

Relevant Excerpt From Salmon Valley Land Use Bylaw No. 2500 – BL2559

(See Bylaw No. 2500 for all policies and zones)

Part I Broad Objectives and Policies

1.9 Land Use Pattern

1.9.1 An objective of the Regional Board is to generally maintain the area's historical pattern of land use in which small-lot residential, commercial, and institutional uses concentrate in the rural communities, leaving the majority of the land for agricultural uses as well as forestry, fishery, and wildlife uses.

1.9.2 The policies of the Regional Board are as follows:

.3 On Schedule A, the OCP Designation Maps, single family and multiple family residential areas within the community of Falkland are designated as RS (Single family Residential) and RM (Multiple Family Residential) respectively;

.4 Future single family residential uses with a minimum parcel size of 1400 m² or less and multifamily residential uses shall be limited to areas within the community of Falkland;

.7 New highway commercial and service commercial uses are encouraged to concentrate in Falkland, fronting on Highway 97;

1.10 Redesignation Criteria

Objective

1.10.1 An objective of the Regional Board is to manage changes in land use in a manner that generally avoids future servicing problems and prevents unnecessary conflicts between different land uses.

1.12 Hazardous Areas

Objective

1.12.1 An objective of the Regional Board is to prevent development on hazardous areas except in compliance with this bylaw.

Policies

1.12.2 The policies of the Regional Board are as follows:

.1 The Regional Board designates the following as hazardous areas:

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.areas within the floodplain (as defined in the Salmon Valley Floodplain Management Bylaw No. 2600) of the Salmon River, Bolean Creek and other water courses and water bodies within the plan area;

.alluvial fans, as defined in the Salmon Valley Floodplain Management Bylaw No. 2600, due to potential flooding and stream shifting hazards;

.slopes having a gradient of 30% or greater;

.areas on or below unstable slopes and slide areas.

.2 To protect against loss of life and to minimize property damage associated with flooding events the Regional Board encourages agricultural, park, and open-space recreational uses of flood prone lands. Where flood prone lands are required for development, the construction and siting of buildings and mobile homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be floodproofed to those standards specified in the Salmon Valley Floodplain Management Bylaw No. 2600.

.3 Development on other hazardous areas will be prohibited unless adequate protective measures have been taken by the Owner to address the relevant hazard.

1.13 Transportation Network

Objective

1.13.1 An objective of the Regional Board is to encourage a safe and efficient transportation network.

Policies

1.13.2 The policies of the Regional Board are as follows:

.1 Highway No. 97, Salmon Valley Road, Chase - Falkland Road, Yankee Flats Road, and Heywood Road are recognized as major roadways as shown on Map 4 Major Road Network Map;

.2 Off-street parking is required to avoid parking on highway rights-of-way;

.3 Land owners are encouraged to use local and collector roads to access land rather than providing multiple access points to highways and major roads.

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Part II Land Use Regulations

2.2 General Regulations

Home Occupation

2.2.3 Home occupations shall comply with all of the following regulations:

.1 no outdoor storage of materials, equipment, containers, finished products or other items associated with the home occupation is permitted;

.2 the home occupation shall be carried out wholly within a completely enclosed dwelling or permitted accessory building;

.3 no retail sales other than the sale of goods produced on the premises shall be permitted;

.4 persons employed in a home occupation shall be restricted to the residents of the dwelling located on the parcel where the home occupation is taking place, and one additional person.

2.7 RS Single and Two Family Residential Permitted Uses

2.7.1 The following uses and no others are permitted in the area zoned as RS:

- .1 single family dwelling;
- .2 two family dwelling;
- .3 home occupation;
- .4 accessory use.

Regulations

2.7.2 On a parcel located in an area zoned as RS, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Column I

Column II

- | | |
|---------------------------------|---|
| .1 maximum number of dwellings: | 1 single family dwelling
or 1 two family dwelling
per parcel; |
|---------------------------------|---|

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- .2 minimum siting of buildings, structures or uses from parcel lines:
 - * front parcel line: 6 metres;
 - * rear parcel line: 5 metres;
 - * side parcel line: 2 metres;
 - * exterior side parcel line 4.5 metres

- .3 minimum parcel size for subdivision for a single family dwelling:
 - * serviced by both a community water and community sewer system 700 m²

 - * serviced by a community water system 4000 m²

- .4 minimum parcel size for subdivision for a two family dwelling or church:
 - * serviced by both a community water and community sewer system 1000 m²

 - * serviced by a community water system 4000 m²

- .5 minimum servicing standard: on-site sewage disposal; community water supply.

- .6 maximum height for:
 - * principal buildings and structures 11.5 m (37.73 ft.)
 - * accessory buildings 6 m (19.69 ft.)

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2.10 C Commercial

Permitted Uses

2.10.1 The following uses and no others are permitted in the area zoned as GC:

- .1 automotive part supply;
- .2 bank;
- .3 boat building;
- .4 botanical and zoological garden;
- .5 building material supply;
- .6 campground, recreation vehicle park;
- .7 car wash;
- .8 commercial recreation establishment;
- .9 contractor and tradesman office and worksyard;
- .10 convenience store;
- .11 farm and garden supply;
- .12 fruit and vegetable sales;
- .13 gasoline service station, key-lock fuel establishment;
- .14 hotel, motel;
- .15 institutional use;
- .16 insurance, finance or real estate office;
- .17 licensed establishment; (this includes neighbourhood pub)
- .18 medical and dental office;
- .19 museum and archive;
- .20 personal service establishment;
- .21 printing and publishing;
- .22 radio, TV, and telephone communication facility;
- .23 repair shop;
- .24 restaurant, cafe;
- .25 retail establishment;
- .26 sale, rental, service and repair of motor vehicles, recreation vehicles, and boats;
- .27 sign shop;
- .28 theatre;
- .29 trucking and storage;
- .30 upholstery shop;
- .31 wholesale establishment;
- .32 accessory use;
- .33 single family dwelling in conjunction with uses listed in 2.10.1.1 to 2.10.1.31 above.
- .34 accessory dwelling in conjunction with permitted uses listed in 2.10.1.1 to 2.10.1.31 above.

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Regulations

2.10.2 On a parcel located in an area zoned as GC, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<u>Column I</u>	<u>Column II</u>
.1	maximum number of dwellings per parcel	1 dwelling per parcel
.2	minimum siting of buildings, structures, or uses from parcel lines:	
	* front parcel line	4.5 metres;
	* rear parcel line	4.5 metres;
	* side parcel line	2.5 metres;
	* exterior side parcel line	4.5 metres
.3	minimum parcel size for subdivision:	
	* serviced by both a community water and community sewer system	1400 m ²
	* serviced by community water system:	4000 m ²
	* in all other cases	1 ha
.4	maximum parcel coverage	40%
.5	minimum servicing standard:	on-site sewage disposal; on-site water supply.
.6	maximum height for:	
	* principal buildings and structures	11.5 m (37.73 ft.)
	* accessory buildings	10 m (32.81 ft.)