okanagan-Similkameen

ZONING BYLAW

*This Bylaw has been consolidated for
Convenience only and includes all
Amendments to the text up to:
March 21, 2024*



**Regional District of Okanagan-Similkameen
Electoral Area 'H' Zoning Bylaw No. 2498, 2012**

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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
Electoral Area 'H' Zoning Bylaw No. 2498, 2012

A Bylaw to divide part of the Regional District within the
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, Electoral Area ‘H’ Zoning Bylaw No. 2498, 2012”.
- 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 includes:

Schedule ‘1’ — Electoral Area ‘H’ Zoning Text

Schedule ‘2’ — Electoral Area ‘H’ Zoning Maps

Schedule ‘3’ — Similkameen River and Tulameen River Provincial Floodplain Maps

Schedule ‘4’ — Kennedy Lake Recreation Use Areasⁱ

ⁱ Amendment Bylaw No. 2498.08, 2016 – adopted June 2, 2016

2.0 TRANSITION

2.1 Electoral Area 'H' Zoning Bylaw No. 2464, 2008, as amended is repealed.

READ A FIRST TIME on the 6th day of September, 2012.

READ A SECOND TIME on the 6th day of September, 2012.

RE-READ A SECOND TIME AS AMENDED on the 20th day of September, 2012.

PUBLIC HEARING held on the 13th day of October, 2012.

READ A THIRD TIME AS AMENDED on the 15th day of November, 2012.

Approved pursuant to Section 52(3)(a) of the *Transportation Act* this 27th day of November, 2012.

ADOPTED this 18th day of April, 2013.

Dan Ashton
Board Chair

Bill Newell
Chief Administrative Officer

SCHEDULE '1'

**Regional District of Okanagan-Similkameen
Electoral Area 'H' Zoning Bylaw No. 2498, 2012**

3.0 ADMINISTRATIONⁱⁱ

3.1 Applicability

- .1 This Bylaw applies to that portion of the Regional District contained within Electoral Area “H”, as outlined on Schedule ‘2’.
- .2 Land or the surface of water must not be used, land shall not be subdivided 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 that do not meet any minimum parcel 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.

3.2 Enforcement

- .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.

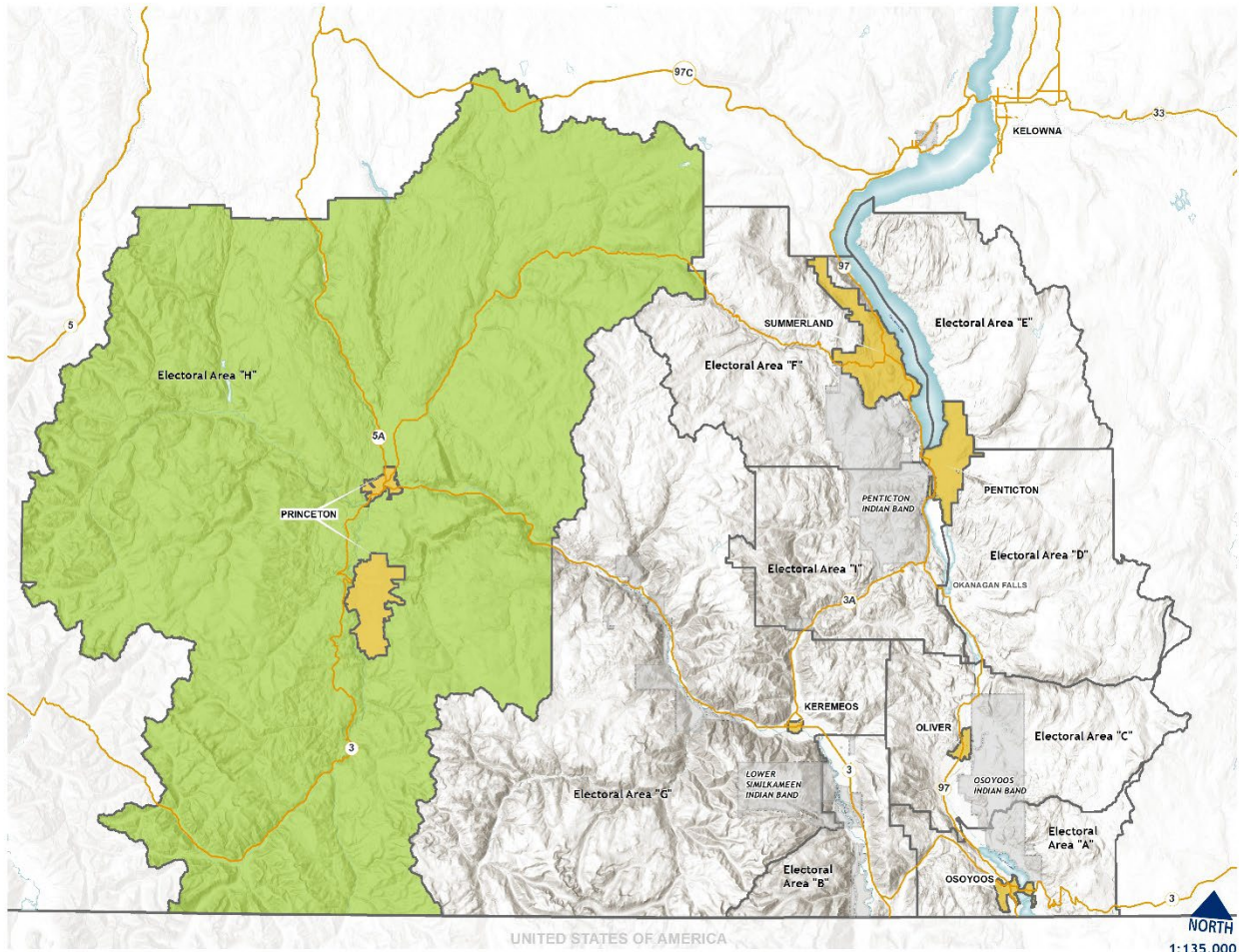
3.3 Prohibitions and Penalties

- .1 A person shall not prevent or obstruct, or attempt to prevent or obstruct, a person, an officer or an employee authorised under Section 3.2 from entering property to ascertain whether regulations, prohibitions or requirements of this Bylaw are being met or observed.
- .2 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 Each day’s continuance of an offence under this Bylaw constitutes a new and distinct offence.

3.4 Severability

ⁱⁱ Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

- .1 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.



Map 1 – Context Map³

³ Amendment Bylaw No. 2831, 2018 – adopted December 6, 2018.

4.0 DEFINITIONS

In this Bylaw:

Amended by deleting the definition of “pad”^{iv}, “agriculture, intensive”, “cidery” and “travel trailer”^v

A

“accessory use” means a use which is subordinate, customarily incidental, and exclusively devoted to a principal use in existence on the same parcel;

“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 dwelling unit which is permitted as an accessory use in conjunction with a principal use and is not located within a building containing a single detached dwelling unit. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;^{vi}

“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 and “cannabis production, indoor”. Agriculture includes “cannabis production, outdoor”, producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes apiculture and aquaculture;^{vii}

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

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

“amenity and open space area” means an area, not including setbacks, located on the same parcel as a manufactured home park which:

^{iv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016.

^v Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{vi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016; and Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{vii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- 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.

“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;

B

“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 includes 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;

“brewery, cidery, distillery or meadery” means the brewing or distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits or mead;^{viii}

“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;

C

^{viii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

“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, manufactured homes, manufactured home parks, motels or park model trailers;

“cannabis” means any plant of the genus *cannabis*; including:^{ix}

- a) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
- b) any substance or mixture of substances that contains or has on it any part of such a plant; and
- c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

“cannabis production, indoor” means the commercial production, cultivation, synthesis, harvesting, altering or propagating of cannabis inside a structure, as permitted by federal enactment, but excludes the growing of cannabis by an individual for their personal use and consumption, or “cannabis production, outdoor”;^x

“cannabis production, outdoor” means the commercial production, cultivation, synthesis, harvesting, altering or propagating of cannabis outside in a field, as permitted by federal enactment, but excludes the growing of cannabis by an individual for their personal use and consumption, or “cannabis production, indoor”;^{xi}

“cannabis products” means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for human use or consumption;^{xii}

“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;

“carriage house” means a dwelling unit located on the second storey of an accessory building or structure which contains direct access to the open air without passage through any portion of the accessory building or structure;^{xiii}

“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;

^{ix} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^x Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xi} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xiii} Amendment Bylaw No. 2498.02, 2014 – adopted April 3, 2014.

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

“commercial card-lock facility” means a premises used for the bulk storage and sale of petroleum products dispenses from pumps utilizing a card-lock or key-lock system, but excludes a service station; ^{xiv}

“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;

“crawl space” means the space between the underside of the joists of the floor next above and the ground floor slab or ground surface where no slab exists, having a vertical clear height less than 1.5 metres;

D

“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

^{xiv} Amendment Bylaw No. 2498.17, 2019 – adopted August 1, 2019

historic flood records or by regional analysis where there is inadequate watercourse flow data available;

“derelict vehicle” includes a vehicle, except a farm vehicle, that is not displaying a current licence, pursuant to Provincial regulations, and which is not enclosed within a garage or carport;

“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 and which is designed to be used for living and sleeping purposes;

E

“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;

“educational facility” means the use of land, buildings or structures for education, instruction and training and may include administration offices and dormitories to house students. Typical examples include but are not limited to elementary, middle and secondary schools, storefront schools, community colleges, universities, technical and vocational schools;^{xv}

“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;

F

^{xv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

“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 typical of a single-family unit or other similar basic social 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” means a farm operation as defined by the Province under the *Farm Practices Protection (Right to Farm) Act*;

“farm products” means commodities or goods that are produced from a farm use;

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

“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;

“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;

“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;

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

G

“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 concrete and asphalt 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, uncovered sundecks, crawl spaces 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;

H

“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, 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;^{xvi}

^{xvi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016.

“health and recreation ranch” means a recreation retreat facility operated year-round 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, when used in reference to a building or structure except for a retaining wall, the vertical distance from the finished grade to the highest point of the roof or structure;^{xvii}

“highway” includes a street, road, lane, bridge, viaduct or any other way open to public use other than a private right-of-way on private property;

“home industry” means an occupation or a commercial use that is accessory to the principal residential use of the parcel and may include manufacturing, processing, fabricating, assembling, storing, distributing, testing, servicing, or repairing of goods or materials including vehicle repair, maintenance and auto body shops and other similar uses;^{xviii}

“home occupation” means an occupation or profession that is accessory to the principal residential use of a parcel and may include home offices; studios; home workshops, and other similar uses;

“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;

I

“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;

“institutional camp” means an area of land containing sleeping accommodations and facilities which are used to provide short term accommodation for persons engaged in passive or active recreation or leisure, which, without limiting the generality of the foregoing, shall include the following: children's camp or establishment, religious camp, artist's camp, retreat, educational camp, recreational camp, sports camp or other similar camp or establishment.

K

"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;

^{xvii} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

^{xviii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

L

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

“livestock” means horses, cattle, sheep, swine, llamas, ratites, goats, farmed game and other similar animals;^{xix}

M

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;^{xx}

“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 or manufactured home strata development;

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;^{xxi}

“manufacturing” means fabricating, processing, assembling and finishing of goods or materials not involving the use, processing or production of hazardous wastes;^{xxii}

“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 meteorological 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;

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;^{xxiii}

^{xix} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{xx} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016.

^{xxi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xxii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xxiii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;^{xxiv}

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

N

“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;

“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 accessory 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;

O

“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;

“outdoor storage” means the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent structures. Typical uses include but are not limited to vehicle or heavy equipment storage compounds; and the sale, rental and storage of metal shipping containers;^{xxv}

P

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

^{xxiv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xxv} Amendment Bylaw No. 2498.17, 2019 – adopted August 1, 2019.

- 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;

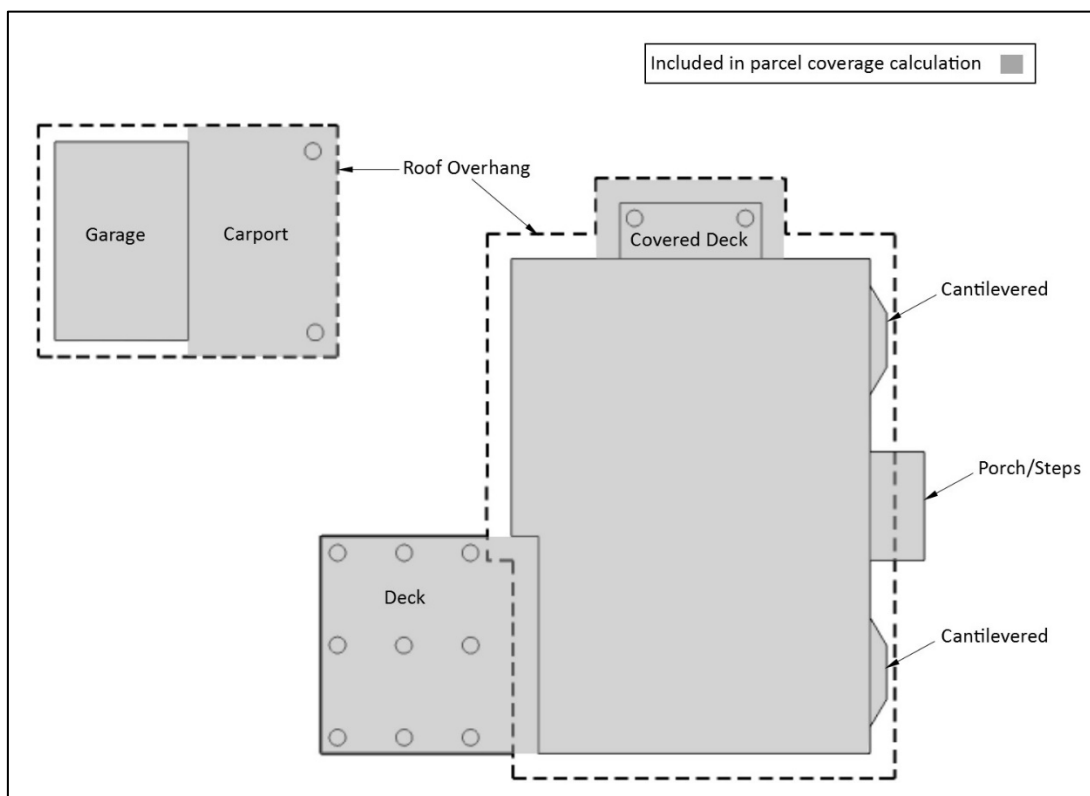


Figure 4.1: Parcel Coverage Illustration^{xxvi}

“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;

^{xxvi} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

“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 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 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;

“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 dwelling 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 suite 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;

R

“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 recreational 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, or motels;

“residential” means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;^{xxvii}

“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;

“restrictive covenant” is an agreement in writing and signed by the owner of a parcel of land that restricts the use of the parcel in favour of the Regional District;

“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 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;

“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;

^{xxvii} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014

“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;

“retaining wall” means a structure or series of interdependent structures greater than 1.2 metres in height constructed to hold back, stabilize or support an earthen bank;^{xxviii}

S

“scientific research facilities” means buildings or structures used for scientific research, investigation, testing or experimentation, but does not include facilities for the manufacturing or retail sale of products;^{xxix}

“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 second dwelling unit located within a principal single detached dwelling accessory to the principal dwelling 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;

“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;

^{xxviii} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

^{xxix} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

“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 4.5 metres from the point of intersection;

“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;

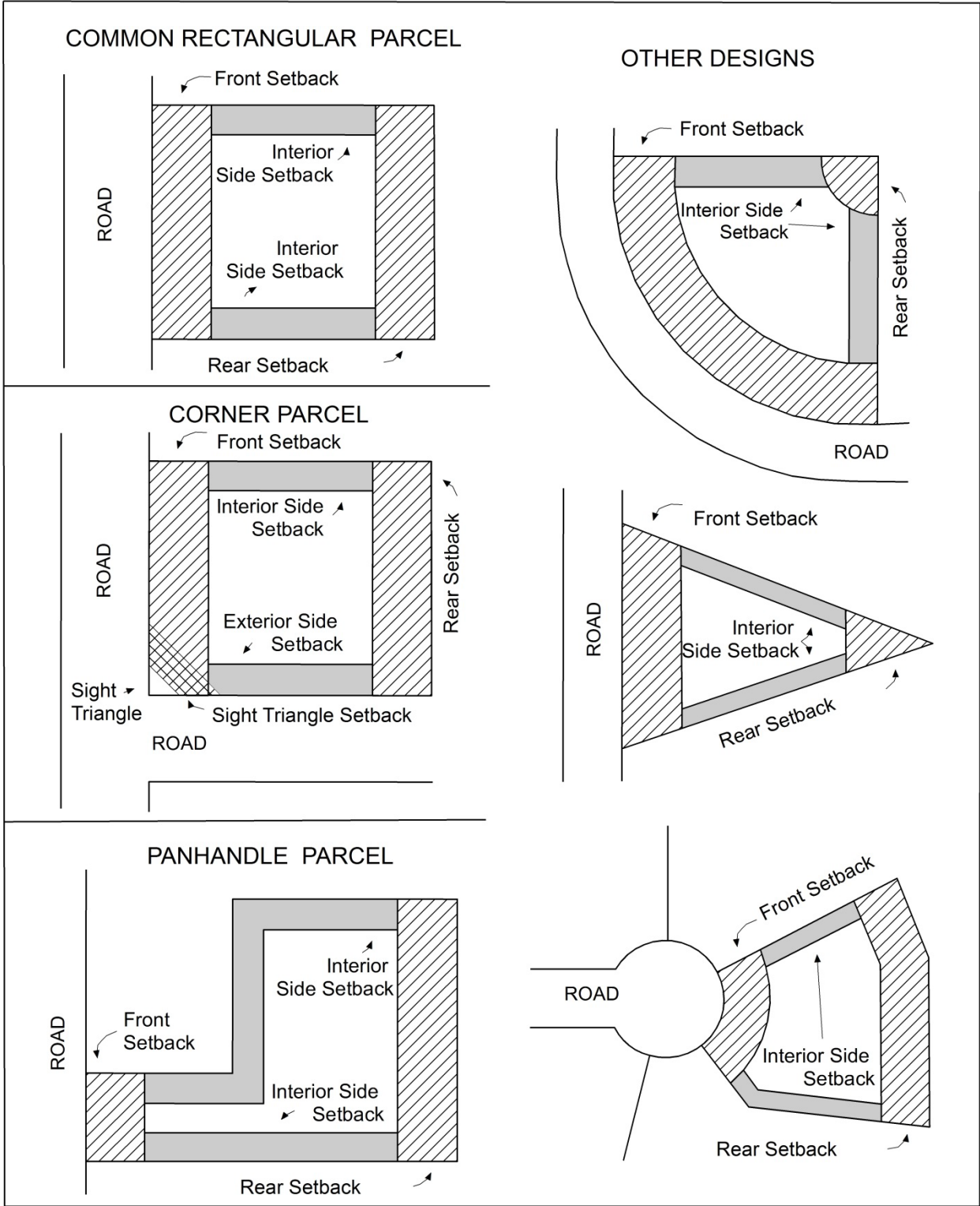
“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”;^{xxx}

“small livestock” means poultry, rabbit or other small animals similar in size and weight but does not include farmed fur bearing animals or roosters;^{xxxi}

Figure 4.2 — Setback Areas

^{xxx} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016.

