



Columbia Shuswap Regional District

Electoral Area 'D'

Ranchero / Deep Creek

Zoning Bylaw No. 751

October, 2017

*This page is left blank intentionally
for double-sided printing.*

Amendments

Table of Contents

Amendments	iii
Part 1. Administration.....	5
1.1 Title.....	5
1.2 Application	5
1.3 Compliance with Other Legislation	5
1.4 Conformity	5
1.5 Severability	5
1.6 Incorporation.....	5
1.7 Inspection	5
1.8 Contravention of Bylaw.....	6
1.9 Offence	6
1.10 Penalty.....	6
Part 2. Definitions	7
2.1 Definitions.....	7
Part 3. General Regulations	23
3.1 Uses and Buildings Permitted in Each Zone	23
3.2 Setback Exemptions.....	23
3.3 Setbacks from Highway No. 97 B.....	24
3.4 Visibility at Intersections	24
3.5 Interior Side Parcel Boundary Setbacks on Bare Land Strata Parcels.....	24
3.6 Height Regulation Exemptions	24
3.7 Subdivisions to Provide Residence for a Relative	25
3.8 Subdivision for Panhandle lots	25
3.9 Exemptions from Minimum Parcel Size Requirements	26
3.10 Bare Land Strata Plan Access Route	26
3.11 Establishment of Floodplains.....	26
3.12 Measurement of Flood Construction Level & Floodplain Setback.....	27
3.13 Application of Floodplains.....	27
3.14 Accessory Building	28
3.15 Accessory Use.....	28
3.16 Secondary Dwelling Unit	28
3.17 Home Occupation.....	29
3.18 Agricultural Land Reserve Land	31
3.19 Setbacks for Agricultural Buildings and Structures.....	31
3.20 Bed and Breakfast.....	31
3.21 Vacation Rental	32
3.22 Outdoor Storage	32
3.23 Residential Campsite.....	33
3.24 Fences.....	33
3.25 Shipping Containers	33
3.26 Cannabis Production Facilities	33
3.27 Location and Extent of Foreshore Zones	34

Part 4. Zones	35
4.1 Establishment of Zones	35
4.2 Location and Extent of Zones	36
4.3 Zone Boundaries	36
4.4 RSC Rural and Resource Zone	37
4.5 RH Rural Holdings Zone	39
4.6 AG1 Agriculture Zone	42
4.8 MH Medium Holdings Zone	44
4.9 RR1 Rural Residential 1 Zone	46
4.10 MHP1 Manufactured Home Park 1 Zone	48
4.11 RM1 Multiple-Dwelling 1 Residential Zone	51
4.12 VR Vacation Rental Zone	53
4.13 CDD1 Comprehensive Development D1 Zone	55
4.14 HC Highway Commercial Zone	58
4.15 ID1 Industrial 1 Zone	60
4.16 GC Golf Course Zone	62
4.17 PI Public and Institutional Zone	64
4.18 PK Parks and Protected Areas Zone	66
4.19 FW Foreshore and Water	68
4.20 FP Foreshore Park Zone	69
4.21 FR1 Foreshore Residential 1	71
4.22 FM1 Foreshore Multiple-Dwelling 1	73
4.23 FG1 Foreshore General 1	75
Part 5. Parking and Loading Regulations	77
5.1 Changes to Situations Existing at the Date the Bylaw Came into Force ...	77
5.2 Number of Parking and Loading spaces	77
5.3 Parking Space	77
5.4 Loading space	77
5.5 Average Area of Parking Spaces	77
5.6 Access to Parking and Loading space	78
5.7 Location of Parking and Loading space	78
5.8 Bicycle Parking	78
Part 6. Signage Regulations	82
Part 7. Manufactured Home Park Regulations	83
Part 8. Beekeeping Regulations	86

Schedules:

Schedule A	Ranchero / Deep Creek Zoning Bylaw No. 751 Main Text
Schedule B	Ranchero / Deep Creek Zoning Bylaw No. 751 Overview Map
Schedule C	Ranchero / Deep Creek Zoning Bylaw No. 751 Individual Mapsheets

Amendments

*This page is left blank intentionally
for double-sided printing.*

Part 1. Administration

1.1 Title

This *Bylaw* may be cited as the Ranchero / Deep Creek Zoning Bylaw No. 751.

