

Relevant Excerpts from Rancho/Deep Creek Zoning Bylaw No. 751

(See [Bylaw No. 751](#) for all policies and zones)

Part 2. Definitions

2.1 Definitions

The following words and phrases wherever they occur in this *Bylaw*, shall have the meaning assigned to them as follows:

ALR means Agricultural Land Reserve;

CAMPING SPACE is the *use* of land in a *private campground* for one *camping unit*;

CAMPING UNIT is one *recreational vehicle*, yurt, or one camping tent. *Park models* are not considered *camping units*;

COMMUNITY SEWER SYSTEM is a sewage collection, treatment and disposal system serving 50 or more connections, or *parcels*. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge or re-use or both of treated effluent wastewater and biosolids;

COMMUNITY WATER SYSTEM is a waterworks system serving 50 or more connections, or *parcels*. Facilities may include water treatment plants and ancillary, works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water;

GOLF COURSE is the *use* of land, *buildings* or *structures* for playing golf and may include an administration *office*, *driving range*, clubhouse, *eating and drinking establishment*, pro shop, and other accessory facilities necessary for the operation of the golf course;

PRIVATE CAMPGROUND is the *use* of land, *buildings* or *structures* for the purpose of providing *seasonal temporary* accommodation in cabins, tents or *recreational vehicles* on *camping spaces*, and is not intended for *commercial lodging* or *use* by the travelling public. This *use* may include accessory facilities for eating and assembly purposes, washrooms, bathing and laundry facilities, entrance kiosk, campground manager's accommodation and is open only to members and their guests for a membership fee;

PRIVATE EDUCATIONAL CAMP FACILITY means lands, *buildings*, or *structures* used for recreation, eating, sleeping, religious, philanthropic, and education activities serving the needs of

organizations or large groups and not intended for *commercial lodging* or *use* by the travelling public;

SEASONAL means no more than 26 weeks in a calendar year;

TEMPORARY means less than four (4) consecutive weeks;

Part 3. General Regulations

3.18 Agricultural Land Reserve Land

- .1 In addition to the regulations established in this *Bylaw*, all lands within the Agricultural Land Reserve are also subject to the provisions of the Agricultural Land Commission Act, regulations and orders of the Agricultural Land Commission (thereby not permitting the *subdivision* of land or the development of non-farm *uses* unless approved by the Agricultural Land Commission).
- .1 Screening vegetation, fencing and *building setbacks* on the non ALR side of the residential/ALR interface shall be provided in accordance with the “Landscaped Buffer Specifications” prepared by the Agricultural Land Commission in 1993. Buffering requirements shall be considered as a condition of *subdivision* approval.

Part 4. Zones

4.1 Establishment of Zones

The Ranchero / Deep Creek Zoning Bylaw area is divided into *zones* with the titles and symbols stated in Table 1. Column 1 lists the title of each *zone* and Column 2 states a descriptive symbol for each *zone* that is for convenience only.

Table 1. Zone Titles and Zone Symbols

COLUMN 1 ZONE TITLE	COLUMN 2 ZONE SYMBOL
Rural and Resource	RSC
Rural Holdings	RH
Agriculture 1	AG1
Medium Holdings	MH

Rural Residential 1	RR1
Manufactured Home Park 1	MHP1
Multiple-Dwelling 1	RM1
Vacation Rental	VR
Comprehensive Development Zone D1	CDD1
Highway Commercial	HC
Industrial 1	ID1
Golf Course	GC
Public and Institutional	PI
Park and Protected Area	PK
Foreshore and Water	FW
Foreshore Park	FP
Foreshore Residential 1	FR1
Foreshore Multiple-Dwelling 1	FM1
Foreshore General 1	FG1

4.2 Location and Extent of Zones

The location and extent of each *zone* is shown in **Schedule B** and **Schedule C**.

4.3 Zone Boundaries

- .2 The *zone* boundaries on the maps in **Schedule B** and **Schedule C** shall be interpreted as follows:
- (a) where a *zone* boundary is shown following a *highway*, the centerline of the *highway* is the *zone* boundary;
 - (b) where a *zone* boundary does not follow a legally defined line, and where distances are not specifically stated, the *zone* boundary shall be determined by scaling to the centre of the *zone* boundary line as shown on the maps in Schedule B and Schedule C.

4.15 **GC**

Golf Course Zone

.1 Intent

To accommodate private commercial golf courses and associated uses such as driving range and clubhouse.

.2 Principal Uses

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

- (a) *agriculture*, permitted only on those *parcels* within the *Agricultural Land Reserve*
- (b) *golf course*

.3 Secondary Uses

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

- (a) *accessory use*
- (b) *agri-tourism* (permitted only on those *parcels* within the *Agricultural Land Reserve*)
- (c) clubhouse

.4 Regulations

On a *parcel* zoned GC, 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</i> width created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for: <ul style="list-style-type: none">▪ principal <i>buildings</i> and <i>structures</i>▪ <i>accessory buildings</i>	<ul style="list-style-type: none">▪ 11.5 m▪ 10 m
(e) Minimum <i>setback</i> from all <i>parcel</i> boundaries:	<ul style="list-style-type: none">▪ 5 m

.5 Screening

All outside industrial storage, including the storage of garbage, shall be completely contained within a *landscape screen* of not less than 2 m in height.