^{xxxi} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.



“**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 any construction fixed to, supported by or sunk into land or water, and includes swimming pools, retaining walls and manufactured home spaces, but specifically excludes fences under 2.0 metres in height, landscaping, paving and signs unless otherwise noted in this bylaw;^{xxxii}

T

“tourist cabin” is the use of land for a detached building containing a maximum of one sleeping unit used exclusively for tourist accommodation for the temporary accommodation of the traveling public, and may include cooking facilities and washroom facilities;

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

U

“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; 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 oil or gas storage tanks; power sub-stations; sewage treatment plants; offices; or public storage or maintenance and works yards;^{xxxiii}

V

“vacation rental” means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;^{xxxiv}

“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

^{xxxii} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

^{xxxiii} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

^{xxxiv} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

W

“watercourse” includes any of the following: 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, food & beverage lounge and an eating and drinking establishment.^{xxxv}

^{xxxv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

5.0 *deleted*^{xxxvi}

^{xxxvi} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

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 Zones	
Resource Area Zone	RA
Watershed Resource Area Zone	WRA
Agriculture Three Zone	AG3
Large Holdings One Zone ^{xxxvii}	LH1
Large Holdings Two Zone	LH2
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
Small Holdings Five Zone	SH5
Low Density Residential Zones	
Residential Single Family One Zone	RS1
Residential Single Family Two Zone	RS2
Residential Manufactured Home Park Zone	RSM1
Commercial Zones	
General Commercial Zone	C1
Tourist Commercial One Zone	CT1
Commercial Recreation Zone	CR
Industrial Zones	

^{xxxvii} Amendment Bylaw No. 2498.04 – adopted August 21, 2014

Industrial (Light) One Zone	I1
Industrial (Heavy) Two Zone	I2

Administrative and Open Space Zones

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

Comprehensive Development Zones

Elkhart Lodge Comprehensive Development Zone	CD3 ^{xxxviii}
Kennedy Lake Comprehensive Development Zone	CD6 ^{xxxix}

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 11.0 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 11.0 to 15.0 of this Bylaw.

^{xxxviii} Amendment Bylaw No. 2498.17, 2019 – adopted August 1, 2019

^{xxxix} Amendment Bylaw No. 2498.08, 2016 – adopted June 2, 2016

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.

6.7 Comprehensive Development Zones:^{x1}

A Comprehensive Development (CD) Zone shall only be created where a proposed development is of a scale, character, or complexity requiring comprehensive planning and implementation that, in the opinion of the Regional District Board, is of a unique form or nature not contemplated or reasonably regulated by another zone.

^{x1} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

7.0 GENERAL REGULATIONS

7.1 Applicability

Except as otherwise specified in this Bylaw, Sections 7.2 to 10.5, 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 in care, 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 as a permanent residence is prohibited in all zones.
- .2 The use of a recreational vehicle as a permanent residence is prohibited in all zones except the RA, LH1, LH2, SH2, SH3, SH4 and CD6^{xli}.
- .3 The wrecking, salvage or storage of more than two derelict vehicles or the use of land as a salvage operation is prohibited in all zones except the I2 Zone.
- .4 “cannabis production, indoor”, except as expressly permitted elsewhere in this Bylaw, or as a designated farm use under Section 8 of the *Agricultural Land Reserve Use Regulation*, on lands designated as Agricultural Land Reserve.

^{xli} Amendment Bylaw No. 2498.08, 2016 – adopted June 2, 2016

For the purposes of “cannabis production, indoor”, a structure that has a base consisting entirely of soil is a structure that shall not have concrete construction, hardsurfacing or similar impermeable forms of construction sunk into, at or below the natural elevation of a site, except:

- a) a building or structure supported by a system of columns or posts, where:
 - i) each supporting column or post has a minimum radius of 3.0 metres to the next adjacent column or post; and
 - ii) the maximum footprint area for each concrete footing associated with each column or post is 0.5 m².^{xlii}

7.5 Projections^{xliii}

- .1 No features shall project into a setback required by this Bylaw except the following minor projections on buildings:
 - a) Gutters, eaves, sunshades, cornices, belt courses and sills may project into required setbacks to a maximum of 0.6 metres measured horizontally;
 - b) Unenclosed access ramps for physically disabled persons may project fully into required setbacks;
 - c) In Residential zones the following features may project into the required setbacks:
 - i) chimneys, bay windows or other architectural projections which do not comprise more than 25% of the total face of a wall and do not project more than 0.6 metres measured horizontally; and
 - ii) unenclosed stairwells, balconies, porches, uncovered decks or canopies, may project no more than:
 - .1 1.5 metres, measured horizontally, into the front setback; or
 - .2 2.0 metres, measured horizontally, into the rear setback.
 - d) In no case shall a projection cross a parcel line.
- .2 No features shall extend beyond a height limit required by this Bylaw except the following minor projections on buildings:
 - a) antennas, belfries, chimney stacks, church spires, clearance markers, elevator shafts, flagpoles, monuments, rooftop mechanical equipment, ventilation machinery and water tanks.

7.6 Fence Heights

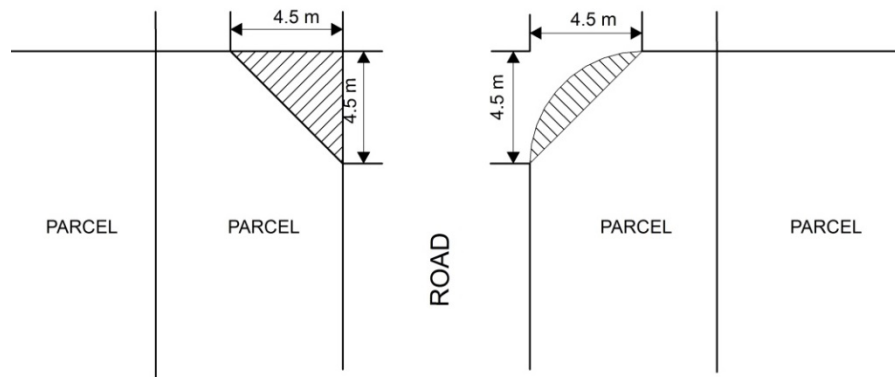
The height of a fence shall be determined by measurement from the ground level, at the place on which the fence is to be located, to the top of the fence.

^{xlii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xliii} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

- .1 No fence shall exceed 1.8 metres in height to the rear of a front setback and 1.2 metres in height in the front setback except:
 - a) in the Rural zones all fences may be up to 1.8 metres in height, and in the Industrial zones all fences may be up to 2.4 metres in height;
 - b) in Commercial zones abutting or across a highway from the AG3 zone all fences may be up to 2.0 metres in height;
 - c) 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 metre 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;

Figure 7.6.1(c) – Site Triangle



- d) in the case of a fence constructed on top of a retaining wall, the combined height of the fence and the retaining wall at the parcel line or within 1.2 metres of the parcel line shall not exceed 1.8 metres in height, as measured from the finished grade of the abutting higher parcel;^{xliv}
 - e) deer fences shall not be limited in height, provided such fences are constructed of material that permits visibility, such as wire mesh; and
 - f) 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.
- .2 The use of barbed wire for fencing is prohibited within all Residential and Commercial zones as well as the AI Zone.
 - .3 The use of razor wire for fencing is prohibited within all zones.

^{xliv} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

7.7 Screening and Landscaping

Despite Section 7.6, screening and landscaping shall be provided and maintained by an owner of a parcel at the owner's sole cost in accordance with the regulations specified in Table 7.7, and the headings in the Table are part of this Bylaw:

Table 7.7
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
A salvage operation in the I2 Zone		Screen 2.4 metre minimum height, and no materials shall be stacked higher than the solid screen.

7.8 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.

7.9 Accessory Dwellings or Mobile Homes^{xlv}

The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:

- .1 No accessory dwelling or mobile home shall have a floor area greater than 125.0 m², unless otherwise specified.^{xlvi}
- .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones.
- .3 An accessory dwelling cannot be subdivided under the *Strata Property Act*.
- .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones.
- .5 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

^{xlv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016; and Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{xlvi} Amendment Bylaw No. 2932, 2021 – adopted July 22, 2021.

- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- iii) despite section 7.9.1, have a maximum floor area that does not exceed the floor area of the principal permitted use.^{xlvii}

7.10 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 single detached dwelling unit. Secondary suites are not permitted in an accessory dwelling or structure. 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 single detached dwelling unit.
- .3 The maximum floor area of a secondary suite shall not exceed 125 m².^{xlviii}
- .4 Secondary suites exceeding the originally constructed number of bedrooms, bathrooms, and kitchens in a principal single detached 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 single detached dwelling.

7.11 Carriage Houses^{xlix}

Where permitted in this bylaw, carriage houses must meet the following criteria:

- .1 The siting of carriage houses shall be in accordance with principal structure setbacks.
- .2 The residential use of carriage houses must be located within the second storey of a building accessory to an existing residential use on the subject property.
- .3 No carriage house shall have a floor area greater than 125.0 m².ⁱ
- .4 The carriage house cannot be subdivided from the building it is part of under the *Strata Property Act*.
- .5 Unless connected to a community sewer system, a carriage house shall:ⁱⁱ
 - a) not be permitted on parcels less than 1.0 ha in area; and
 - b) dispose of wastewater to the same septic system serving the principal dwelling unit.

^{xlvii} Amendment Bylaw No. 2932, 2021 – adopted July 22, 2021.

^{xlviii} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

^{xlix} Amendment Bylaw No. 2498.02, 2014 – adopted April 3, 2014.

ⁱ Amendment Bylaw No. 2932, 2021 – adopted July 22, 2021.

ⁱⁱ Amendment Bylaw No. 2498.03, 2014 – adopted November 9, 2014.

- .6 One off-street parking space shall be provided for the exclusive use of the carriage house.

7.12 Accessory Buildings and Structuresⁱⁱⁱ

- .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 shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG3 and LH Zones where one (1) shower is permitted.ⁱⁱⁱⁱ
- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG3, LH1 and LH2 Zones where the maximum floor area of a bathroom may be 6.0 m².
- .5 No accessory building or structure shall be situated on a parcel unless:
 - a) A principal building has already been erected on the same lot;
 - b) A principal building will be erected simultaneously with the accessory building or structure on the same lot; or
 - c) 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.

7.13 Temporary Residential Occupation of an Existing Dwelling

- .1 A temporary residential building or structure is permitted on a parcel provided that:
 - a) it is incidental to the construction of a principal residential building;
 - b) it meets the siting regulations of the zone in which it is located; and
 - c) it is removed within thirty (30) days of the completion of the construction of the principal residential building.
- .2 An existing single detached dwelling may be maintained and occupied, and a new single detached dwelling may 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, in a form satisfactory to the Regional District, by which the

ⁱⁱⁱ Amendment Bylaw No. 2730, 2016 – adopted June 2, 2016

ⁱⁱⁱⁱ Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

owner covenants and agrees to demolish and remove, make uninhabitable or move from the parcel the existing single detached dwelling 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.

7.14 Residential Occupancy of Recreational Vehicles

- .1 Where a recreational vehicle is permitted in lieu of a principal dwelling or manufactured home, the recreational vehicle will be considered as a dwelling unit when calculating density and must:
 - a) be connected to an approved sewage disposal system; and
 - b) meet the necessary siting requirements specified by the applicable zoning.
- .2 The following additions to recreational vehicles are permitted:
 - a) roof shelters.
- .3 Where a recreational vehicle is not permitted in lieu of a principal dwelling or manufactured home, only recreational vehicles belonging to the owner or occupier of the principal single detached dwelling on a parcel may be stored or parked on the same parcel.
- .4 Despite Section 7.14.3, one (1) recreational vehicle belonging to a guest or visitor of the owner or occupier of the principal single detached dwelling may be located on the same parcel containing the principal 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.^{liv}

7.15 Agri-Tourism Accommodation^{lv}

The following regulations apply to agri-tourism accommodation where permitted as a use in this Bylaw:

- 1. Agri-tourism accommodation is permitted only on a parcel if all or part of the parcel is classified as a “farm” under the *Assessment Act*.
- 2. Agri-tourism accommodation shall be for short term use by a person up to a maximum stay of 30 consecutive days with 30 days in between any subsequent stay.
- 3. The number of agri-tourism accommodation sleeping units permitted parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER AGRITOURISM ACCOMMODATION SLEEPING UNITS
Less than 4.0 ha	0
4.0 ha to 8.0 ha	5

^{liv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

Greater than 8.0 ha	10
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4. All agri-tourism accommodation sleeping units shall be contained under one roof.
5. No agri-tourism accommodation sleeping unit shall have an area of greater than 30.0 m². A washroom is not included as part of the area of the agri-tourism accommodation sleeping unit.
6. No cooking facilities shall be provided for within individual agri-tourism accommodation sleeping units.
7. One (1) parking space per agri-tourism accommodation sleeping unit is required in addition to parking required for the principal single detached dwelling.

7.16 Home Occupations^{lvi}

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

- .1 A home occupation shall not occupy more than 50% of the floor area of a principal dwelling unit or accessory building to a maximum of 50.0 m².
- .2 A home occupation shall 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.
- .3 No retail sales shall be permitted in a home occupation, except for:
 - a) goods produced or made on the premises;
 - b) telephone or internet sales or sales where the customer does not enter the premises;
 - c) mail order sales;
 - d) direct distributors where customers do not enter the premises; and
 - e) sale of products directly related to the home occupation.
- .4 No vehicle exceeding 1,000 kg in vehicle weight and associated with or used in the conduct of a home occupation shall be parked or otherwise located outside of an unenclosed building.
- .5 Only persons residing in the principal dwelling unit may carry on the home occupation located on the parcel occupied by the principal dwelling unit.
- .6 One (1) vehicle parking space is required in addition to those required for the principal single detached dwelling.
- .7 A home occupation shall not involve:

^{lvi} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- a) material or products that produce inflammable or explosive vapours or gases under ordinary temperatures;
- b) the outdoor storage of materials, vehicles and equipment associated with a contractor, trade or mobile service;
- c) the boarding, breeding and keeping of animals;
- d) cannabis production, indoor and outdoor;
- e) the salvage or repair of motor vehicles, boats, or other machinery as a commercial venture; and
- f) the assembly of more than four (4) persons for any artistic, educational, religious, therapeutic or similar activity.

7.17 Home Industries^{lvii}

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 The maximum floor area utilized for a home industry, including the indoor or outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 200.0 m².
- .3 A home industry shall be conducted within an enclosed building or structure.
- .4 No retail sales of products other than the sale of goods produced, grown or assembled on the parcel shall be permitted.
- .5 Only persons residing in the principal dwelling unit may carry on the home industry located on the parcel, and up to two (2) non-resident employees may be on the parcel.
- .6 A home industry shall not be located on a parcel unless a principal dwelling unit already exists or is being constructed simultaneously, on the same parcel.
- .7 One (1) vehicle parking space per each non-resident employee of a home industry use is required in addition to those required for the principal dwelling unit.
- .8 A home industry shall not involve:
 - a) wrecking, salvage or storage of derelict vehicles and equipment;
 - b) salvage or storage of used building or domestic products and similar discarded materials;
 - c) manufacture of concrete products;
 - d) bulk fuel or chemical storage or refining depots;

^{lvii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- e) cannabis production, indoor and outdoor;
- f) animal or agriculture products processing; and
- g) the production of animal feeds.

7.18 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 no 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 bed and breakfast operation;
- .5 no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
- .6 no retail sales other than the sale of goods produced on the parcel are permitted;
- .7 no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation shall be parked or otherwise located outside an unenclosed building;
- .8 only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron(s) stay; and
- .9 the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.

7.19 Signs

The following regulations apply to every sign located on a parcel:

- .1 Signs are permitted on a parcel only for the following purposes:
 - a) to identify a use on the parcel on which the sign is located;
 - b) to denote the name of the owner of the parcel or the 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; and
 - e) 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 7.19.1(b) or signs to identify a home occupation, home industry or bed and breakfast operation are limited to one per parcel and must not exceed a total sign area of 0.6 m².
- .3 Signs permitted under Section 7.19.1 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 to identify a church or community hall use are limited to either one free-standing sign or one (1) fascia sign. No sign shall exceed a total sign area of 7.5 m² or a height of 4.0 metres.
- .5 Signs permitted to denote a public utility, commercial administrative or institutional use are limited to one fascia sign and one free-standing sign. No sign shall exceed a total sign area of 23 m² or a height of 6.5 metres.
- .6 No part of any sign shall be located within 1.0 metre of any parcel line.
- .7 All illuminated signs shall be illuminated from a source internal to the sign. Illuminated signs are permitted only within Commercial and Industrial zones.

