

Relevant Excerpts from Rancho-Deep Creek Official Community Plan Bylaw No. 750, Rancho-Deep Creek Zoning Bylaw No. 751

(See Bylaw Nos. 750 and 751 for all applicable policies, procedures and regulations)

Rancho-Deep Creek Official Community Plan Bylaw No. 750

1.4 COMMUNITY VALUES

Rancho/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Rancho/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Rancho/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

1. Protection of the Plan Area's rural character and containment of urban development;
2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;
4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;
5. Recognition that a comprehensive approach to managing sewage is required;
6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;
7. Recognition of the importance of agriculture in the local economy;
8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Rancho/Deep Creek;
9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;
10. Consultation with First Nations, in accordance with statutory requirements, to develop

approaches to issues of mutual interest;

12. Minimization of encroachment of land uses that are incompatible with these community values;
22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities

1.6 APPLICATION

The goals, objectives and policies of the Rancho/Deep Creek Official Community Plan Bylaw No. 750 (Schedule 'A'), will be implemented by the Board of the CSRD using a number of tools. These tools may be subject to change as opportunities and resources are determined.

- 1.6.1 The Regional District will review and implement the policies of the Plan when considering decisions with regard to zoning, land use, servicing and development in the plan area.
- 1.6.2 The Regional District may consider issuing **Temporary Use Permits** through the authority of the *Local Government Act*. Temporary Use Permits can be considered in all designations. An objective of the Regional Board is to allow the opportunity for consideration of the issuance of a Temporary Use Permit in order to permit a temporary use to continue while a more suitable location for the use is determined, a rezoning application is completed, or where the event is a temporary use where the existing zoning does not permit the event. Temporary Use Permits are not a substitute for a rezoning application. Despite the zoning of a property, Temporary Use Permits for temporary uses may be supported, subject to approval by the Regional District Board of Directors.
 - 1.6.4.1 The Regional District Board will consider the issuance of Temporary Use Permits based on the general conditions which include, but are not limited to:
 - (a) must be clearly temporary or seasonal in nature;
 - (b) should not create a negative impact on the environment or on surrounding land uses;
 - (c) should not be considered noxious or emit pollutants that are detrimental to the environment, neighbouring properties, and the community as a whole;
 - (d) should not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
 - (e) should carry out appropriate remedial measures to mitigate any damage to the natural environment as a result of the temporary use; and

(f) must be reviewed and approved by the Ministry of Transportation and Infrastructure (MoTI) with respect to access and effect on public roads.

1.6.4.2 Guidelines for Temporary Use Permits include the following:

(a) Temporary Use Permit may be granted for any length of time up to a maximum of three years;

(b) appropriate parking and loading spaces are available;

(c) the proposed hours, size and scale of the use will be compatible with adjacent land uses;

(d) the use will be compatible with adjacent land uses in terms of noise, odours, dust, pollution, lighting, aesthetics, parking and traffic; and

(e) the proposed use will not have negative impacts on the natural environment.

1.6.4.3 The Regional District may establish conditions in the Temporary Use Permit including, but not limited to; the buildings to be used, the area of use, the hours of use, appearance, landscaping, site rehabilitation, and means of ensuring compliance.

1.6.4.4 The Regional District may require security in the form of a letter of credit and may impose reclamation and performance measures as conditions for the issuance of a Temporary Use Permit.

1.6.4.5 Specific permit conditions may address mitigation measures for potential negative impacts identified in the review process.

1.6.4.6 Upon expiration of a Temporary Use Permit, the uses for the property shall immediately revert to those outlined in the current Zoning Bylaw. The applicant may, prior to the expiration of the Temporary Use Permit, apply for a one time permit renewal of up to three years, approval of which will be at the discretion of the Regional District Board of Directors.

1.6.5 The Regional District will require development approval information pursuant to the *Local Government Act*. Procedures and policies for requiring development approval information are established in the Development Approval Information Bylaw No. 644 (Bylaw No. 644) for the following:

- Application for amendments to a Zoning bylaw;
- Applications for a Development Permit; and
- Applications for Temporary Use Permits.