1.2 Application

This *Bylaw* applies to the Ranchero / Deep Creek Zoning Bylaw No. 751 area shown in Schedules B and C of this *Bylaw*.

1.3 Compliance with Other Legislation

Nothing in this *Bylaw* shall be taken to relieve any person from complying with the provisions of any other bylaw of the Columbia Shuswap Regional District (CSRD) or applicable provincial or federal statute or regulation.

1.4 Conformity

- .1 Land, including the airspace above it and the surface of water, *buildings* and *structures* may only be used, constructed, altered and located in compliance with this *Bylaw*. For certainty, in a *zone* every *use* is prohibited that is not expressly permitted in the *zone*.
- .2 *Subdivision* must be in compliance with this *Bylaw*.

1.5 Severability

If any provision of this *Bylaw* is determined to be invalid by a court, the provision must be severed and the remainder of this *Bylaw* is deemed to be valid.

1.6 Incorporation

Schedule B (Overview Maps) and Schedule C (Mapsheets) attached are part of this *Bylaw*.

1.7 Inspection

The Chief Administrative Officer, Manager of Development Services, a *Bylaw* Enforcement Officer, those persons retained by the CSRD or designated by the CSRD Board for inspection purposes, and Agents of the CSRD are authorized individually or in any combination to enter at all reasonable times on any *parcel* and into any *building* or *structure* to ascertain whether the provisions of this *Bylaw* are being observed.

1.8 Contravention of Bylaw

A person who:

- (a) contravenes this *Bylaw*;
- (b) causes or permits an act or thing to be done in contravention of this *Bylaw*;
- (c) neglects or omits to do a thing required by this *Bylaw*;
- (d) fails to comply with an order, direction or notice given under this *Bylaw*, or prevents or obstructs or attempts to obstruct the authorized entry of an officer onto property under Section 1.7;
 - (i) may be issued a violation ticket for an offence against this *Bylaw* that has been designated as a ticketable offence pursuant to the CSRD's Ticket Information Utilization Bylaw; and
 - (ii) will be liable, upon summary conviction, to the penalties prescribed in the Offence Act (British Columbia).

1.9 Offence

Each day of continuance of an offence under Section 1.8 constitutes a new and separate offence.

1.10 Penalty

Every person who commits an offence under this *Bylaw* is liable on summary conviction to the maximum fine as set out in the Offence Act (currently \$10,000) and the cost of prosecution

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:

A

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* and *structures* that is customarily ancillary to and exclusively devoted to a *principal use* or *single detached dwelling*;

AFFORDABLE MARKET HOUSING means less costly housing that is produced at the low to moderate price range of the market;

AGGREGATE SALE is limited to the *use* of land, *buildings* and *structures* for the storage and sale of sand, gravel, rock, earth or minerals, but does not include the processing or washing of any of these materials;

AGRICULTURE is the *use* of land, *buildings* and *structures* for conducting a farm operation as defined by the Farm Practices Protection (Right to Farm) Act (FPPA);

AGRICULTURE, LIMITED is the *use* of land, *buildings* and *structures* for the growing, rearing, producing, and harvesting of agricultural products and specifically includes nurseries, greenhouses, and the keeping of pigeons, doves, rabbits, poultry, bees, and other animals of like kind. The keeping of horses, sheep, goats, cattle or other animals of like kind is also permitted in concentrations of one (1) *animal unit* or less per hectare;

AGRI-TOURISM means a tourist activity, service or facility accessory to land that is classified as a farm under the Assessment Act, if the *use* is *temporary* and *seasonal* and promotes or markets farms products grown, raised or processed on the farm operation, but excludes accommodation;

AIRFIELD is an area of land set aside for the take-off, landing, and maintenance of aircraft;

ALR means Agricultural Land Reserve;

ANIMAL UNIT for the purpose of this *Bylaw*, the total number of animals making up one (1) *animal unit* shall be:

2 beef cattle, or
2 dairy cows, or
2 pigs, or
2 donkeys, or
2 horses, (mare and foal, or stallion or gelding, or mule or hinny), or
2 ostriches or emus, or
4 llama or alpaca, or
5 weaner pigs, or
5 goats (plus kids), or
5 sheep (plus lambs), or
10 feeder lambs, or
25 rabbits (bucks, or does plus progeny to weaning, or growers), or
50 turkeys or geese or ducks, or
100 laying chicken hens, broiler chickens, roasters, or pullets; or
100 doves or pigeon;

ASSISTED LIVING HOUSING means housing intended for both independent and semi-independent living in the form of either multiple *dwelling units*, or *sleeping units*, within which is provided for the exclusive use of the occupants, their families and guests, daily common meal preparation using commercial cooking facilities, dining area and laundry facilities. *Assisted living housing* may or may not accommodate health services such as nursing care, home support, rehabilitative and transportation services.