7.20 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 the *Strata Property Act*.

Subject to setbacks that are more stringent for strata subdivisions provided elsewhere in this Bylaw, detached or semi-detached residential buildings, manufactured homes, accessory buildings and structures located within a bare land strata subdivision shall be measured from the internal strata lot boundaries and the external boundaries of the strata plan and shall comply with the following minimum setbacks:

- .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

7.21 ~~deleted~~^{lviii}

7.22 Keeping of Livestock and Honeybees^{lix}

In this Bylaw, where “single detached dwelling” is a permitted use the following regulations apply:

^{lviii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lix} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

1. the number of livestock, small livestock and honeybee hives permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF LIVESTOCK	MAXIMUM NUMBER OF SMALL LIVESTOCK	MAXIMUM NUMBER OF HONEYBEE HIVES
Less than 625 m ²	0	0	0
625 m ² to 2,500 m ²	0	5	2
2,500 m ² to 0.4 ha	0	25	Not applicable
0.4 ha to 1.0 ha	2	50	Not applicable
1.0 ha to 1.5 ha	3	75	Not applicable
1.5 ha to 2.0 ha	4	100	Not applicable

2. On parcels 2,500 m² or greater in area, keeping of honeybees shall be unlimited, and on parcels 2.0 ha or greater in area, keeping of livestock and small livestock shall be unlimited.
3. Products derived from the keeping of livestock and honeybees may be sold in accordance with Section 7.17 (Home Occupation) or Section 7.18 (Home Industry) of this bylaw, in addition to any applicable provincial regulations.
4. Honeybee hives must be located in accordance with the following:
 - a) to the rear of the principal dwelling unit; and
 - b) metres from any parcel line, unless the underside of the hive is situated:
 - i) greater than 2.5 metres above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres; or
 - ii) less than 2.5 meters above the adjacent ground level, in which case the setback from any parcel line shall be 2.0 metres provided the beehive is situated behind a solid fence or hedge more than 2.0 metres in height running parallel to any property line and extending at least 6.0 metres beyond the hive in both directions.

7.23 Provisions for Retail Sales of Farm and/or Off-Farm Products^{lx}

- .1 Where “retail sales of farm and off-farm products” is permitted in a zone, farm products, processed farm products, and off-farm products may be sold to the public subject to the following regulations:
 - a) the area used for retail sales of off-farm products shall not exceed ⅓ of the total area used for all retail sales on the parcel;
 - b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale; and

^{lx} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

- c) the retail sales area for farm products and off-farm products shall not exceed 300 m².
- .2 For the purpose of calculating the area used for retail sales in a building or structure, the following shall be included:
 - a) aisles and other areas of circulation;
 - b) shelf and display space;
 - c) counter space for packaging and taking payment; and
 - d) any area used for the service and consumption of hot and cold food items.

Any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall be excluded.

7.24 Fuel Storage and Distribution

- .1 In the RS1, RS2 and RSM1 zones, 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.

7.25 Provisions for Composting Facilities:

- .1 Composting Facility:
 - a) Minimum parcel size: A composting facility shall not be sited on any parcel less than 8 ha in size (except to the extent permitted in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation).
 - b) Minimum parcel width: 25% of parcel width
 - c) Setback from any parcel line: 30.0 metres
 - d) Setbacks from any watercourse or lake: 60.0 metres
 - e) Setback from domestic water supply: 60.0 metres
 - f) Setback from any abutting designation other than Resource or Industrial designations: 1000.0 metres
 - g) Maximum parcel coverage: 20%
- .2 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

7.26 Tourist Cabins

The following regulations apply to tourist cabins where permitted as a use in this Bylaw:

1. A tourist cabin shall:
 - a) have a floor area of less than 50 m²;
 - b) have a door direct to the outdoors;
 - c) have a maximum of one sleeping unit; and
 - d) be located on a parcel 1.0 ha or larger in area.

7.27 Meteorological Towers

1. Meteorological towers must be setback from all property and or strata lot lines equal to twice its height including the height of the blades.
2. Despite Section 7.6, meteorological towers shall be fenced with a minimum 2.0 meter high chain link or equivalent fence.
3. Meteorological towers shall have a sign stating the use and the emergency contact information including name and 24 hour telephone number.

7.28 Kennel Facilities^{lxi}

A kennel is permitted where listed as a permitted use, provided that:

1. No kennel shall be permitted on a parcel less than 4.0 hectares in size; and
2. All buildings, structures and areas utilized in association with a kennel shall be sited a minimum of 30.0 metres from all parcel lines.

7.29 Retaining Walls^{lxii}

1. the height of a retaining wall shall be determined by measurement from the lowest finished grade at the base of the retaining wall to the top of any part of the retaining wall.

^{lxi} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxii} Amendment Bylaw No. 2773, 2017 – adopted January 4, 2018.

2. the minimum horizontal separation between individual retaining walls on the same parcel, as measured from the outer face of each retaining wall, must not be less than the height of the lowest retaining wall.
3. retaining walls constructed closer than the height of the lowest retaining wall will collectively be considered a single retaining wall for the purposes of determining the height of a retaining wall.
4. no retaining wall shall exceed 2.0 metres in height except:
 - a) in a required setback for a front, side or rear parcel line no retaining wall shall exceed 1.2 metres in height; and
 - b) on a corner site contiguous to a highway intersection, no retaining wall is permitted within a distance of 4.5 metres from the corner of the site at the intersection of the streets.
5. despite sub-section 7.29.4(a), a retaining wall in a required setback for a front, side or rear parcel line may be 2.0 metres in height where the finished grade of the subject parcel at the base of the retaining wall is lower than the finished grade of the abutting parcel or highway.
6. despite sub-section 7.29.4(b), a retaining wall is permitted within 4.5 metres of a corner site contiguous to a highway intersection where the finished grade of the subject parcel at the base of the retaining wall is lower than the finished grade of the abutting highway, and provided no part of the retaining wall extends above the finished grade of the abutting highway.

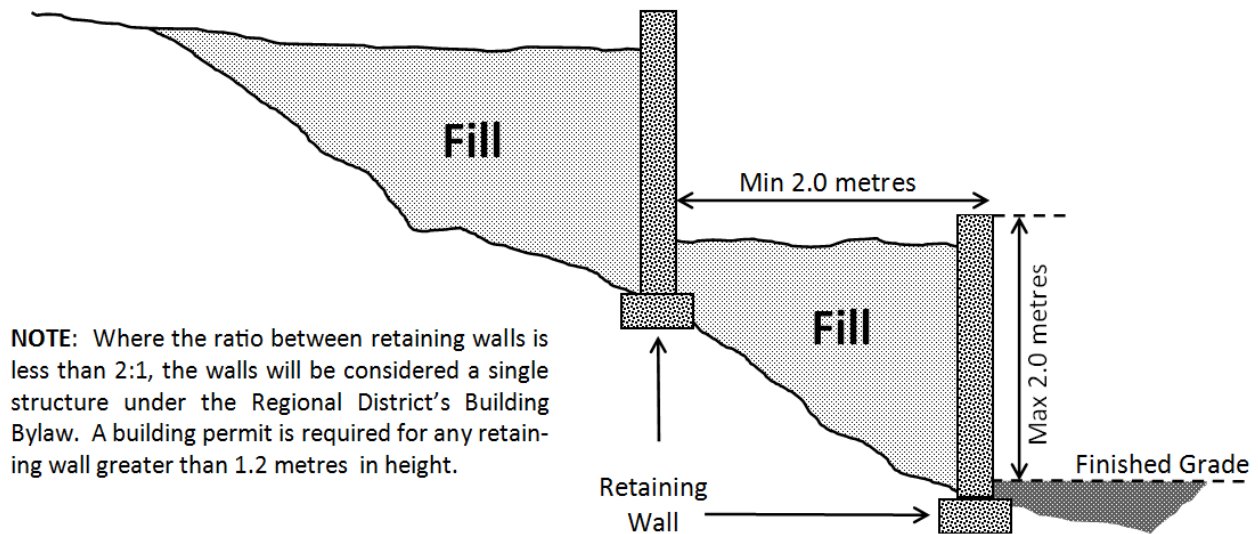


Figure 7.29.4: Retaining Wall Illustration

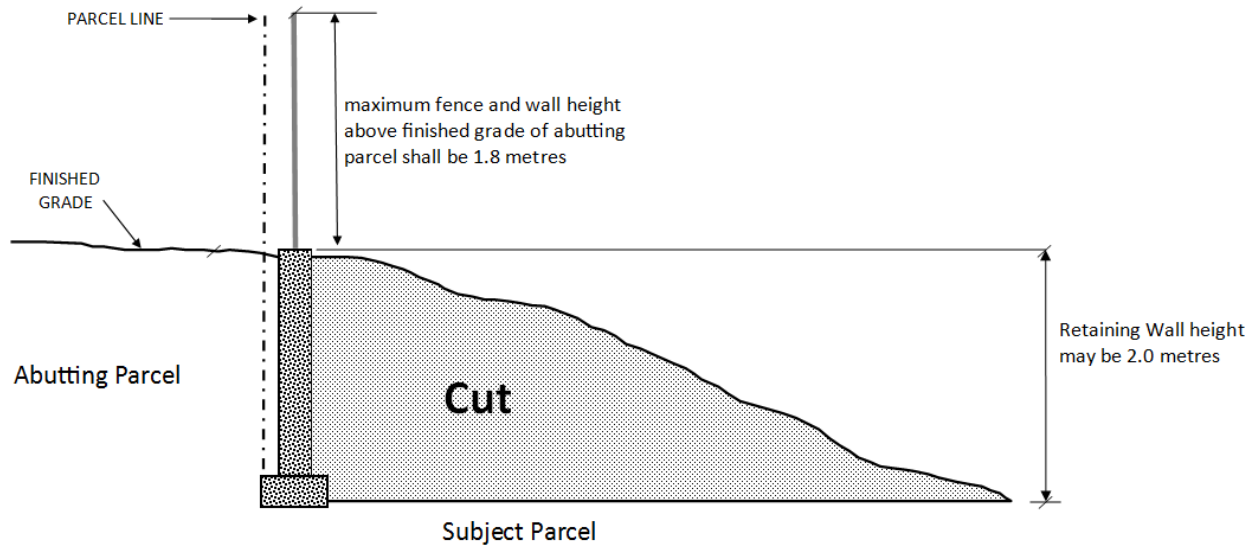


Figure 7.29.5: Retaining Wall in a Setback Illustration

7.30 Campground^{lxiii}

1. a *campground* use shall be connected to a community sewer system and community water system.
2. a second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each *campground* use containing greater than fifty (50) camping spaces.

^{lxiii} Amendment Bylaw No. 3061, 2024 – adopted March 21, 2024.

8.0 FLOODPLAIN REGULATIONS

8.1 Floodplain Designation and Flood Construction Level

- .1 The following land is designated as a floodplain:
 - a) the area shown as the 200 year floodplain for the Similkameen River and Tulameen River on the provincial floodplain maps attached as Schedule '3' to this Bylaw;
 - b) any land not shown on the provincial floodplain maps that is less than 3.0 metres above the natural boundary of the Similkameen River and the Tulameen River;
 - c) any land that is less than 1.5 metres above the natural boundary of any other watercourse.
- .2 The flood construction level for land designated as a floodplain in section 8.1.1 is:
 - a) the 200 year flood levels shown on the provincial floodplain maps for the floodplain designated in section 8.1.1(a);
 - b) 3.0 metres above the natural boundary for the floodplain designated in section 8.1.1(b);
 - c) 1.5 metres above the natural boundary for the floodplain designated in section 8.1.1(c).

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 natural boundary of any lake, pond or marsh;
- .2 15.0 metres of the natural boundary of any other watercourse except the Similkameen and Tulameen Rivers; and
- .3 30.0 metres of the natural boundary of the Similkameen and Tulameen Rivers.

8.3 Floodplain Management Regulations

- .1 No person shall place any structural support for a habitable area or fill required to support a habitable area on land within a floodplain setback area under Section 8.2;
- .2 No person shall 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 shall be located with the underside of any wooden floor system, or the top of the pad of any habitable area, or in the case of a manufactured 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) flood construction levels specified in Section 8.1, whichever is greater.
 - b) For Closed-Sided Livestock Buildings:

Closed-sided livestock buildings that are not behind standard dykes shall be located with the underside of any 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) the flood construction levels specified in Section 8.1, whichever is lesser.
 - c) For Industrial Buildings:

Industrial buildings, other than the main switchgear, must be located with the underside of any wooden floor system or the top of any 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 shall not be 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.

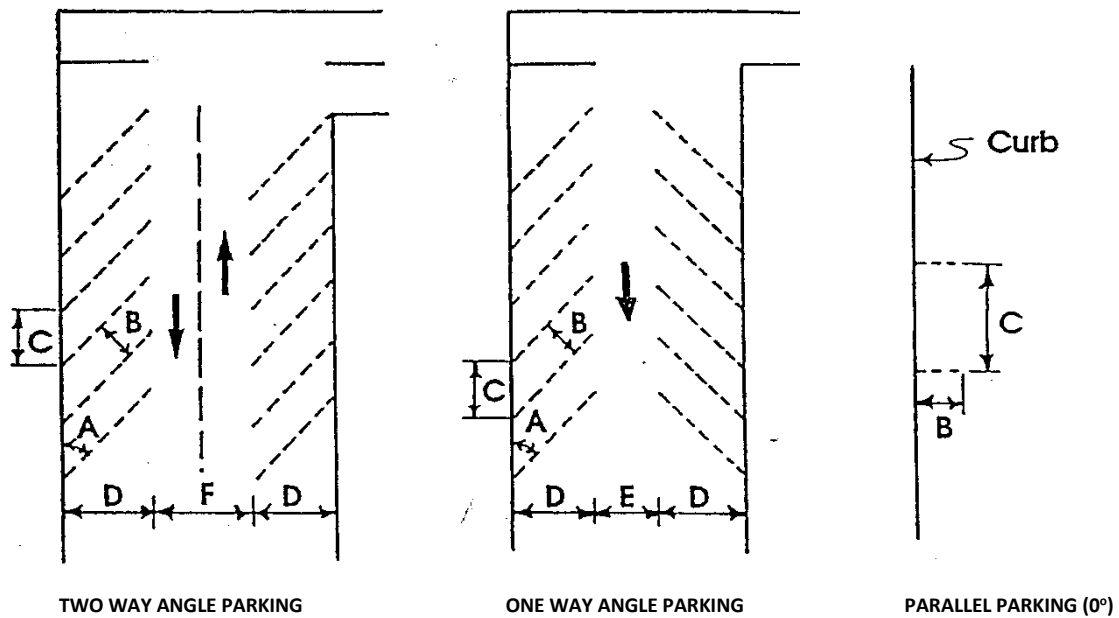
9.2 Location

- .1 Off-street parking and loading spaces shall 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 shall 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 In any Commercial, Medium Density Residential or Administrative and Institutional zone, parking distance in relation to the highway is Provincially regulated.
- .5 For all uses except single detached dwellings, duplexes and secondary suites, no entrance to a parking space will be permitted within 3.0 metres of an entrance to a parking area except in a lane where a group of up to four (4) spaces may directly access a lane at 30.0 metres intervals.
- .6 In any parking area containing more than five (5) parking spaces, every off-street parking space must have curbs, or wheel stops, to prevent vehicles from overhanging parcel lines, landscaped areas or walking corridors.
- .7 All parking areas comprised of ten (10) or more parking spaces in Medium Density Residential, Administrative and Institutional, and 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.

- .8 All parking areas must contain adequate provisions so that vehicles may turn around on the parcel.
- .9 In any Residential zone, no vehicle or equipment exceeding a gross weight of 3,900 kg, except the recreational vehicle of the owner or occupier of the principal single detached dwelling unit on a parcel or a recreational vehicle belonging to a guest or visitor of the owner or occupier of the principal single detached dwelling unit on a parcel permitted under Section 7.13.4, may be stored or parked on the parcel unenclosed.

9.4 Loading Space Requirements

Where loading spaces are provided, they shall 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 shall 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 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 persons licenced occupancy	0
Cultural Facilities (Art Galleries, Museums)	1 per 40 m ² of gross floor area	0

USES	REQUIRED NO. OF PARKING SPACES	REQUIRED NO. OF LOADING SPACES
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
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 unit	0
Residential (Multi-Dwelling)	1.75 per dwelling unit	0

USES	REQUIRED NO. OF PARKING SPACES	REQUIRED NO. OF LOADING SPACES
Residential (Accessory Dwelling Unit)	1 per sleeping unit	0
Residential Dwelling Units Accessory to Commercial use	1 per 2 dwelling units	0
Schools (Elementary)	2 per classroom	0
Schools (Secondary)	3 per classroom	0
Service Stations including Self-Serve, Gas Bars and Convenience Stores	1 per 28 m ² of gross floor area	0
Shopping Centres / Supermarkets	1 per 17 m ² of gross leaseable area	1 space per 1,500 m ² of gross floor area
Theatres	1 per 10 seats	0
Tourist Cabin	1 per tourist cabin	0
Vehicle Sales and Service	1 per 70 m ² of sales floor area and 1 per service bay	0
Waterslide	12 per slide	0
Wholesale, Warehouses, Fruit and Vegetable Packing Plants	1 per 200 m ² of gross floor area	1 plus an additional space for every 1,000 m ² of gross floor area
Veterinarian Establishments	4 per veterinarian	0
Wineries	1 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 useable site area specified in sub-section (1), the minimum useable site area shall be the same as the minimum 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:^{lxiv}

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) forestry;
- c) forest based outdoor recreation;
- d) meteorological towers, subject to Section 7.27;
- e) open land recreation;
- f) packing, processing and storage of farm and off-farm products;
- g) resource extraction;
- h) scientific research facilities;^{lxv}
- i) single detached dwelling, or mobile home, or recreational vehicle;

Accessory Uses:

- j) accessory dwellings, subject to Section 7.9;
- k) bed and breakfast operations, subject to Section 7.18;
- l) carriage house, subject to Section 7.11;
- m) home occupations, subject to Section 7.16;
- n) home industry, subject to Section 7.17;
- o) kennel, subject to Section 7.21; and
- p) retail sales of farm and off-farm products, subject to Section 7.23;
- q) accessory buildings and structures, subject to Section 7.12.