- 1.6.5.1 Bylaw No. 644 applies to all lands within the Rancho/Deep Creek OCP Bylaw No. 750 area. Bylaw No. 644 gives the CSRD the authority to require an applicant to provide information on the impact of the activity or development that is subject to the application. Bylaw No. 644 also specifies the matters for which additional on-site and off-site information will be required, including but not limited to such issues as:
- Assessment of sewage disposal site as required by the appropriate authorities;
 - Hydro-geological impact assessment on the quantity and quality of water resources as required by the appropriate authorities;
 - Vehicle parking, transportation patterns and traffic flow, including pedestrian and bicycle pathway systems;
 - The impact to and assessment of local infrastructure;
 - Assessment of capacity of public facilities including schools and parks;
 - The impact on or need for additional community services;
 - The impact and assessment of the natural environment of the area affected;
 - Assessment of slope stability conditions;
 - Assessment of wildlife interface risks; and
 - Assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.
- 1.6.5.2 In general, applicants will need to provide sufficient information in order to:
- Identify the development impacts, both positive and negative; and
 - Specify measures to avoid, minimize, and mitigate negative impacts.
- 1.6.5.3 In the event that appreciable negative impacts are identified, the Regional District may request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on the land and neighbouring properties.
- 1.6.5.4 Bylaw No. 644 sets out procedures regarding requests for reconsideration of Development Approval Information requirements.
- 1.6.6 The Regional District will develop a “sustainability checklist” to be completed by anyone applying for an OCP amendment, Zoning Bylaw Amendment, Development Permit or Temporary Use Permit. The purpose of the checklist will be to assist applicants and the CSRD in working together to develop high quality projects that

move communities in the plan area closer to achieving the vision set out in the community values. The relevance of the checklist questions will depend on the scope and nature of the project.

3.9 INDUSTRIAL (ID)

Industrial activities are provided for under the Industrial land use designation. The designation provides for limited industrial land uses.

The areas designated Industrial support a limited number of small scale light industries in the Rancho area including an auto wrecker and saw mill. Future additional light and small scale industrial uses may be considered, but the Plan recognizes that any future heavy and medium industrial development will be directed to existing settlement areas, such as Salmon Arm, Enderby, and Armstrong/Spallumcheen, which are better able to function as service centers.

OBJECTIVES

1. Recognize existing light industrial uses in the Plan Area.
2. Provide for small scale, light industrial activities servicing the needs of local residents.
3. Minimize land use incompatibility and conflicts between industry and surrounding land uses.
4. Discourage industrial activities that are considered noxious, polluting, and noisy or are otherwise detrimental to the environment, neighbouring properties and the community as a whole.
5. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Industrial designation are shown as "ID" on Schedule 'B'.
2. Lands within the Industrial designation shall have a minimum permitted parcel size of at least 1 ha.
3. Residential development in the Industrial designation shall be permitted at a maximum density of 1 principal dwelling unit per ha.
4. Zoning regulations shall provide for a mix of light or small scale industrial uses.
5. New industrial development shall only be located in areas designated as industrial or in non-industrial areas through the use of Temporary Use Permits (Section 1.6.4).
6. All industrial development must be in scale with and appropriate to the character of the rural community and must not adversely affect the natural environment.

7. Direct expanding light industry, future medium and heavy industrial development to the adjacent urban communities that have the necessary infrastructure and support services.
8. All new rezoning applications for industrial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.
9. Consider small-scale light industrial development proposals that reflect the needs of the local community and provide local employment using the following criteria:
 - (a) impact on farm land;
 - (b) capability of accommodating on-site domestic water and sewage disposal;
 - (c) capability of the natural environment to support the proposed development;
 - (d) compatibility with adjacent land uses and designations, and the character of the existing area;
 - (e) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - (f) proximity and access to the existing road network;
 - (g) mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas;
 - (h) provision of solid screening or other mitigation works from adjacent land uses and designations to lessen its impact (visual, loading, noise, odour, parking, impacts, etc.);
 - (i) exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping, and appropriate signage, and;
 - (j) will be encouraged to include provisions for surface water runoff management in accordance with all Provincial requirements and best management practices.