B

BACKCOUNTRY RECREATION is the *use* of land, not immediately accessible by vehicle, for outdoor recreational activities including, but not limited to: hiking, horseback riding, mountain biking, skiing, or snowmobiling;

BED AND BREAKFAST is the *use* of not more than three (3) *guest rooms* within a principal *single detached dwelling* to provide *temporary* accommodation to the traveling public, and includes food service to guests;

BERTH is a moorage space for a single *boat* at a *floating dock*;

BOAT is a small vessel propelled on water by oars, paddles, sails, or a motor;

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*;

BYLAW is the Ranchero / Deep Creek Zoning Bylaw No. 751;

C

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*;

CANNABIS means all parts of the genus cannabis whether growing or not and the seed or clone of such plants;

CANNABIS PRODUCTION FACILITY means the *use* of land, *buildings* and *structures* for the federally-licensed research and development, testing, production, administration, packaging and labeling, and distribution of cannabis and related substances, including temporary indoor storage and destruction of plants, or any component thereof;

CEMETERY is the *use* of land, *buildings* or *structures* for the internment of human or animal remains and includes burial grounds, mausoleum, memorial park (in accordance with and properly licensed under applicable Provincial legislation);

CHILD CARE FACILITY is any facility licensed under the Community Care and Assisted Living Act as amended from time to time that provides child care in accordance with the Act;

CHILD CARE FACILITY, IN-HOME is any facility licensed under the Community Care and Assisted Living Act as amended from time to time that provides in-home child care in accordance with the Act;

CIVIC FACILITY means premises in which government services are provided to the public including a public health facility, fire hall, *library*, post office, public works yard, public health centre, ambulance or police station;

COMMERCIAL means the *use* of land, *buildings* and *structures* for the purpose of buying and selling commodities, and supplying services;

COMMERCIAL LODGING means a *building* used for the *temporary* accommodation for the traveling public, including hotels, inns, hostels, motels and lodges and may contain *accessory* assembly, commerce, entertainment, indoor recreation, and *eating and drinking establishments*;

COMMUNITY CARE FACILITY means any facility licensed under the Community Care and Assisted Living Act as amended from time to time that provides personal care, supervision, social or education training or physical or mental rehabilitative therapy, with or without charge, to persons not related by blood or marriage to an operator of the facility;

COMMUNITY HALL is a *building* or part of a *building* designed for, or intended to be used by the public for such purposes as civic meeting, educational meeting, political meetings, recreational activities or social activities and may include banquet facilities and a community kitchen;

COMMUNITY GARDEN is a piece of land that is collectively developed, cultivated, gardened, and maintained by a group of people;

COMMUNITY MARKET is the *use* of land, *buildings* or *structures* for the purposes of a group of stalls or booths intended to be used by farmers or other vendors to sell their products directly to customers;

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;

CSRD means Columbia Shuswap Regional District;

D

DENSITY is the number of residential *dwelling units* on a *parcel*, expressed in units per hectare or units per *parcel*;

DRIVING RANGE is the *use* of land, *buildings* and *structures* for practicing golf drives and shots, and does not include a *golf course* except where a permitted *golf course* includes a *driving range*;

DUPLEX is a singular *building* divided horizontally or vertically into two (2) *dwelling units* that are not linked by a trellis, deck, breezeway or similar connection;

DWELLING UNIT means one (1) or more rooms in a detached *building* with self-contained eating, living, sleeping and sanitary facilities and not more than one *kitchen*, used or intended to be used as a residence for no more than one (1) *household*. *Dwelling unit* does not include *camping unit*, *park model*, or a *commercial lodging sleeping unit*;