11.1.2 Minimum Parcel Size:

- a) 60.0 ha

11.1.3 Minimum Parcel Width:

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

^{lxiv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxv} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

11.1.4 Maximum Number of Dwellings Permitted Per Parcel:^{lxvi}

- a) one (1) principal dwelling unit.
- b) the number of secondary suites or accessory dwellings permitted per parcel to a maximum of one (1) secondary suite permitted per parcel, and the total gross floor area of all secondary suites and accessory dwellings permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125 m ²
8.0 ha to 11.9 ha	2	250 m ²
12.0 ha to 15.9 ha	3	375 m ²
Greater than 16.0 ha	4	500 m ²

- c) Despite Section 11.1.4(b), for parcels situated within the Agricultural Land Reserve (ALR), the maximum number of secondary suites or accessory dwellings permitted per parcel under Section 11.1.4(b) in excess of one (1) secondary suite or accessory dwelling per parcel are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such secondary suites or accessory dwellings.

11.1.5 Minimum Setbacks:^{lxvii}

- a) Buildings and structures:
 - 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
- b) Despite Section 11.1.5(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:^{lxviii}
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

^{lxvi} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

^{lxvii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxviii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- c) Despite Section 11.1.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.1.6 Maximum Height:

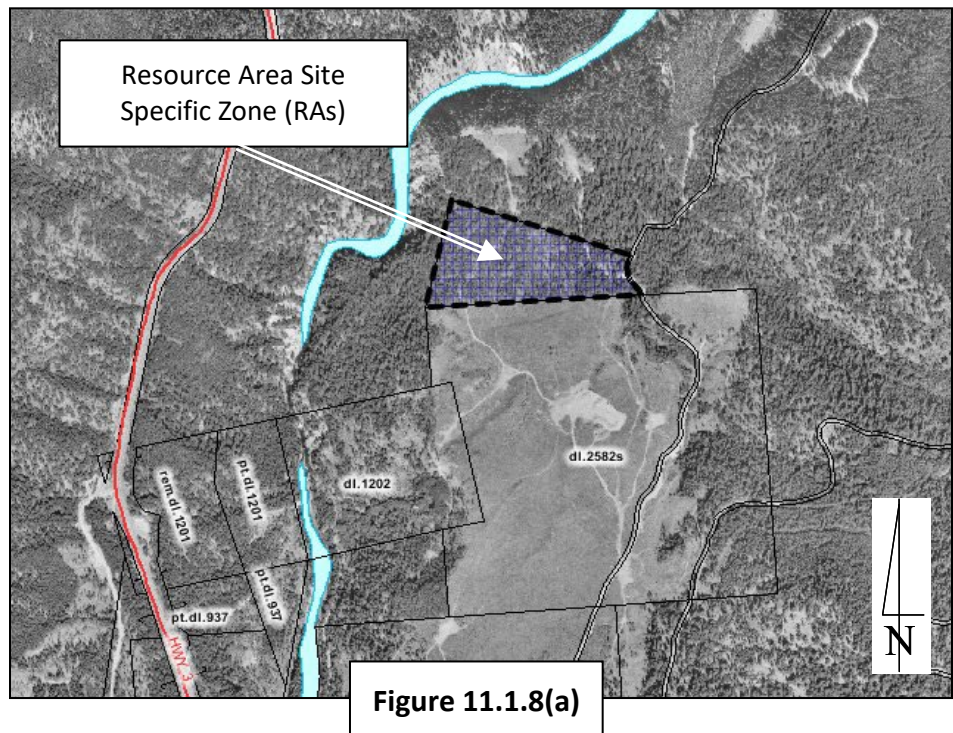
- a) No building or structure shall exceed a height of 10.0 metres

11.1.7 Maximum Parcel Coverage:

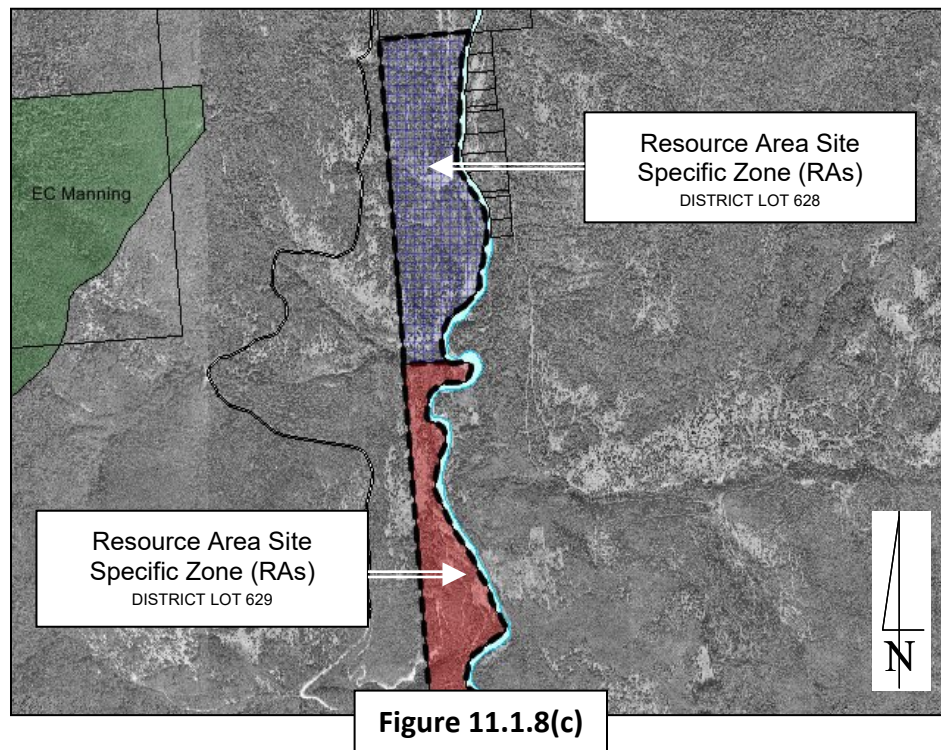
- a) 5%

11.1.8 Site Specific Resource Area (RAs) Regulations:

- a) In the case of an approximately 9.0 ha area of land described as a portion of un-surveyed Crown Land adjacent to District Lot 2582s, SDYD, and shown hatched on Figure 11.1.8(a):
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.1.1:
 - .1 “composting operation”.



- b) In the case of the parcel described as District Lot 628, YDYD (Pasayten Valley), and shown hatched on Figure 11.1.8(c):
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.1.1:
 - .1 “manufactured homes”
 - ii) despite Section 11.1.4, the maximum number of principal dwellings permitted is one (1) per 3.0 ha to a maximum of 17.
- c) In the case of the parcel described as District Lot 629, YDYD (Pasayten Valley), and shown shaded on Figure 11.1.8(c):
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.1.1:
 - .1 “manufactured homes”
 - ii) despite Section 11.1.4, the maximum number of principal dwellings permitted is one (1) per 3.0 ha to a maximum of 12.

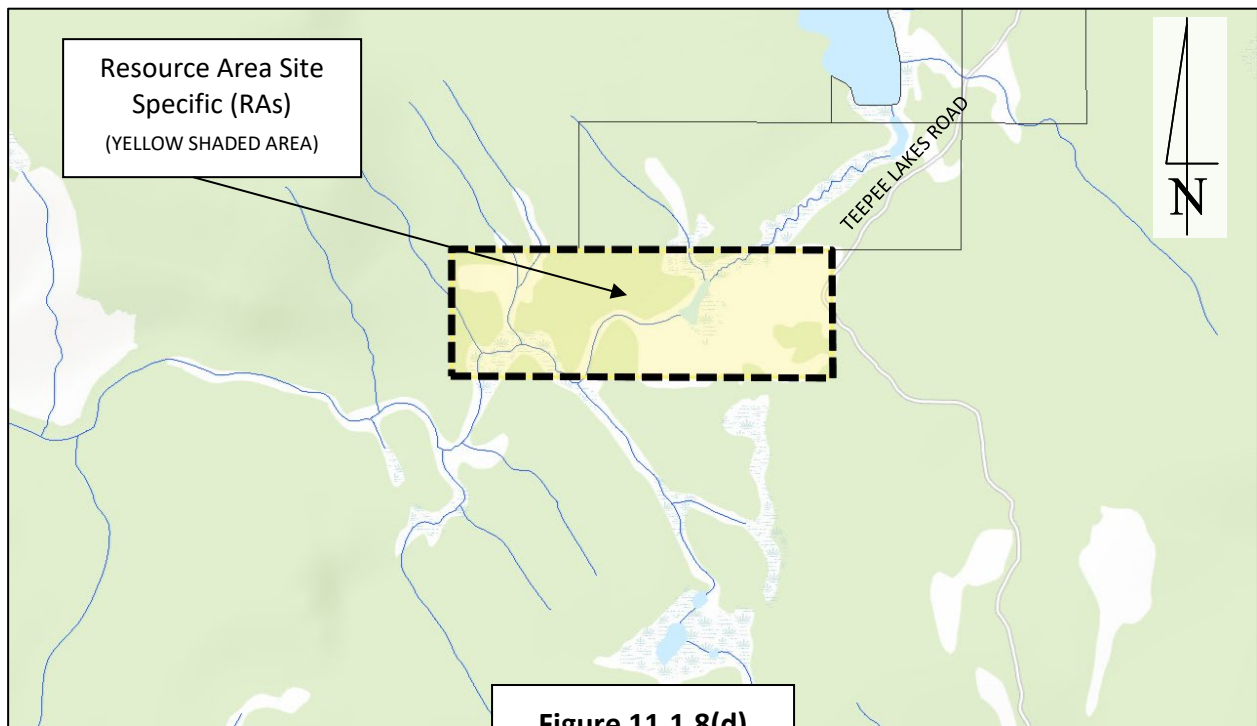


- d) In the case of the parcel described as Lot 2, District Lot 2076 KDYD, Plan KAP78220, and shown shaded yellow on figure 11.1.8(d).^{lxix}
 - i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.1.1:

^{lxix}

“seasonal cabin”, which is defined as meaning a building or structure that may contain cooking, eating, washroom, living and sleeping facilities, and is primarily used for occasional or seasonal occupancy.

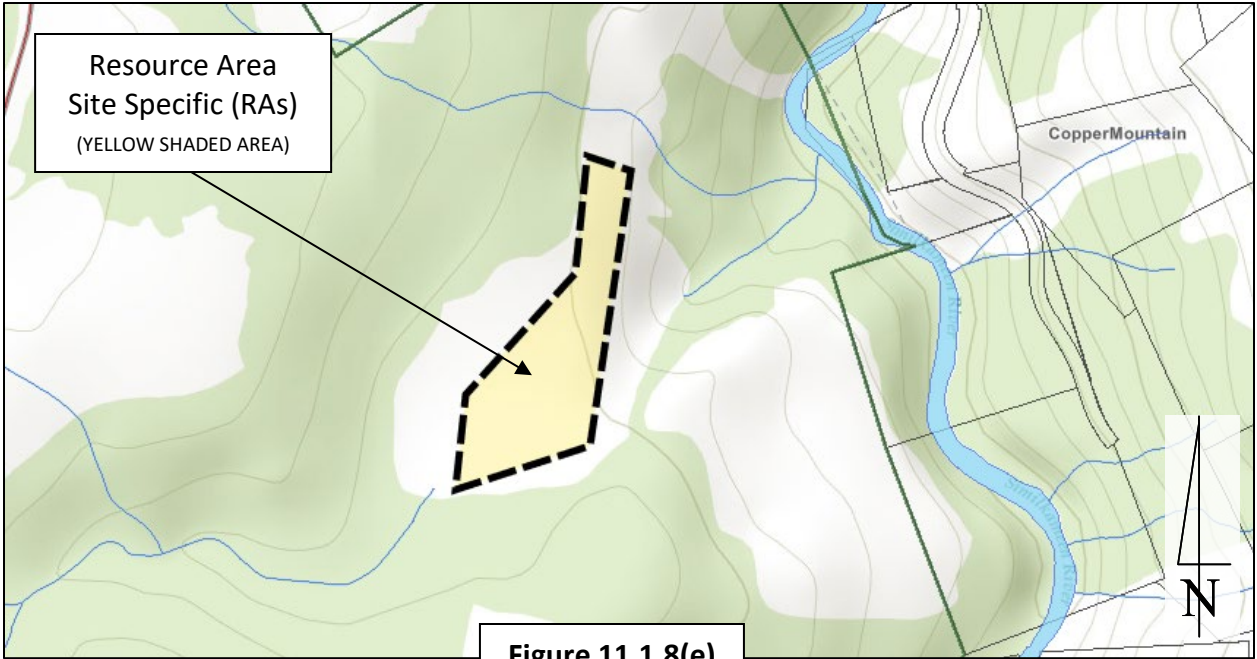
- ii) Despite Section 11.1.4, the maximum number of dwellings permitted on the subject parcel shall be one (1) principal and eleven (11) seasonal cabins; and
- iii) No seasonal cabin shall have a floor area greater than 75 m², except for:
 - 1. three (3) seasonal cabins unit which may have a floor area not greater than 100 m²; and
 - 2. two (2) seasonal cabins, which may have a floor area not greater than 150 m².^{lxx}



- e) In the case of an approximately 11.67 ha part of the land described as a portion of un-surveyed Crown Land in the vicinity of District Lot 892, YDYG, and shown shaded yellow on Figure 11.1.8(e):^{lxxi}
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.1.1:
 - .1 “composting operation”.

^{lxx} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

^{lxxi} Amendment Bylaw No. 2498.20, 2020 – adopted May 21, 2020.



11.2 WATERSHED RESOURCE AREA ZONE (WRA)

11.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;^{lxxii}
- 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 7.27;

Accessory Uses:

- f) accessory buildings and structures, subject to Section 7.12.

11.2.2 Minimum Parcel Size:

- a) 120.0 ha

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) Regulations:^{lxxiii}

- a) in the case of land shown hatched on Figure 11.2.8(a) and comprised within 40 “lease lots” at Headwaters Lakes:

^{lxxii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxxiii} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

- i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
“seasonal cabin”, which is defined as meaning a building or structure that may contain cooking, eating, washroom, living and sleeping facilities, and is primarily used for occasional or seasonal occupancy.
- ii) no seasonal cabin shall have a floor area greater than 150.0 m².
- iii) despite Section 11.2.4, the maximum number of dwellings permitted per parcel shall be one (1) seasonal cabin.
- iv) Despite Section 11.2.5, the minimum front setbacks for a building or structure shall be:
 - .1 Buildings and structures:
 - a) Front parcel line 4.5 metres
 - b) Rear parcel line 7.5 metres
 - c) Interior side parcel line 1.5 metres
 - d) Exterior side parcel line 4.5 metres
 - .2 Accessory buildings and structures:
 - a) Front parcel line 4.5 metres
 - b) Rear parcel line 3.0 metres
 - c) Interior side parcel line 1.5 metres
 - d) Exterior side parcel line 4.5 metres
- v) despite Section 11.2.6, the maximum height for a building or structure shall be 9.0 metres.
- vi) despite Section 11.2.7, the maximum parcel coverage shall be 35%.