Ranchero-Deep Creek Zoning Bylaw No. 751

Part 2. Definitions

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 USE is the *use* of land, *buildings* or *structures* that is customarily ancillary to and exclusively devoted to a *principal use* or *single detached dwelling*;

BUILDING is a particular type of *structure* used or intended for supporting or sheltering a *use* or occupancy but does not include a tent, yurt, *recreational vehicle* or *park model*;

MINI STORAGE is the *use* of land, *buildings* or *structures* to provide separate, individual self-storage units inside a *building*, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials or equipment;

OUTDOOR STORAGE is the storage of equipment, goods, or materials in the open air where such storage of goods and materials does not involve the erection of permanent *structures*, *shipping containers*, or the material alteration of the existing state of the land;

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost edge of all *buildings* and *structures* (to the drip line of the roof) on a *parcel* and includes carports, swimming pools, covered patios, and decks, expressed as a percentage of the *parcel* area;

PARKING AREA is one or more off-street *parking spaces* and includes circulation ways;

PARKING SPACE is an off-street space for the parking of one vehicle or bicycle exclusive of *parking area* circulation ways, driveways, ramps or obstructions;

PRINCIPAL USE is the main purpose that land, *buildings* or *structures* on a *parcel* or ordinarily used;

SECONDARY USE is a *use* which is permitted only in conjunction with an existing *principal use*;

SHIPPING CONTAINER is a large portable metal or steel unit that is intended for the transport of materials, products, and/or goods from one mode of transport to another without unloading and reloading the contents of the container, whether or not it is actually used for such a purpose. *Shipping container* includes intermodal freight containers (ISO, shipping, cargo, and hi-cube containers; conex boxes; and sea cans) but does not include garbage bins/dumpsters, and recycling bins/receptacles;

STRUCTURE means anything constructed or erected, whether fixed to, supported by or sunk into land or water;

USE is the purpose or function to which land, *buildings* or *structures* are put or are designed or intended;

3.14 Accessory Building

- .1 An *accessory building* must be located on the same *parcel* as the *principal use* with which it relates and must only be used for an *accessory use*, *home occupation* or *secondary dwelling unit* provided these *uses* are permitted in the *zone* where the *accessory building* is located. Any *accessory building* used for *habitation* must meet the BC Building Code requirements for *habitation*.
- .2 *Accessory buildings* shall not be closer than 3 m to a *principal residential use building* or 4 m if the *accessory building* contains a *dwelling unit*.

3.15 Accessory Use

An *accessory use* must be located on the same *parcel* as the *principal use* with which it relates.

3.25 Shipping Containers

Shipping Containers must comply with the following requirements:

- (a) *shipping containers* are permitted in all *zones*, except *Foreshore zones*, to allow for storage for a maximum of six (6) months in any 24 months;
- (b) the maximum width of a *shipping container* shall be 2.5 m;
- (c) the total combined length of all *shipping containers* on a *parcel* shall not exceed 12.2 m;
- (d) *shipping containers* shall comply with the *setback* requirements set out in Part 4 of this *Bylaw*;
- (e) any *facia signage* on a *shipping container* shall comply with the *Signage Regulations* in Part 6 of this *Bylaw*; and
- (f) if reconstructed or structurally modified in any way, if placed on a foundation, or if it remains on a property for more than six (6) months, a *shipping container* is considered an *accessory building* and is then subject to all applicable regulations in this *Bylaw* and also the BC Building Code.

4.14 ID1

Industrial 1 Zone

.1 Intent

To accommodate existing small-scale light industrial activity.

Principal Uses

The *uses* stated in this subsection and no others are permitted in the ID1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- aggregate sale*
- farm and garden supply*
- kennel*
- log building manufacturing*
- manufacturing*
- outdoor sales*
- outdoor storage*
- recycling drop-off facility*
- sawmill*
- single detached dwelling*
- vehicle wrecking*

Secondary Uses

The *use* stated in this subsection and no others are permitted in the ID1 *zone* as a *secondary use*, except as stated in Part 3: General Regulations:

- accessory use*

Regulations

On a *parcel* zoned ID1, 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>	1 ha
Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
Maximum <i>parcel coverage</i>	40%
Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	one
Maximum number of <i>secondary dwelling</i> units per <i>parcel</i>	one
Maximum <i>height</i> for: <i>principal buildings and structures</i> <i>accessory buildings</i>	11.5 m 10 m
Minimum <i>setback</i> from all <i>parcel boundaries</i> :	5 m
<i>Kennel</i>	Permitted only on <i>parcels</i> 16 ha or greater. <i>Kennel buildings and structures</i> , including runs, must be a minimum of 100 m from a <i>parcel boundary</i> .

Screening

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