E

EATING AND DRINKING ESTABLISHMENT means a facility where prepared foods and beverages are offered for sale to the public for consumption within the premises or off the site, such as restaurants, neighborhood pubs, lounges, cafes, delicatessens, tea rooms, dining rooms, refreshment stands and take-out restaurants, and mobile catering food services;

EDUCATION FACILITY means a building(s) including residences, *structures* and grounds associated with the operation of a school, college, university or training centre;

EVENT VENUE is the *use* of land, *buildings* and *structures* for the purpose of providing a commercially operated space that can hold events; including but not limited to parties, weddings, anniversaries, reunions, and concerts;

EXTERIOR SIDE PARCEL BOUNDARY is a *parcel* boundary, other than a *front parcel boundary* or a *rear parcel boundary*, common to the *parcel* and a *highway* other than a walkway;

F

FASCIA SIGNS means any *sign* painted on or attached to an exterior *building* wall, or any other permitted *structure*, on which a two dimensional representation may be placed, so that the *sign* does not extend more than 40 cm out from the wall or *structure* nor beyond the horizontal limits of the wall. *Fascia signs* may or may not be permanent. This definition includes banners, billboards and any other two dimensional medium;

FARM AND GARDEN SUPPLY is the *use* of land, *buildings* and *structures* for the growing and sale of plants and may also include the sale of farming and gardening equipment, and materials such as soil, bark mulch, fertilizer, and the storage of vehicles and equipment necessary to, and used in, the provision of farming and gardening services;

FENCE is a constructed barrier of any material or combination of materials erected to enclose or screen areas of land and specifically excludes *retaining structures* and *landscape retaining structures*. For the purpose of calculating *fence* height, any arch, arbor, trellis or pergola affixed to or supported by a fence shall be deemed part of the *fence*;

FINISHED GROUND ELEVATION means either a natural or altered ground level but shall not include areas artificially raised through the *use* of *retaining structures* unless the *retaining structure* provides a level ground area that is a minimum of 1.2 m wide measured from the face of the *building*; or earth piled against the *building* with a slope greater than 2:1 (horizontal to vertical);

FLOATING DOCK is a *structure* used for the purpose of mooring *boat(s)* which may include multiple berths but which does not include permanent physical links to shore or lakebed, except cables;

FLOOD CONSTRUCTION LEVEL means a designated flood level plus freeboard, or where a designated flood level cannot be determined, a specified height above a *natural boundary*, natural ground elevation, or any obstruction that could cause ponding;

FLOOD PROOFING PROTECTION means the installation of improvements, provided they are upland of the current *natural boundary*, that are specifically designed to prevent damage to existing natural earthen banks caused by the erosive effects of water and wave action by armouring the soil surface through the use of geotextile materials and some combination of rip-rap or other protective surfacing materials. *Retaining structures* and *landscape retaining structures* are not included under this definition;

FLOODPLAIN is a lowland area, whether dyked, floodproofed, or unprotected, which is at an elevation susceptible to flooding, as determined under Section 3.13 of this *Bylaw*;

FLOODPLAIN SETBACK means the required minimum distance from the *natural boundary* 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 allow for potential land erosion;

FLOOR AREA is the total area of all floors in a *building* measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a *building* for a particular *use*, measured to the outside face of the walls of the area of the *use*. *Floor area* does not include balconies, elevator shafts and areas *used* for *building* ventilation machinery;

FORESHORE is the land between the *natural boundary* of a *lake* and the water;

FORESTRY is the growing, cultivating, protecting, harvesting, sorting or storage of forest products grown on the same site, and may include accessory auction, retail or wholesale of forest products grown on the same site, and the storage of harvesting equipment or supplies and temporary repair of such equipment used on the same site, but excludes the *manufacturing* of any forestry products;

FREE-STANDING SIGN is a *sign* which is supported independent of a *building*;

FRONT PARCEL BOUNDARY means the *parcel boundary* that is the shortest *parcel boundary* common to the lot and an abutting *highway* or access route in a bare land strata plan, and where in the case of a *panhandle lot* means the line separating the *panhandle driveway* from the main part of the *parcel*;

G

GOLF COURSE is the *use* of land, *buildings* and *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;