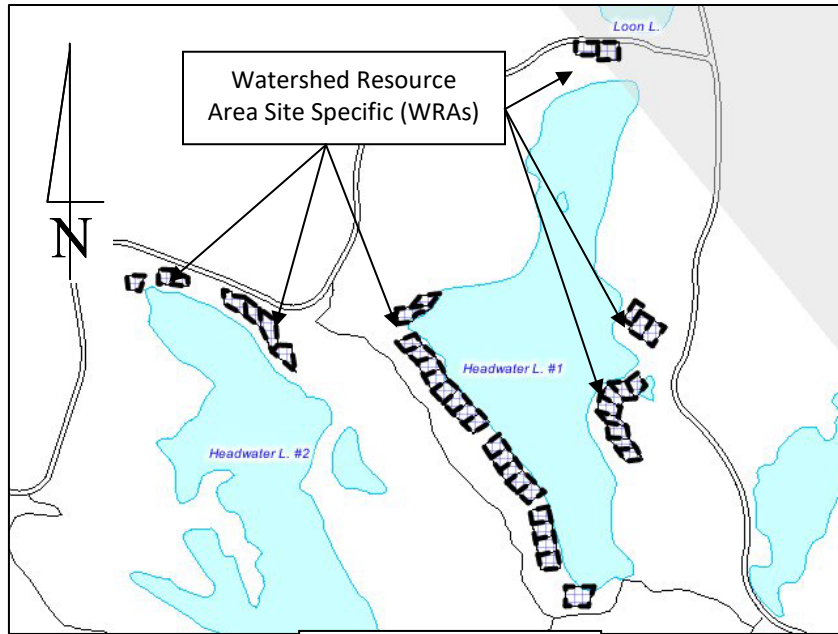


Figure 11.2.8(a)

b) in the case of land described as District Lot 2755, Lease No. 345647, KDYD, and as shown hatched on Figure 11.2.8(b):

- i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
 - .1 “fishing camp”, including accessory lodge facilities, not exceeding 250.0 m²;
 - .2 “tourist cabin”, subject to Section 7.25;
 - .3 “single detached dwelling” or “manufactured home”; and
 - .4 “campground”.
- ii) the maximum number of tourist cabins shall not exceed ten (10).
- iii) the maximum number of campsites shall not exceed 14.
- iv) despite Section 11.2.4, the maximum number of dwellings permitted per parcel shall be one (1).
- v) despite Section 11.2.5, the minimum front setbacks for a building or structure shall be:
 - .1 Buildings and structures:
 - a) Front parcel line 4.5 metres
 - b) Rear parcel line 7.5 metres
 - c) Interior side parcel line 1.5 metres

d) Exterior side parcel line 4.5 metres

.2 Accessory buildings and structures:

a) Front parcel line 4.5 metres

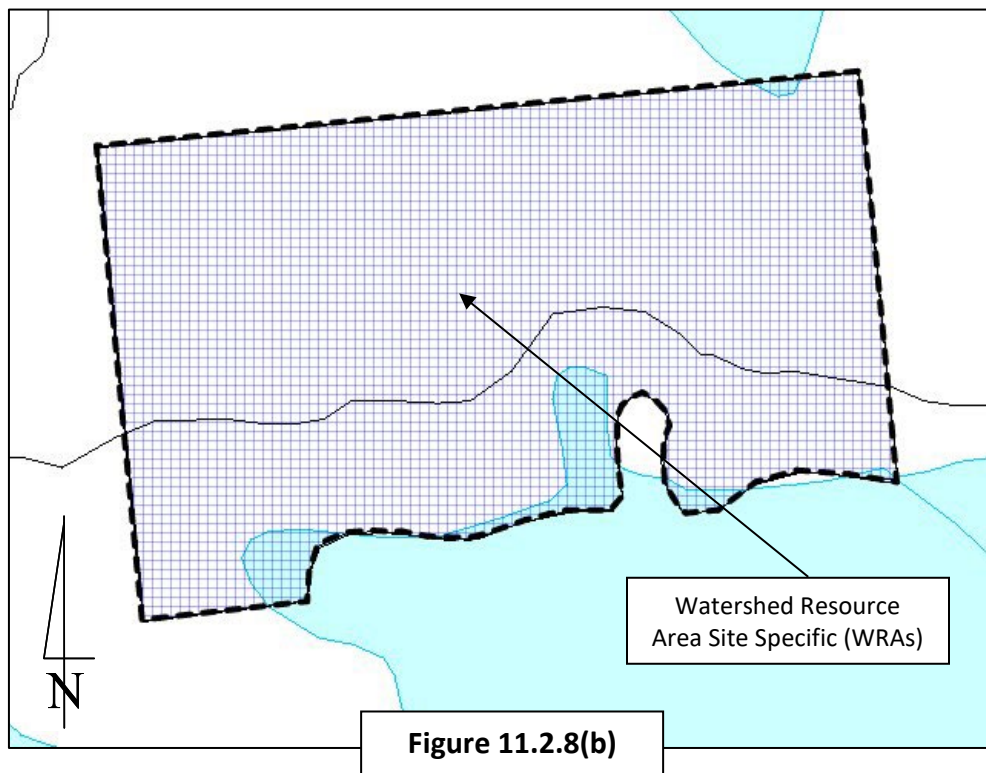
b) Rear parcel line 3.0 metres

c) Interior side parcel line 1.5 metres

d) Exterior side parcel line 4.5 metres

vi) despite Section 11.2.6, the maximum height for a building or structure shall be 9.0 metres.

vii) despite Section 11.2.7, the maximum parcel coverage shall be 20%.



11.3 AGRICULTURE THREE ZONE (AG3)

11.3.1 Permitted Uses:^{lxxiv}

Principal uses:

- a) agriculture, subject to Sections 7.22;
- b) brewery, cidery, distillery, meadery or winery, subject to Section 7.23;
- c) equestrian centres;
- d) guest ranches;
- e) guide camps;
- f) meteorological towers, subject to Section 7.27;
- g) packing, processing and storage of farm and off-farm products;
- h) single detached dwelling or mobile home;
- i) veterinary establishments;

Accessory uses:

- j) accessory dwelling or mobile home, subject to Section 7.9;^{lxxv}
- k) agri-tourism accommodation, subject to Section 7.15;
- l) bed and breakfast operations, subject to Section 7.18;
- m) home industry, subject to Section 7.17;
- n) home occupations, subject to Section 7.16;
- o) kennel, subject to Section 7.28; and
- p) retail sales of farm and off-farm products, subject to Section 7.23;
- q) secondary suites, subject to Section 7.10; and
- r) accessory buildings and structures, subject to Section 7.12.

11.3.2 Minimum Parcel Size:

- a) 20.0 ha;
- b) where the Agricultural Land Commission permits a subdivision under its homesite severance policy, there shall be no minimum parcel size.

11.3.3 Minimum Parcel Width:

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

^{lxxiv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxxv} Amendment Bylaw No. 2932, 2021 – adopted July 22, 2021.

11.3.4 Maximum Number of Dwellings Permitted Per Parcel:^{lxxvi}

- a) one (1) principal dwelling unit.
- b) the maximum number of secondary suites, accessory dwellings or mobile homes permitted per parcel, to a maximum of one (1) secondary suite permitted per parcel, and the total gross floor area of all secondary suites, accessory dwellings and mobile homes permitted per parcel shall not exceed the following:^{lxxvii}

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES, ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES, ACCESSORY DWELLINGS AND MOBILE HOMES PER PARCEL
Less than 8.0 ha	1	125 m ²
8.0 ha to 11.9 ha	2	250 m ²
12.0 ha to 15.9 ha	3	375 m ²
Greater than 16.0 ha	4	500 m ²

- c) Despite Section 11.3.4 (b), for parcels situated within the Agricultural Land Reserve (ALR), the maximum number of secondary suites or accessory dwellings permitted per parcel under Section 11.3.4 (b) in excess of one (1) secondary suite or accessory dwelling per parcel are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such secondary suites or accessory dwellings.^{lxxviii}

11.3.5 Minimum Setbacks:^{lxxix}

- a) Buildings and structures, on parcels 0.2 ha or greater:
 - 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: 7.5 metres
- b) Despite Section 11.3.5(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:^{lxxx}
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

^{lxxvi} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxxvii} Amendment Bylaw No. 2932, 2021 – adopted July 22, 2021.

^{lxxviii} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

^{lxxix} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxxx} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - c) Despite Section 11.3.5(a), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres
 - d) Principal buildings or structures, on parcels less than 0.2 ha:
 - 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
 - e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - 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

11.3.6 Maximum Height:

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

11.3.7 Maximum Parcel Coverage.^{lxxxix}

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

11.3.8 Site Specific Agriculture Three (AG3s) Regulations:

- a) In the case of land described as District Lot 405, SDYD, and shown hatched on Figure 11.3.8(a):
 - i) The following uses and no other shall be permitted on the land:

^{lxxxix} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

- 1) agriculture;
 - 2) *deleted*;^{lxxxii}
 - 3) guest ranches;
 - 4) stables;
 - 5) guide camps;
 - 6) animal hospitals;
 - 7) accessory dwellings including manufactured homes to accommodate persons engaged in farming and the immediate family members of such persons;
 - 8) health and recreation ranches associated with an agricultural use;
 - 9) lodges, health spas, resorts, eating and drinking establishments, convenience stores, antique, curio and souvenir shops associated with a health and recreation ranch use;
 - 10) community recreation services;
 - 11) open land recreation;
 - 12) processing and retail sales of farm products; and
 - 13) accessory buildings and structures.
- ii) the maximum number of accommodation units for a health and recreation ranch shall be 3.7 bedrooms per hectare; and
- iii) despite Section 11.3.6, the maximum height for a building or structure shall be 18.0 metres.

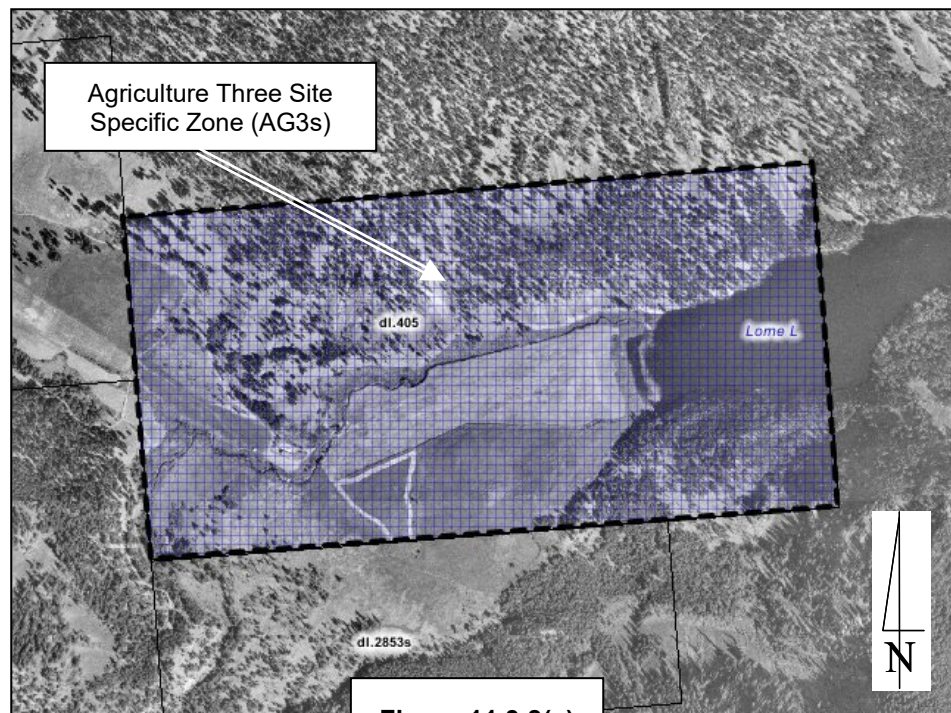


Figure 11.3.8(a)

^{lxxxii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

11.4 LARGE HOLDINGS ONE ZONE (LH1)^{lxxxiii}

11.4.1 Permitted Uses:^{lxxxiv}

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) equestrian centres;
- c) forestry;
- d) single detached dwelling, or mobile home, or recreational vehicle;
- e) veterinary establishments;

Accessory Uses:

- f) accessory dwelling or mobile home, subject to Section 7.09;
- g) bed and breakfast operations, subject to Section 7.18;
- h) carriage house, subject to Section 7.11;
- i) home industry, subject to Section 7.17;
- j) home occupations, subject to Section 7.16;
- k) kennel, subject to Section 7.28;
- l) secondary suite, subject to Section 7.10; and
- m) accessory buildings and structures, subject to Section 7.12.

11.4.2 Minimum Parcel Size:

- a) 4.0 ha

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:^{lxxxv}

- a) one (1) principal dwelling unit.
- b) the number of secondary suites or accessory dwellings permitted per parcel to a maximum of one (1) secondary suite permitted per parcel, and the total gross floor area of all secondary suites and accessory dwellings permitted per parcel shall not exceed the following:

^{lxxxiii} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

^{lxxxiv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017. Amendment Bylaw No. 2728, 2017 – Adopted July 20, 2017

^{lxxxv} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125 m ²
8.0 ha to 11.9 ha	2	250 m ²
12.0 ha to 15.9 ha	3	375 m ²
Greater than 16.0 ha	4	500 m ²

- c) Despite Section 11.4.4(b), for parcels situated within the Agricultural Land Reserve (ALR), the maximum number of secondary suites or accessory dwellings permitted per parcel under Section 11.4.4(b) in excess of one (1) secondary suite or accessory dwelling per parcel are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such secondary suites or accessory dwellings.

11.4.5 Minimum Setbacks:^{lxxxvi}

- a) Buildings and structures, on parcels 0.2 ha or greater:
- 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: 7.5 metres
- b) Despite Section 11.4.5(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:^{lxxxvii}
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.4.5(a), an incinerator:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

^{lxxxvi} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxxxvii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- d) Principal buildings or structures, on parcels less than 0.2 ha:
 - 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
- e) Accessory buildings and structures, on parcels less than 0.2 ha:
 - 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

11.4.6 Maximum Height:

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

11.4.7 Maximum Parcel Coverage:^{lxxxviii}

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

11.4.8 Site Specific Large Holdings One (LH1s) Regulations:^{lxxxix}

- a) Not applicable

^{lxxxviii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{lxxxix} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

11.5 LARGE HOLDINGS TWO ZONE (LH2)

11.5.1 Permitted Uses:^{xc}

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) cemeteries;
- c) equestrian centres;
- d) open land recreation;
- e) packing, processing and storage of farm and off-farm products;
- f) single detached dwelling, or mobile home, or recreational vehicle;
- g) veterinary establishments;

Accessory Uses:

- h) accessory dwelling or mobile home, subject to Section 7.09;
- i) bed and breakfast operations, subject to Section 7.18;
- j) carriage house, subject to Section 7.11;
- k) home industry, subject to Section 7.17;
- l) home occupation, subject to Section 7.16;
- m) kennel, subject to Section 7.28;
- n) retail sales of farm and off-farm products, subject to Section 7.23;
- o) secondary suite, subject to Section 7.10; and
- p) accessory buildings and structures, subject to Section 7.11.

11.5.2 Minimum Parcel Size:

- a) 8.0 ha

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:^{xci}

- a) one (1) principal dwelling unit.
- b) the number of secondary suites or accessory dwellings permitted per parcel to a maximum of one (1) secondary suite permitted per parcel, and the total

^{xc} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{xci} Amendment Bylaw No. 2498.16, 2021 – adopted February 18, 2021.

gross floor area of all secondary suites and accessory dwellings permitted per parcel shall not exceed the following:

PARCEL AREA	MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS	MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL
Less than 8.0 ha	1	125 m ²
8.0 ha to 11.9 ha	2	250 m ²
12.0 ha to 15.9 ha	3	375 m ²
Greater than 16.0 ha	4	500 m ²

- c) Despite Section 11.5.4(b), for parcels situated within the Agricultural Land Reserve (ALR), the maximum number of secondary suites or accessory dwellings permitted per parcel under Section 11.5.4(b) in excess of one (1) secondary suite or accessory dwelling per parcel are permitted only to the extent that a “non-adhering residential use” approval from the Agricultural Land Commission (ALC) has been granted for such secondary suites or accessory dwellings.

11.5.5 Minimum Setbacks:^{xcii}

- a) Buildings and structures:
- i) Front parcel line: 9.0 metres
 - ii) Rear parcel line: 9.0 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 11.5.5(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:^{xciii}
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 11.5.5(a), an incinerator:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres

^{xcii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{xciii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

11.5.6 Maximum Height:

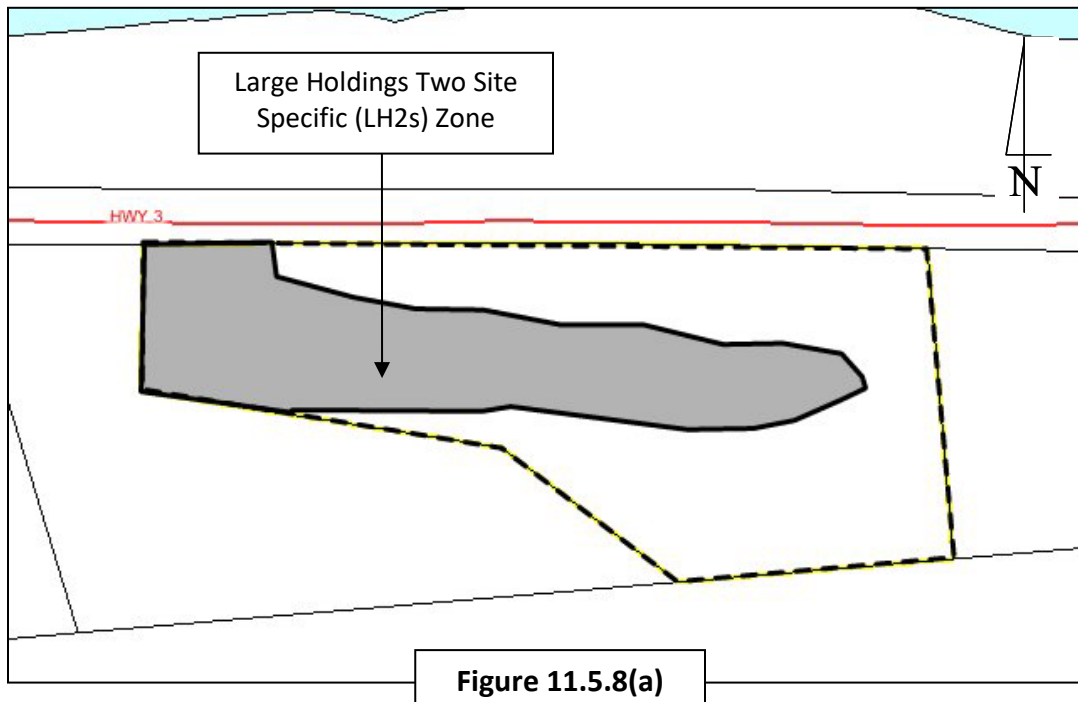
- a) No building or structure shall exceed a height of 10.0 metres

11.5.7 Maximum Parcel Coverage:^{xciv}

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 5%; and
 - ii) 75% for greenhouse uses.

