

Relevant Excerpts from
Ranchero/Deep Creek Official Community Plan Bylaw No. 750
Ranchero/Deep Creek Zoning Bylaw No. 751

(See [Bylaw No. 750](#) and [Bylaw No. 751](#) for all policies and land use regulations)

Bylaw No. 750

3.1 DEVELOPMENT CRITERIA

In the Ranchero/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

2. preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas;
4. protects and promotes natural, environmental, and geographic features;
6. proposes a comprehensive approach to the management and disposal of sewage and septage;
7. proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with Provincial best management practices;

3.2 GENERAL PLANNING POLICIES

1. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.

7. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered in the Rural Holdings, Agriculture, Medium Holdings, and Rural Residential designations subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including but not limited to: (a) setbacks from buildings and property lines; (b) the provision of required parking and access; and (c) the provision of adequate servicing that meets Provincial water and sewer regulations.

3.4 RURAL HOLDINGS (RH)

This land use designation applies to private land that may have some use and value for agriculture, forestry, natural resource extraction, or environmental conservation opportunities, as shown on schedule 'B'.

OBJECTIVES

1. Maintain the rural land base and protect it from activities that may diminish rural values and character.
2. Protect the environment and encourage comprehensive management of the rural land base.
3. Encourage and protect farm activities on productive or potential agricultural land including suitable agritourism opportunities and value-added agriculture.
4. Encourage and protect responsible outdoor recreational opportunities in accordance with the Electoral Area 'D' Parks Plan.
5. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Rural Holdings designation are shown on Schedule 'B' as "RH".
2. Lands within the Rural Holdings designation shall be maintained as parcels of at least 60 ha minimum.
3. One secondary dwelling unit may be considered in the Medium Holdings designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
4. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
5. Recognize the existing two private camps located on the south side of Gardom Lake in the current zoning bylaw.

3.6 MEDIUM HOLDINGS (MH)

This land use designation applies to large lots, not presently located within the ALR, and generally 8.0 ha or more in size as shown on Schedule 'B'.

These lands are intended to provide for traditional rural pursuits and serve as a buffer between Rural and Resource, Rural Holdings, and Agricultural lands and the more densely developed Rural Residential lands of the Plan Area. In this land use designation, larger residential parcel sizes are the typical form of development and residents in the area promote the retention of large parcel sizes to protect each individual property's privacy and rural quality of life. Medium Holdings lands are characterized by the suitability to accommodate un-serviced rural activities. These parcels typically have an adequate water supply and wastewater can be treated and disposed of through on-site ground disposal systems.

OBJECTIVES

1. Preserve the rural character of lands within the Plan Area.
2. Encourage farm activities on productive or potential agricultural lands including suitable agritourism opportunities and value-added agriculture.
3. Contain the extent of growth of urban and suburban lands.
4. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Medium Holdings designation are shown on as "MH" on Schedule 'B'.
2. Lands within the Medium Holdings designation shall have a minimum permitted parcel size of at least 8.0 ha.
3. Residential development in the Medium Holdings designation shall be permitted at a maximum density of 1 principal dwelling unit per ha. One secondary dwelling unit may be considered in the Medium Holdings designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.

5.1 Natural Resource Management – Agriculture

GOAL

To protect agricultural land both within and outside the ALR for agricultural based activities.

OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.
2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.
3. Support farming practices that protect soil and water resources.
4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with respect to irrigation.
5. Encourage non-agricultural development away from agricultural lands.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.

POLICIES

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.

2. The CSRD encourages the retention of large land holdings within the Plan Area, including the ALR, to maintain future opportunities for farm use.
3. The CSRD discourages encroachment and fragmentation of farmland by non-farm related uses.
4. The location and construction of new roads, trails, utility or communication rights-of-way should be sited to avoid Agricultural lands wherever possible. Where unavoidable, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the ALC.
5. Encourage adjacent property owners to cooperate in the establishment of fencing or buffers.
6. In the case of new developments adjacent to Agriculture lands, the CSRD strongly encourages the provision of adequate vegetative buffers to protect agricultural values and prevent encroachment.

Bylaw No. 751

4.5 Rural Holdings Zone

.1 Intent

To accommodate a variety of resource, agriculture, and residential related uses on large privately-owned rural parcels.

.2 Principal Uses

The uses stated in this subsection and no others are permitted in the RH zone as principal uses, except as stated in Part 3: General Regulations:

- (a) agriculture
- (b) airfield
- (c) backcountry recreation
- (d) forestry
- (e) resource extraction
- (f) single detached dwelling

.3 Secondary Uses

The uses stated in this subsection and no others are permitted in the RH zone as secondary uses, except as stated in Part 3: General Regulations:

- (a) accessory use
- (b) agri-tourism

- (c) bed and breakfast
- (d) childcare facility, in-home
- (e) guest ranch
- (f) home occupation
- (g) residential campsite
- (h) secondary dwelling unit
- (i) small-scale sawmill

.4 Regulations

On a parcel zoned RH, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings per parcel</i>	One
(e) Maximum number of <i>secondary dwelling units per parcel</i> (subject to Section 3.16 of this <i>Bylaw</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>principal buildings and structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum <i>habitable floor space of secondary dwelling unit</i>	90 m ²
(h) Maximum <i>gross floor area of a home occupation</i>	Shall be in accordance with Section 3.17
(i) Minimum <i>setback</i> from all <i>parcel boundaries</i>	<ul style="list-style-type: none"> ▪ 5 m
(j) <i>Small-Scale Sawmill</i>	Permitted on a <i>parcel</i> 4 ha or larger. <i>Small-Scale Sawmill</i> must be a minimum of 30 m from a <i>parcel boundary</i> .

4.7 Medium Holdings Zone

.1 Intent

To accommodate single detached dwellings and agricultural uses on medium-sized parcels.

.2 Principal Uses

The uses stated in this subsection and no others are permitted in the RH zone as principal uses, except as stated in Part 3: General Regulations:

- (a) agriculture (on parcels 2 ha and greater)
- (b) forestry
- (c) single detached dwelling

.3 Secondary Uses

The uses stated in this subsection and no others are permitted in the RH zone as secondary uses, except as stated in Part 3: General Regulations:

- (a) accessory use
- (b) agriculture, limited (on parcels less than 2 ha)
- (c) agri-tourism (on parcels 2 ha and greater)
- (d) bed and breakfast
- (e) childcare facility, in-home
- (f) home occupation
- (g) residential campsite
- (h) secondary dwelling unit

.4 Regulations

On a parcel zoned MH, no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3: General Regulations and Part 5: Parking and Loading Regulations. All agricultural uses must have a setback of at least 5 m from any parcel boundary and be contained by a fence.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	8 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling</i> units per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>principal buildings and structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum <i>habitable floor space</i> of <i>secondary dwelling unit</i>	90 m ²
(h) Maximum <i>gross floor area</i> of <i>accessory building</i>	200 m ² on <i>parcels</i> less than or equal to 2 ha
(i) Maximum <i>gross floor area</i> of an <i>home occupation</i>	Shall be in accordance with Section 3.17
(j) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>rear parcel boundary</i> ▪ <i>rear parcel boundary</i> for an <i>accessory building</i> (excluding, <i>secondary dwelling unit</i> or <i>home occupation</i>) ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 4.5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m