GROSS FLOOR AREA is the total area of all floors in a *building* measured to the outside face of exterior walls or, as applicable, the total area of all floors in a portion of a *building* in a particular *use*, measured to the outside face of the walls of the area of the *use*;

GUEST RANCH is the *use* of land, *buildings* and *structures* to provide tourists the opportunity to experience the daily operations of a working ranch, but does not include overnight accommodation or *event venue*;

GUEST ROOM means a sleeping room that does not include a *kitchen*, used or maintained for the *temporary* accommodation of an individual or individuals;

H

HABITATION means the support of life processes within a *building*, including, but not limited to, sleeping, eating, food preparation, waste elimination, personal cleaning, and rest and relaxation areas;

HEIGHT is the vertical distance between the highest point of a *building* or *structure* and the lowest point of a *building* or *structure* where the *finished ground elevation* and the *building* meet, excluding localized depressions such as vehicle and pedestrian entrances to a maximum width of 6 m. The highest point excludes a mast, antenna, vent, chimney, elevator shaft, solar heating panel or similar *structure* that projects above the roof;

HEALTH SERVICES FACILITY means establishments primarily engaged in providing medical services, surgical or other services to individuals, including the offices of physicians, dentists, and other health practitioners;

HIGHWAY includes a street, road, bridge or viaduct and any other way open to the *use* of the public;

HOME OCCUPATION is any *commercial* activity conducted accessory to a *residential use* on a property;

HORTICULTURE is the *use* of land, *buildings* and *structures* for growing flowers, fruits, vegetables, or other plants for domestic *use*;

HOUSEHOLD means people living together in one (1) *dwelling unit* using a common *kitchen*;

I

ILLUMINATED SIGN is a *sign* which emanates or reflects artificial light;

INTERIOR SIDE PARCEL BOUNDARY is a *parcel boundary* other than a *front parcel boundary* or a *rear parcel boundary* that is not common to a *highway* other than a or walkway;

K

KENNEL is the *use* of land, *buildings* and *structures* for which five (5) or more dogs are kept;

KITCHEN means facilities used or designed to be used for the cooking or preparation of food;

L

LAKE is Gardom Lake or any other waterbody within the *Bylaw* area;

LANDSCAPING is any horticultural element designed to visually enhance a property;

LANDSCAPE RETAINING STRUCTURE means a specific type of *retaining structure*, the *use* or intended *use* of which is to hold back and resist, stabilize or support less than 1.2 m of retained material, such as an earthen bank;

LANDSCAPE SCREEN is an opaque or semi-opaque barrier formed by a row of shrubs, trees, by a *fence* or masonry wall or by a combination of these;

LOADING SPACE means a space located on a lot used for a commercial vehicle while loading or unloading goods and materials;

M

MANUFACTURING is the small-scale processing, manufacturing, fabricating or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with light-industrial, business or *household use*. This *use* may include administrative *office* and warehousing;

MANUFACTURED HOME is a detached *dwelling unit*, that is factory built to comply with or exceed the CAN/CSA Z240 MH Series, "Mobile Homes";

MANUFACTURED HOME PARK is the *use of buildings, structures* and land that has been divided into *manufactured home spaces* and improved for placement of *manufactured homes* for permanent residential use;

MANUFACTURED HOME SPACE is the *use of land* within a *manufactured home park* for placement of one *manufactured home*;

MINI STORAGE is the *use of land, buildings and 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;

MULTIPLE-DWELLING is a *building* containing three or more *dwelling units* each of which is occupied or intended to be occupied as a permanent home or residence of not more than one *household*;

N

NATURAL BOUNDARY is the visible high water mark of any *lake*, river, stream or other body of water where the presence and action of the water is so common and usual and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

NAVIGATION is the *use of land* for the transportation of goods or people over water and includes watercraft recreation;

NUCLEUS COLONY means a colony of not more than five (5) removable frames primarily used for rearing and storing queen bees;

O

OFFICE is the *use of land, buildings and structures* for the purpose of carrying out an occupation or professional activity but does not include *retail sales, industrial uses, public assembly, or personal service use*;

ONSITE SEWAGE DISPOSAL SYSTEM is the collection, treatment and disposal of sewage to the ground on the *parcel* on which the sewage is generated, but does not include a *privy* or an outhouse;