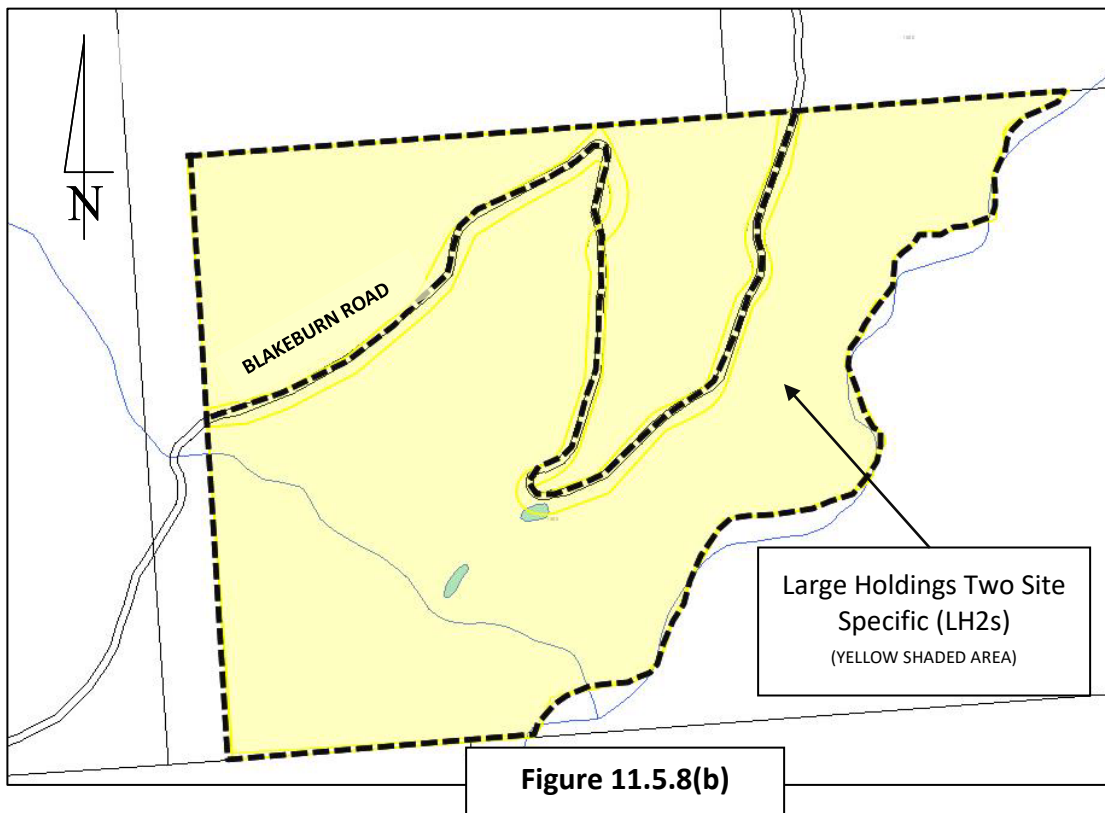
11.5.8 Site Specific Large Holdings Two (LH2s) Regulations:

- a) In the case of part of the land described as Lot 2, DL 404, Plan KAP64782, SDYD, and shown shaded on Figure 11.5.8(a):
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.5.1:
 - .1 “rental, repair, sales and servicing of vehicles, machinery, equipment and sales of steel and other industrial metals”.

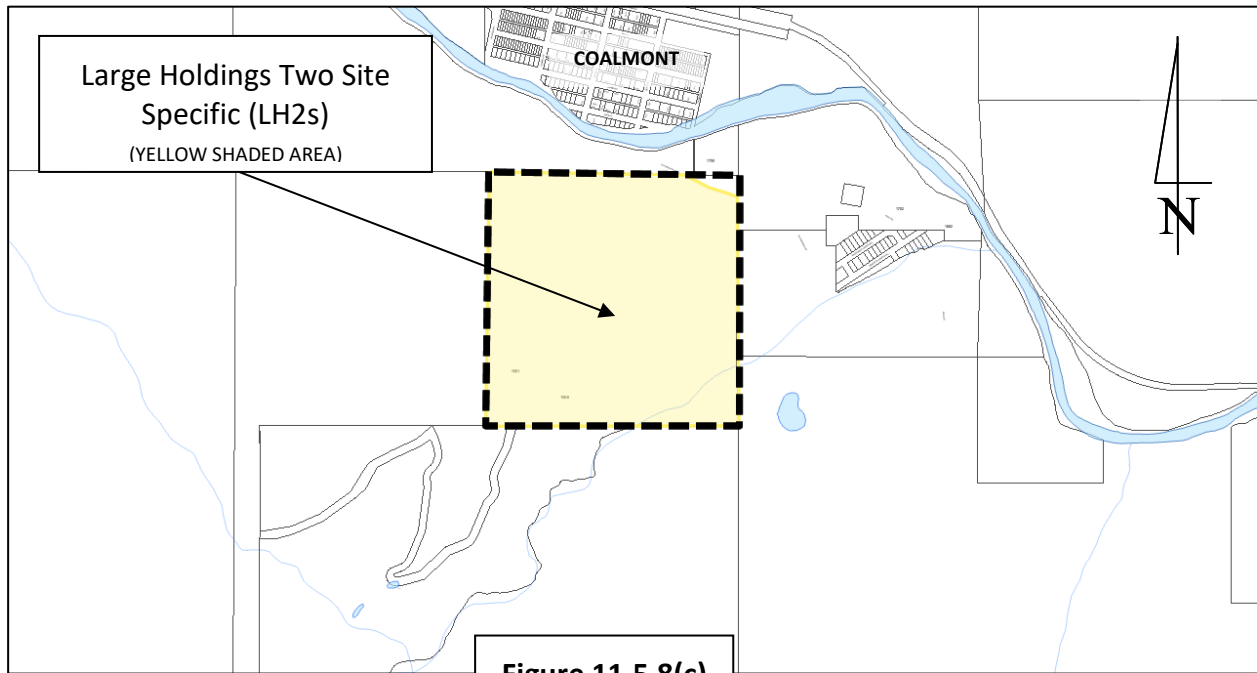


^{xciv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

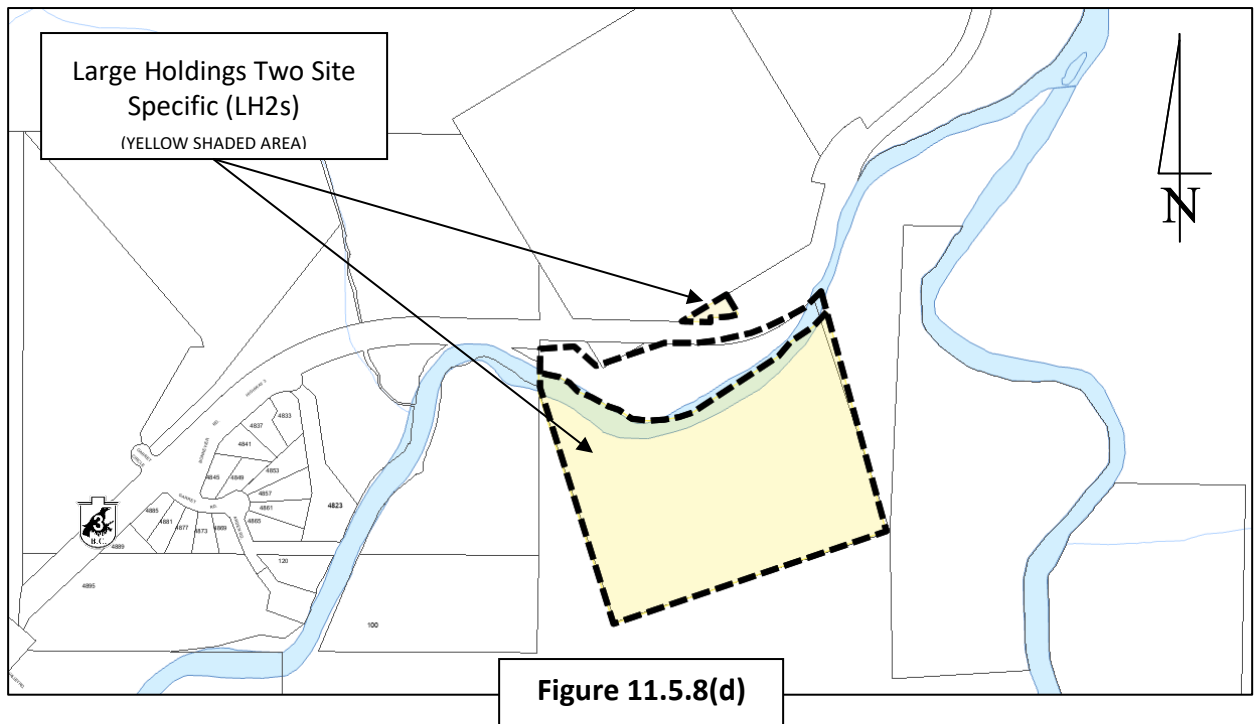
- b) In the case of the land described as District Lot 520, YDYD, Except Plan KAP80251, and shown shaded yellow on Figure 11.5.8(b):
 - i) despite Section 11.5.4, the following will apply:
 - a) the maximum number of principal dwellings permitted per parcel is seven (7);
 - b) the maximum number of secondary suites or carriage house permitted per parcel is one (1).
 - ii) despite Section 11.5.2, the minimum parcel size shall be 60.0 ha.



- c) In the case of the land described as a portion of Northeast ¼ District Lot 376, YDYD, and shown shaded on Figure 11.5.8(c):
 - i) despite Section 11.5.2, the minimum parcel size shall be 60.0 ha.
 - ii) despite Section 11.5.4, the maximum number of principal dwellings permitted per parcel is eight (8) and the maximum number of accessory dwellings per parcel is one (1).



- d) In the case of land described as a portion of District Lot 1195, YDYD, Except Those Portions Thereof Included Within the Boundaries of District Lots 901 and 627, and shown shaded yellow on Figure 11.5.8(d):^{xcv}
 - i) despite Section 10.5.1, the minimum size for one portion of a hooked parcel shall be 0.2 hectares.



^{xcv} Amendment Bylaw No. 2498.27, 2023 – adopted January 18, 2024.

11.6 SMALL HOLDINGS TWO ZONE (SH2)

11.6.1 Permitted Uses:

Permitted Uses:

- a) agriculture, subject to Section 7.22;^{xcvi}
- b) veterinary establishments;
- c) single detached dwelling, or mobile home, or recreational vehicle;^{xcvii}

Accessory Uses:

- d) secondary suites, subject to Section 7.10;
- e) carriage house, subject to Section 7.11;
- f) home occupations, subject to Section 7.16;
- g) home industry, subject to Section 7.17;^{xcviii}
- h) bed and breakfast operations, subject to Section 7.18; and
- i) accessory buildings and structures, subject to Section 7.12.

11.6.2 Minimum Parcel Size:

- a) 2.0 ha

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:^{xcix}

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or carriage house.^c

11.6.5 Minimum Setbacks:^{ci}

- 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

^{xcvi} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{xcvii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016.

^{xcviii} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

^{xcix} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

^c Amendment Bylaw No. 2498.03, 2014 – adopted November 6, 2014.

^{ci} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

- b) Accessory buildings and structures:
 - 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
- c) Despite Section 11.6.5(a) and (b), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:^{cii}
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.6.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.6.6 Maximum Height:

- a) No 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) Regulations:

- a) in the case of land described as Lot 2, District Lot 2076 KDYD, Plan KAP78220, and shown shaded yellow on Figure 11.6.8(a):
 - i) the following principal use and no others shall be permitted on the land:
 - .1 recreation vehicle(s).
 - ii) the following accessory use and no others shall be permitted on the land:
 - .1 accessory buildings and structures, subject to 7.12.
 - iii) despite Section 11.6.4, the maximum number of recreational vehicles permitted on the subject parcel shall not exceed five (5).

^{cii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

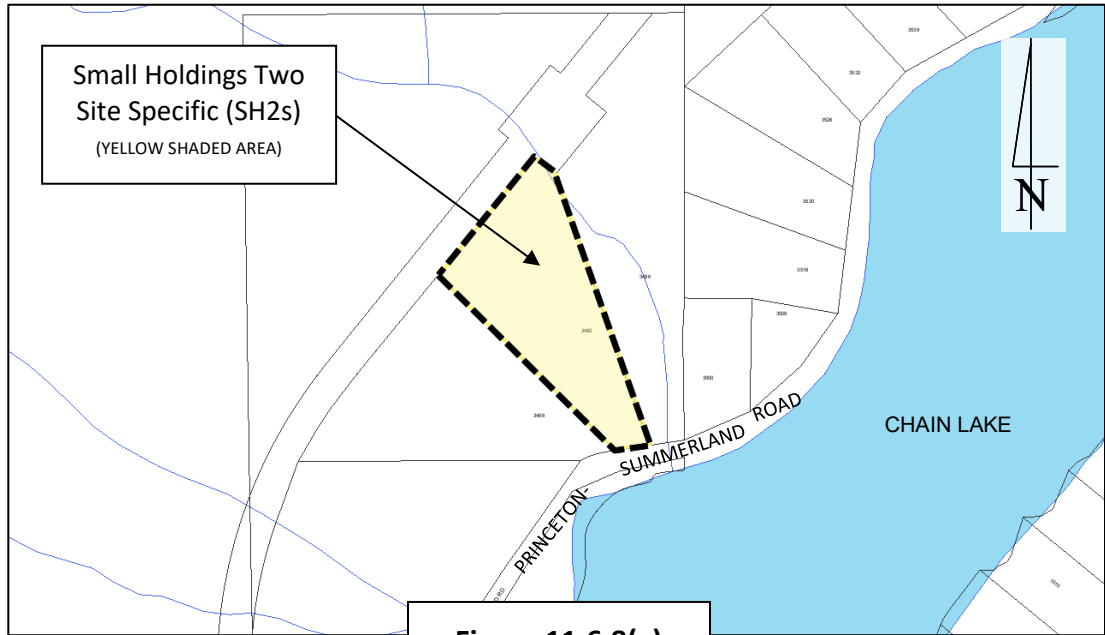


Figure 11.6.8(a)

11.7 SMALL HOLDINGS THREE ZONE (SH3)

11.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;^{ciii}
- b) single detached dwellings or manufactured homes or recreational vehicles;^{civ}

Accessory Uses:

- c) secondary suite, subject to Section 7.10
- d) carriage house, subject to Section 7.11;^{cv}
- e) home occupations, subject to Section 7.16;
- f) bed and breakfast operations, subject to Section 7.18;
- g) accessory buildings and structures, subject to Section 7.12.

11.7.2 Minimum Parcel Size:

- a) 1.0 ha

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:^{cvi}

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or carriage house.^{cvi}

11.7.5 Minimum Setbacks:^{cviii}

- 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
- b) Accessory buildings and structures:

^{ciii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{civ} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016; and Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{cv} Amendment Bylaw No. 2498.03, 2014 – adopted November 6, 2014.

^{cvi} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

^{cvi} Amendment Bylaw No. 2498.03, 2014 – adopted November 6, 2014.

^{cviii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

- 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
- c) Despite Section 11.7.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.7.5(a) and (b), an incinerator:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.7.6 Maximum Height:

- a) No 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) Regulations:

- a) Not applicable

11.8 SMALL HOLDINGS FOUR ZONE (SH4)

11.8.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;^{cx}
- b) single detached dwelling, or mobile home, or recreational vehicle;^{cx}

Accessory Uses:

- c) secondary suites, subject to Section 7.10;
- d) home occupation, subject to Section 7.16;
- e) bed and breakfast operations, subject to Section 7.18;
- f) accessory buildings and structures, subject to Section 7.12.

11.8.2 Minimum Parcel Size:

- a) 0.5 ha, when connected to community sewer;
- b) 1.0 ha, when serviced by well and approved septic system.

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:^{cx}

- a) one (1) principal dwelling; and
- b) one (1) secondary suite.

11.8.5 Minimum Setbacks:^{cxii}

- 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
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres

^{cx} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

^{cx} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016.

^{cx} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

^{cxii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 11.8.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 11.8.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.8.6 Maximum Height:

- a) No 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) Regulations:

- a) Not applicable

11.9 SMALL HOLDINGS FIVE ZONE (SH5)

11.9.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Accessory Uses:

- b) secondary suites, subject to Section 7.10;
- c) home occupation, subject to Section 7.16;
- d) bed and breakfast operations, subject to Section 7.18;
- e) accessory buildings and structures, subject to Section 7.12.

11.9.2 Minimum Parcel Size:

- a) 0.2 ha, when connected to community water and sewer;
- b) 0.4 ha, when connected to community sewer and serviced by well;
- c) 1.0 ha, when serviced by well and approved septic system.

11.9.3 Minimum Parcel Width:

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

11.9.4 Maximum Number of Dwellings Permitted Per Parcel:^{cxiii}

- a) one (1) principal dwelling; and
- b) one (1) secondary suite.

11.9.5 Minimum Setbacks:^{cxiv}

- a) Buildings and structures:
 - 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 and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 1.5 metres

^{cxiii} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014.

^{cxiv} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

- iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.9.5(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.9.5(a) and (b), an incinerator:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.9.6 Maximum Height:

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

11.9.7 Maximum Parcel Coverage:

- a) 35%

11.9.8 Site Specific Small Holdings Four (SH5s) Regulations:

- a) Not applicable

12.0 LOW DENSITY RESIDENTIAL

12.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)

12.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling or mobile home;^{cxv}

Accessory Uses:

- b) secondary suites, subject to Section 7.10;
- c) home occupations, subject to Section 7.16;
- d) bed and breakfast operations, subject to Section 7.18;
- e) accessory buildings and structures, subject to Section 7.12.

12.1.2 Minimum Parcel Size:

- a) 500 m², when connected to community water and sewer;
- b) 0.4 ha, when connected to community sewer and serviced by well;
- c) 1.0 ha, when serviced by well and approved septic system.

12.1.3 Minimum Parcel Width:

- a) 16.0 metres

12.1.4 Maximum Number of Dwellings Permitted Per Parcel:^{cxvi}

- a) one (1) principal dwelling; and
- b) one (1) secondary suite.

12.1.5 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 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:

^{cxv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{cxvi} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014

- | | |
|--------------------------------|------------|
| 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 or structure 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) Not applicable

12.2 RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2)

12.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Accessory Uses:

- b) secondary suites, subject to Section 7.10;
- c) home occupations, subject to Section 7.16;
- d) bed and breakfast operations, subject to Section 7.18;
- e) accessory buildings and structures, subject to Section 7.12.

12.2.2 Minimum Parcel Size:

- a) 500 m², when connected to community water and sewer;
- b) 0.4 ha, when connected to community sewer and serviced by well;
- c) 1.0 ha, when serviced by well and approved septic system.

12.2.3 Minimum Parcel Width:

- a) 14.0 metres

12.2.4 Maximum Number of Dwellings Permitted Per Parcel:^{cxvii}

- a) one (1) principal dwelling; and
- b) one (1) secondary suite.

12.2.5 Minimum Setbacks:

- a) Buildings or structures:
 - 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 and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres

^{cxvii} Amendment Bylaw No. 2498.04, 2014 – adopted August 21, 2014

iv) Exterior side parcel line 4.5 metres

12.2.6 Maximum Height:

- a) No building or structure 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) Regulations:

- a) Not applicable

12.3 RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)

12.3.1 Permitted Uses:

Principal Uses:

- a) manufactured home parks;
- b) manufactured homes;

Accessory Uses:

- c) single detached dwelling;
- d) home occupations, subject to Section 7.16;
- e) one (1) retail stores, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250 m² gross floor area, whichever is less;
- f) accessory buildings and structures, subject to Section 7.12.

12.3.2 Minimum Parcel Size:

- a) 1.0 ha, for a manufactured home park;
- b) 350 m² for each manufactured home space.

12.3.3 Minimum Parcel Width:

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

12.3.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) 20 dwellings per hectare;

12.3.5 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and
- b) one (1) accessory single detached dwelling permitted per manufactured home park.

12.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - 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
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 12.3.6(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 12.3.6(a)):
 - i) Front boundary line 4.5 metres
 - ii) Rear boundary line 1.0 metres
 - iii) Interior boundary line 1.0 metres
 - iv) Exterior boundary line 3.0 metres
- d) No manufactured home shall be located within 6.0 metres of another manufactured home, or 1.0 metres of an accessory building or structure.

12.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres;

12.3.8 Maximum Manufactured Home Space Coverage:

- a) 45%

12.3.9 General Provisions:

- a) a manufactured home park use shall be connected to a community sewer system and community water system.^{cxviii}
- b) a second access from a public highway, separated by at least 50.0 metres from the first access shall be provided to each manufactured home park use containing greater than fifty (50) manufactured home spaces.^{cxix}
- c) a roadway providing vehicular access from a highway to a manufactured home space in a manufactured home park shall be designed and constructed

^{cxviii} Amendment Bylaw No. 3061, 2024 – adopted March 21, 2024.

^{cxix} Amendment Bylaw No. 3061, 2024 – adopted March 21, 2024.

in accordance with the requirements of the Regional District's Manufactured Home Park Roadway Standards Bylaw.^{cxx}

12.3.10 Site Specific Manufactured Home One (RSM1s) Regulations:

- a) Not applicable

^{cxx} Amendment Bylaw No. 3061, 2024 – adopted March 21, 2024.

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 establishments;
- g) recreation and farm equipment sales, service, rentals and repairs;
- h) indoor commercial warehousing, not to exceed 250 m² in gross floor area;

Accessory Uses:

- i) one (1) accessory dwelling;
- j) offices;
- k) car wash accessory to a vehicle sales and service establishment;
- l) accessory buildings and structures, subject to Section 7.12

13.1.2 Minimum Parcel Size:

- a) 500 m², when connected to community water and sewer;
- b) 0.4 ha, when connected to community sewer and serviced by well;
- c) 1.0 ha, when serviced by well and approved septic system.

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 4.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 0.0 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) Regulations:

a) Not applicable

13.2 TOURIST COMMERCIAL ONE ZONE (CT1)

13.2.1 Permitted Uses:

Principal Uses:

- a) motels;
- b) hotels;
- c) tourist cabins, subject to Section 7.26;
- d) recreational vehicle parks;
- e) eating and drinking establishments;
- f) recreation services (indoor and outdoor);
- g) amusement establishments (indoor and outdoor);
- h) retail, outdoor, sales area not to exceed 200 m²;
- i) retail stores, general, not to exceed 250 m² in gross floor area;
- j) open land recreation;
- k) campgrounds, subject to Section 7.30;^{cxxi}

Accessory Uses:

- l) one (1) accessory dwelling;
- m) recreation equipment sales, service, rentals and indoor repairs in conjunction with a motel;
- n) accessory offices;
- o) accessory buildings and structures, subject to Section 7.12.

13.2.2 Minimum Parcel Size:

- d) 0.1 ha, when connected to community water and sewer;
- e) 0.4 ha, when connected to community sewer and serviced by well;
- f) 1.0 ha, when serviced by well and approved septic system.

13.2.3 Minimum Parcel Width:

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

13.2.4 Maximum Number of Tourist Cabins per Parcel:

- a) six (6) per hectare.

^{cxxi} Amendment Bylaw No. 3061, 2024 – adopted March 21, 2024.

13.2.5 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 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

13.2.6 Maximum Height:

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

13.2.7 Maximum Parcel Coverage:

- a) 35%;
- b) despite Section 13.2.7(a), 3% for accessory uses to campgrounds.

13.2.8 Site Specific Tourist Commercial One (CT1s) Regulations:

- a) in the case of land described as Parcel A (KF41673), District Lot 104, Plan 38032, YDYG, and shown hatched in Figure 13.2.8(a):
 - i) the following uses and no others shall be permitted on the land:
 - .1 “lodges and resorts”;
 - .2 “offices, laundry, gift shops or recreation and amusement facilities in association with a lodge or resort”;
 - .3 “single detached dwellings or manufactured homes”; and
 - .4 “accessory buildings and structures”, subject to Section 7.12.

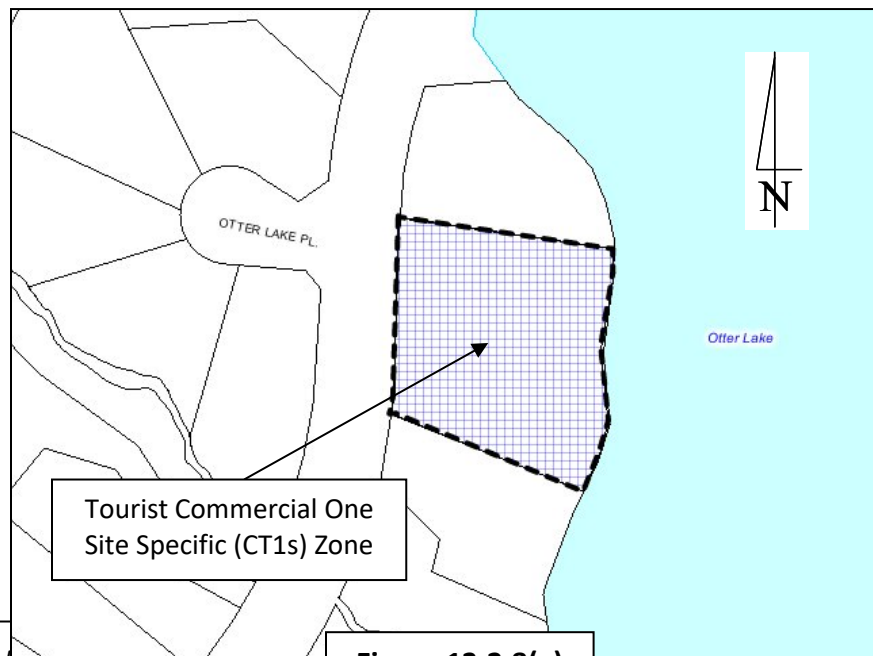


Figure 13.2.8(a)

13.3 COMMERCIAL RECREATION ZONE (CR)

13.3.1 Permitted Uses:

Principal Uses:

- a) open land recreation,
- b) tourist cabins, subject to Section 7.26;
- c) institutional camps;
- d) equestrian centres, subject to Section 7.21;

Accessory Uses:

- e) one (1) accessory dwelling per parcel;
- f) retail stores, general, not to exceed 250 m² in gross floor area;
- g) recreational vehicle parks;
- h) marinas;
- i) accessory buildings and structures, subject to Section 7.12.

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 Maximum Number of Tourist Cabins per Parcel:

- a) six (6) per hectare.

13.3.5 Minimum Setbacks:

- a) Buildings and structures:
 - 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

13.3.6 Maximum Height:

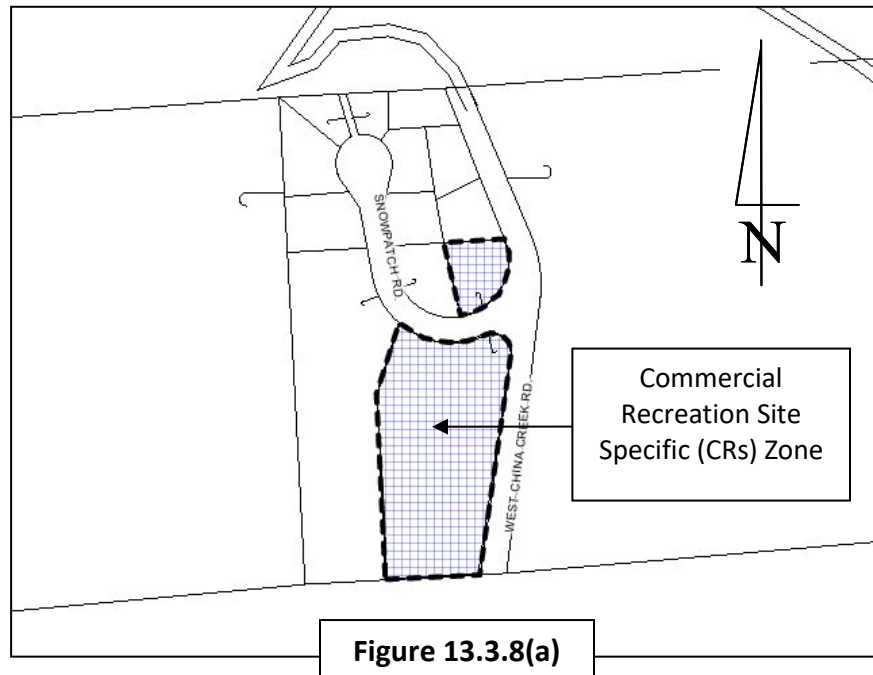
- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.3.7 Maximum Parcel Coverage:

- a) 35%

13.3.8 Site Specific Commercial Recreation (CRs) Regulations:

- a) in the case of Lot B, Plan KAP77536, District Lot 515, YDYD, and shown hatched in Figure 13.3.8(a):
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 13.1.1:
 - .1 “single detached dwelling or manufactured home.”



13.4 *deleted.*^{cxxii}

^{cxxii} Amendment Bylaw No. 2498.08, 2016 – adopted June 2, 2016

14.0 INDUSTRIAL

14.1 INDUSTRIAL (LIGHT) ONE ZONE (I1)

14.1.1 Permitted Uses:

Principal Uses:

- a) manufacturing;^{cxxiii}
- b) cannabis production, indoor;^{cxxiv}
- c) service industries;
- d) log home manufacturing;
- e) packing storage and processing of food products;
- f) building supply centres;
- g) wholesale and distribution facilities and warehouses;
- h) veterinary establishments;

Accessory Uses:

- i) one (1) accessory dwelling;
- j) accessory sales;
- k) accessory buildings and structures, subject to Section 7.12.

14.1.2 Minimum Parcel Size:

- a) 0.1 ha, when connected to community water and sewer;
- b) 0.4 ha, when connected to community sewer and serviced by well;
- c) 1.0 ha, when serviced by well and approved septic system.

14.1.3 Minimum Parcel Width:

- a) 30.0 metres

14.1.4 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 15.0 metres
 - iii) Interior side parcel line 15.0 metres

^{cxxiii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{cxxiv} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- | | |
|--|-------------|
| 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 accessory building or structure 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) Regulations:

- a) Not applicable

14.2 INDUSTRIAL (HEAVY) TWO ZONE (I2)

14.2.1 Permitted Uses:

Principal Uses:

- a) manufacturing;^{CXXV}
- b) cannabis production, indoor;^{CXXVI}
- c) gravel processing and associated operations;
- d) salvage operations;
- e) stockyards and abattoirs;
- f) auctioneering establishments;
- g) electrical and natural gas substations, including generating plants;
- h) sanitary landfills;
- i) sewage treatment plants;

Accessory Uses:

- j) one (1) accessory dwelling; and
- k) accessory buildings and structures, subject to Section 7.12.

14.2.2 Minimum Parcel Size:

- a) 0.2 ha, when connected to community water and sewer;
- b) 0.4 ha, when connected to community sewer and serviced by well;
- c) 1.0 ha, when serviced by well and approved septic system.

14.2.3 Minimum Parcel Width:

- a) 30.0 metres

14.2.4 Minimum Setbacks:

- a) Buildings and structures:
 - 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:

^{CXXV} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{CXXVI} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

- 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) Regulations:

- a) In the case of District Lot 983, except Plan H88, YDYD, and shown hatched at Figure 14.2.7(a):
 - i) the following uses and no others shall be permitted on the parcel:
 - .1 processing, manufacturing, fabricating, assembling, storing, transporting, distributing and wholesaling of logs and wood products; and
 - .2 retail sales, schools, office buildings and structures accessory to the uses in listed in Section 14.2.7(a)(i).

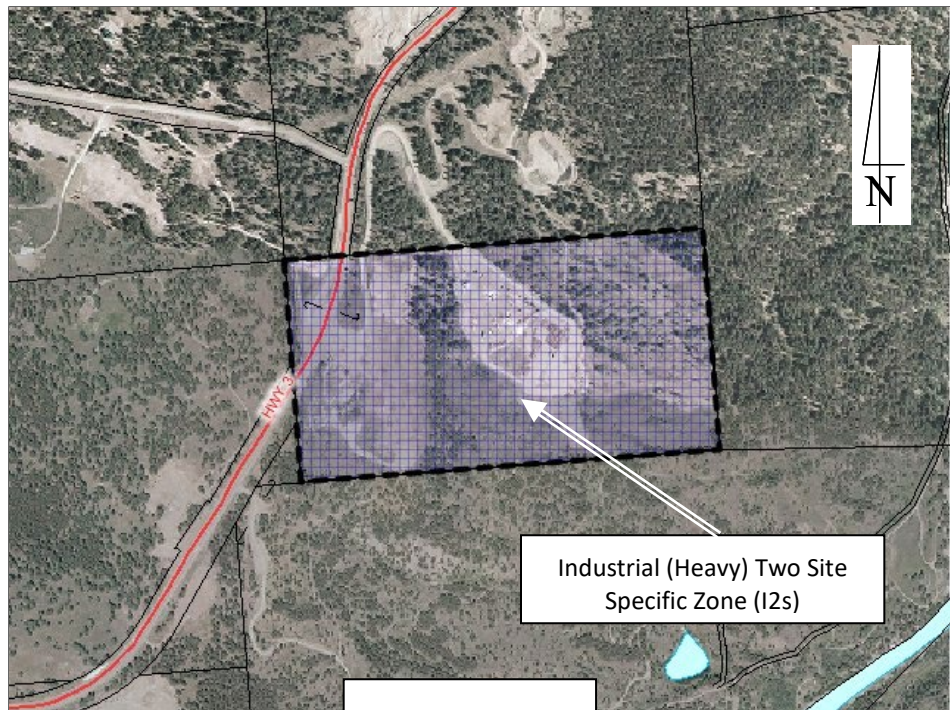


Figure 14.2.7(a)

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) educational facility;^{cxxvii}
- k) multi-dwelling units for special needs and affordable housing;
- l) charitable, fraternal or philanthropic institutions;

Accessory Uses:

- m) one (1) accessory dwelling per parcel for churches, subject to Section 7.09;
- n) accessory offices;
- o) accessory buildings and structures, subject to Section 7.12.

15.1.2 Minimum Parcel Size:

- a) 500 m², when connected to community water and sewer;
- b) 0.4 ha, when connected to community sewer and serviced by well;
- c) 1.0 ha, when serviced by well and approved septic system.

15.1.3 Minimum Parcel Width:

- a) Not less than 25% of parcel depth

^{cxxvii} Amendment Bylaw No. 2728, 2017 – adopted July 20, 2017.

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) Regulations:

- a) Not applicable

15.2 PARKS AND RECREATION ZONE (PR)

15.2.1 Permitted Uses:

Principal Uses:

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

Accessory 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 marinas;
- j) one (1) accessory dwelling, subject to Section 7.09;
- k) accessory buildings and structures, subject to Section 7.12.

15.2.2 Minimum Parcel Size:

- a) Not applicable

15.2.3 Minimum Parcel Width:

- a) Not applicable

15.2.4 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

15.2.5 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) Regulations:

- a) In the case of part of Parcel A, Plan KAP91812, District Lot 2135, KDYD, and shown hatched on Figure 15.2.7(a):
 - i) the following uses and no others shall be permitted on the land:
 - .1 “public parks”

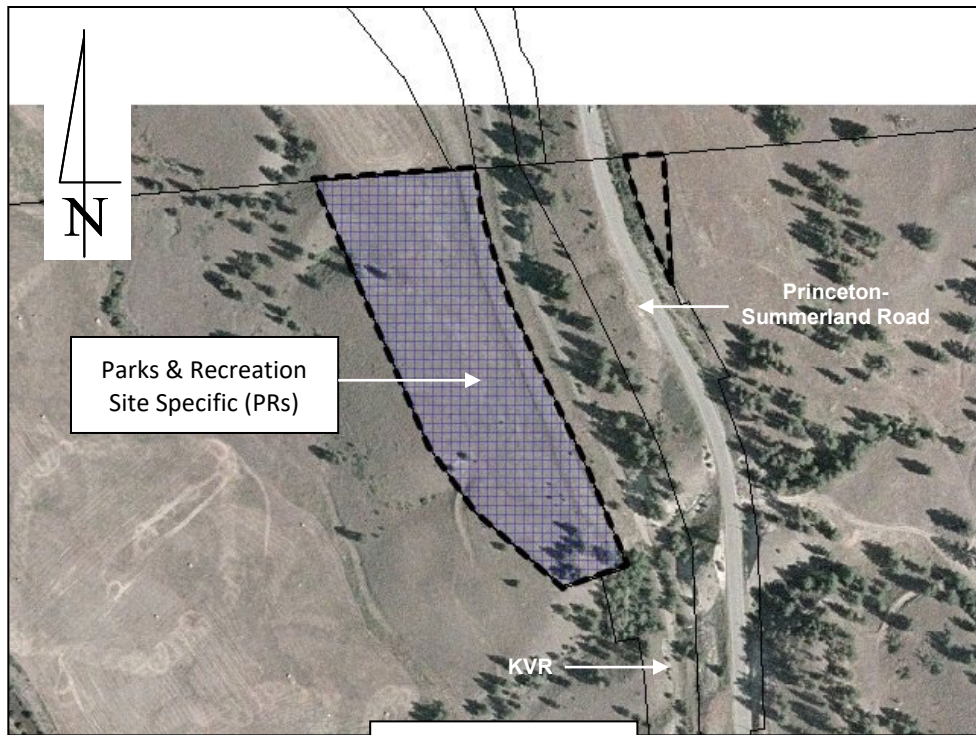


Figure 15.2.7(a)

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation areas;

Accessory Uses:

- b) interpretation centres;
- c) one (1) accessory dwelling, subject to Section 7.09;
- d) accessory buildings and structures, subject to Section 7.12.

15.3.2 Minimum Parcel Size:

- a) Not applicable

15.3.3 Minimum Parcel Width:

- a) Not applicable

15.3.4 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

15.3.5 Maximum Height:

- a) Not applicable

15.3.6 Maximum Parcel Coverage:

- a) 5%

15.3.7 Site Specific Conservation Area (CAs) Regulations:

- a) Not applicable

16.0 COMPREHENSIVE DEVELOPMENT^{CXXVIII}

The purpose of a Comprehensive Development (CD) Zone is to allow for the creation of comprehensive, site-specific land use regulations on specified sites within Electoral Area “H” where the circumstances are such that regulation by other zones would be inappropriate or inadequate, having regard to existing physical and environmental constraints.

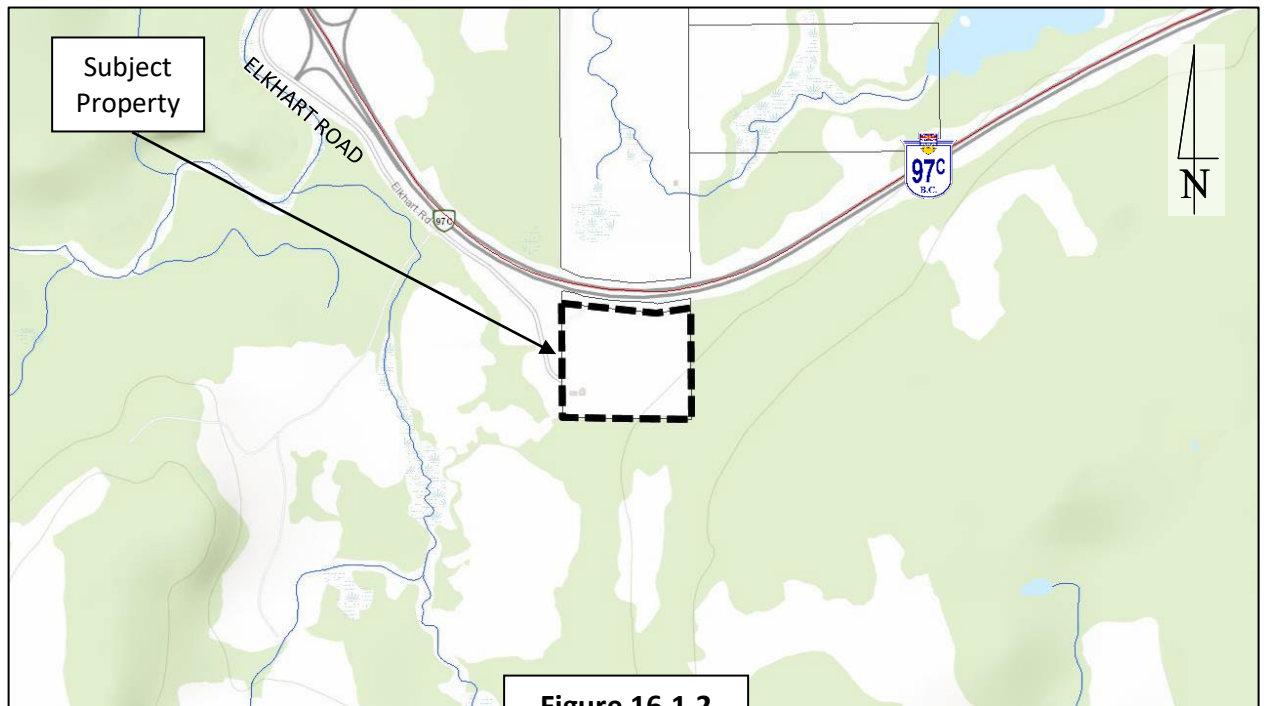
16.1 ELKHART LODGE COMPREHENSIVE DEVELOPMENT (CD3) ZONE^{CXXIX}

16.1.1 Purpose

The purpose of the Elkhart Lodge Comprehensive Development Zone is to create comprehensive, site-specific land use regulations for an approximately 4.0 ha part of the parcel located at 5021 Highway 97C (Coquihalla Connector), which is legally described as Lot 1, Plan KAP68315, District Lot 4531, KDYD (PID: 024-938-041), and hereinafter referred to as the “Elkhart Lodge”, in order to facilitate a highway commercial development catering to the needs of the travelling public.

16.1.2 Location

The property is situated approximately 92 km north of the Town of Princeton and is accessible via Highway 97C (Coquihalla Connector).



^{CXXVIII} Amendment Bylaw No. 2498.08, 2016 – adopted June 2, 2016.

^{CXXIX} Amendment Bylaw No. 2498.17, 2019 – adopted August 1, 2019.

16.1.3 Background:

The commercial use of the subject property dates to an amendment to the (then) Electoral Area “H” Zoning Bylaw that was adopted by the Regional District Board in 1990. This amendment introduced a “Highway Commercial” Zone on an approximately 1.0 ha part of the property in order to facilitate the development of a service station. This use was subsequently expanded to include tourist accommodation units and accessory restaurant.

16.1.4 Permitted Uses:

Principal Uses:

- a) commercial card-lock facility;
- b) eating and drinking establishment;
- c) hotel;
- d) motel;
- e) outdoor storage;
- f) retail sales, general;
- g) service station;

Accessory Uses:

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

16.1.5 Minimum Parcel Size for Subdivision:

- a) 4.0 ha

16.1.6 Minimum Parcel Width:

- a) Not less than 25% of parcel depth

16.1.7 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front share lot line: 7.5 metre
 - ii) Rear share lot line: 7.5 metre

- iii) Interior side share lot line: 3.0 metre
- iv) Exterior side share lot line: 4.5 metres

16.1.8 Maximum Height:

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

16.1.9 Maximum Parcel Coverage:

- a) 35%

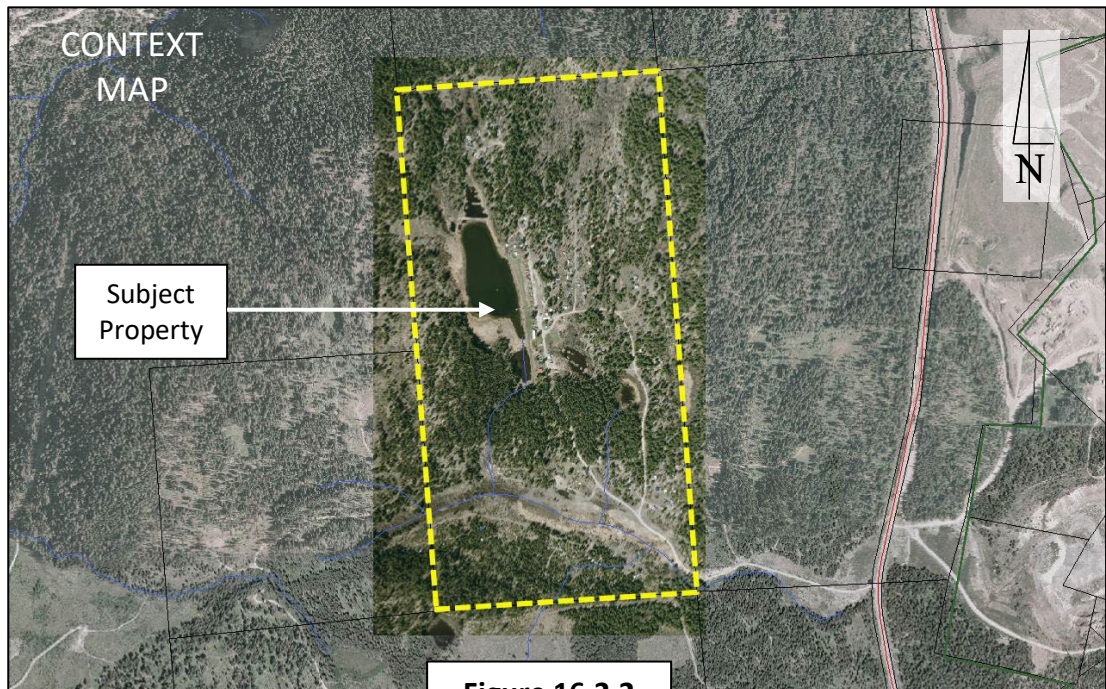
16.2 KENNEDY LAKE COMPREHENSIVE DEVELOPMENT ZONE (CD6)

.1 Purpose

The purpose of the Kennedy Lake Comprehensive Development (CD6) Zone is to create comprehensive, site-specific land use regulations for the parcel — hereinafter referred to as “Kennedy Lake” — located at 1916 Kennedy Lake Road (legally described as District Lot 889, Yale Division of Yale District) in order to bring the use of the property into compliance with the Official Community Plan Bylaw and Zoning Bylaw.

.2 Location

The property is situated approximately 20 km south of the Town of Princeton and is situated west of Highway 3, approximately 2,000 metres to the west of the mining operation at Copper Mountain.



.3 Kennedy Lake Recreational Use Areas

A plan that identifies the Kennedy Lake Recreational Use Areas is included at Schedule '4' to this Bylaw, and forms part of this Bylaw.

.4 Background:

Use of Kennedy Lake for commercial recreation purposes originated in the late 1960's with the establishment of a campground adjacent to the water body of the same name, which predated the introduction of zoning to Electoral Area "H" in 1974.

With the introduction of zoning, an approximately 16.8 hectare (ha) part of Kennedy Lake encompassing the campground use and accessory dwelling was zoned commercial. This commercial zoning would be carried forward over a number of land use bylaw reviews undertaken by the Regional District between 1974 and 1997.

In 1982, an application seeking to rezone the whole of the Kennedy Lake property to residential was submitted to the Regional District. This proposal was ultimately abandoned by the property owner, with a similar proposal submitted in 1985 refused by the Regional District Board.

Completion of the Coquihalla Highway in 1986 significantly altered traffic volumes along Highway 3, resulting in reduced commercial traffic to the campground operation. To compensate for this loss of business, the property owner increasingly leased individual parts of the property to interested lessees on an annual basis (under the *Land Title Act*, leases greater than 3 years in length trigger the requirement for subdivision). Consequently, what had been only a few small cabins and permanently parked travel trailers expanded in numbers and extent beyond the 16.8 ha area zoned for commercial uses in 1974, and without due regard for the density regulations contained within the current Zoning Bylaws.

In 2005, the Board approved a rezoning of part of the property to “resort” in order to formalise a mix of recreational vehicles and cabins totaling 132 units. The new zoning contained a provision for an additional 10% expansion (145 units).

By 2013, these numbers had increased to approximately 300 units and the Regional District Board initiated legal action to obtain an injunction ceasing further development of the property. This action was successful and led to the consideration of new zoning to be applied to the property.

.5 Definitions:

In this CD zone:

“non-occupancy use area” means the remainder of the parcel used for forest based outdoor recreational purposes, and as shown on Schedule ‘4’ of this Bylaw;

“parcel” means the land shown outlined in a dashed yellow line on Figure 16.2.2 of this Bylaw;

“recreational use area” means the those portions of the parcel reserved for recreational use purposes, and as shown on Schedule ‘4’ of this Bylaw;

“seasonal cabin” means a building or structure that may contain cooking, eating, washroom, living and sleeping facilities, and is primarily used for occasional or seasonal occupancy. A seasonal cabin includes recreational vehicles with structures affixed or adjacent to said recreational vehicle, and excludes unenclosed roof structures supported by columns and decks not greater than 10.0 m² in area and 0.6 metres in height.

.6 Permitted Uses for Recreational Use Area:

Principal Uses:

- a) forest based outdoor recreation;
- b) seasonal cabins;
- c) recreational vehicles; and

Accessory Uses:

- d) accessory buildings and structures, subject to Section 7.11, including unenclosed roof structures supported by columns and decks not greater than 10.0 m² in area and 0.6 metres in height.

.7 Permitted Uses for Non-Occupancy Use Area:

Principal Uses:

- a) forest based outdoor recreation.

Accessory Uses:

- b) Not applicable.

.8 Minimum Parcel Size:

- a) 130 hectares

.9 Maximum Density:

- a) In the “Recreational Use Area” shown on Schedule ‘4’ of this Bylaw, the maximum density shall be as follows:
 - i) in the area shown shaded rose quartz and described as “Block A”, the maximum number of:
 - .1 seasonal cabins shall not exceed 22; and
 - .2 recreational vehicles shall not exceed 17.
 - ii) in the area shown shaded creton blue and described as “Block B”, the maximum number of:
 - .1 seasonal cabins shall not exceed 17; and
 - .2 recreational vehicles shall not exceed 8.
 - iii) in the area shown shaded peony pink and described as “Block C”, the maximum number of:
 - .1 seasonal cabins shall not exceed 19; and
 - .2 recreational vehicles shall not exceed 7.

- iv) in the area shown shaded olivine yellow and described as “Block D”, the maximum number of:
 - .1 seasonal cabins shall not exceed 14; and
 - .2 recreational vehicles shall not exceed 11.
- v) in the area shown shaded steel blue and described as “Block E”, the maximum number of:
 - .1 seasonal cabins shall not exceed 13; and
 - .2 recreational vehicles shall not exceed 5.
- vi) in the area shown shaded indicolite green and described as “Block F”, the maximum number of:
 - .1 seasonal cabins shall not exceed 10; and
 - .2 recreational vehicles shall not exceed 11.
- vii) in the area shown shaded sugilite sky and described as “Block G”, the maximum number of:
 - .1 seasonal cabins shall not exceed 10; and
 - .2 recreational vehicles shall not exceed 3.
- viii) in the area shown shaded lepidolite lilac and described as “Block H”, the maximum number of:
 - .1 seasonal cabins shall not exceed 16; and
 - .2 recreational vehicles shall not exceed 9.
- ix) in the area shown shaded dark gray and described as “Block I”, the maximum number of:
 - .1 seasonal cabins shall not exceed 14; and
 - .2 recreational vehicles shall not exceed 4.
- x) in the area shown shaded light gray and described as “Block J”, the maximum number of:
 - .1 seasonal cabins shall not exceed 14; and
 - .2 recreational vehicles shall not exceed 24.
- xi) in the area shown shaded orange and described as “Block K”, the maximum number of:
 - .1 seasonal cabins shall not exceed 8; and
 - .2 recreational vehicles shall not exceed 9.
- xii) in the area shown shaded coral and described as “Block L”, the maximum number of:

- .1 seasonal cabins shall not exceed 14; and
- .2 recreational vehicles shall not exceed 12.
- xiii) in the area shown shaded tan and described as “Block M”, the maximum number of:
 - .1 seasonal cabins shall not exceed 7; and
 - .2 recreational vehicles shall not exceed 8.
- xiv) in the area shown shaded spruce green and described as “Block N”, the maximum number of:
 - .1 seasonal cabins shall not exceed 9; and
 - .2 recreational vehicles shall not exceed 12.
- xv) in the area shown shaded electron gold and described as “Block O”, the maximum number of:
 - .1 seasonal cabins shall not exceed 6; and
 - .2 recreational vehicles shall not exceed 8.
- xvi) in the area shown shaded solar yellow and described as “Block P”, the maximum number of:
 - .1 seasonal cabins shall not exceed 8; and
 - .2 recreational vehicles shall not exceed 6.
- b) In the “Non-Occupancy Use Area” shown on Schedule ‘4’ of this Bylaw, no seasonal cabins or recreational vehicles shall be permitted.

.10 Maximum Parcel Coverage:

- a) 10%

.11 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 7.5 metres
 - iv) Exterior side parcel line 7.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 7.5 metres

- iv) Exterior side parcel line 7.5 metres
- c) despite Section 16.2.11(a)(iii), the minimum interior side parcel line setback for those buildings labeled 8-10 on Schedule '4' shall be as follows:
 - i) Interior side parcel line 0.0 metres

.12 Maximum Height:

- a) No building or structure shall exceed a height of 7.5 metres, with the exception of those buildings labeled 1-7 on Schedule '4', which shall not exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.0 metres.

.13 Maximum Floor Area:

- a) The maximum floor area of a "seasonal cabin" shall not exceed 90 m², with the exception of those buildings labeled 1-7 on Schedule '4', which shall not exceed a maximum floor area of 150.0 m².

~ end of Schedule '1' ~