OUTDOOR RECREATION FACILITY is the *use of land, buildings and structures* for outdoor recreation in conjunction with a *private educational camp facility*. Typical *uses* include, but are not limited to: playing field, hiking trails, climbing wall, zip-line, playground, and archery course. *Outdoor recreation facility* does not include *golf course* or *driving range*;

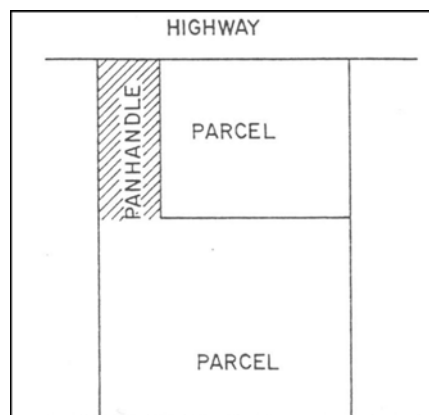
OUTDOOR SALES is the *use* of land, *buildings* and *structures* for outdoor retail sale of lumber; building products; landscaping materials; home, yard, garden and agricultural supplies; but does not include the sale of *park models*, *shipping containers*, or *manufactured homes*;

OUTDOOR STORAGE is 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*, *shipping containers*, or the material alteration of the existing state of the land;

P

PAD is a prepared surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a *manufactured home* or *park model*;

PANHANDLE LOT means a *parcel* that has its primary *highway* frontage through a narrow strip of land which projects to the *highway* from the main portion of the *parcel*. This narrow strip is an integral part of the *parcel* and is referred to as the *panhandle driveway* (shown hatched in the diagram below):



Panhandle lot and driveway

PANHANDLE DRIVEWAY means that portion of a *panhandle lot* that is the narrow strip fronting a *highway*;

PARCEL is any lot, block or other area in which land is held or into which it is subdivided, but does not include a *highway*;

PARCEL BOUNDARY means any boundary of a *parcel*;

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;

PARCEL WIDTH is the horizontal distance between the two *side parcel boundaries*, measured at the minimum *front setback* from the *front parcel boundary*. For a *reverse pie-shaped parcel*, the *parcel width* is the horizontal distance between the two side boundaries measured at the minimum *rear parcel boundary setback*;

PARK is the *use* of land, *buildings* and *structures used* and operated for the recreation and enjoyment of the public, and

- (a) the land is dedicated as park by a plan deposited in the Land Title Office or operated as a park local service or extended service pursuant to Part 14 of the Local Government Act;
- (b) the land is under tenure from the crown for the purpose of a *park*;
- (c) the land is under tenure from a private property owner for the purpose of a *park*
- (d) the land has been dedicated as a provincial park; or
- (e) the land has been dedicated as a national park;

PARK MODEL is a trailer or recreational unit which conforms to CSA Z241 standard for *recreational vehicles* and which has a *gross floor area* which does not exceed 50 m². A *park model* trailer shall not be considered a *dwelling unit* or *camping unit*;

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;

PASSIVE RECREATION is the *use* of land for *outdoor recreation activities* that do not involve the *use* of *buildings*, *structures*, camping or motorized vehicles;

PERSONAL SERVICE is a *use* in a *building* which provides a service to the person including but not limited to hair dressing, esthetics, laundry, medical and dental practice, veterinarian, office, lawyer, accountant, and other similar professional practices;

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

PRIVATE CAMPGROUND is the *use* of land, *buildings* and *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*, and *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;

PRIVY is a small portable *building* that rests on or above the surface of the ground, has a bench with a hole or holes through which human excretion may be evacuated into a waterproof vault that forms an integral part of the built *structure* of the *building*;

PUBLIC ASSEMBLY FACILITY is the *use* of land, *buildings* and *structures* where people gather periodically for public, educational, cultural, religious, recreational, philanthropic or entertainment purposes;

PUBLIC UTILITY is the *use* of land, *highway*, *buildings* and *structures* for electrical, telephone, water, sewer, gas, cable television, telecommunications transmission facility (including towers), or other like services provided by government, or by a private provider operating pursuant to authority granted in *public utility* legislation or pursuant to a franchise under the Local Government Act, but does not include any office, administrative facilities, and works, repair, maintenance and storage yards;

R

REAR PARCEL BOUNDARY is the *parcel boundary* that lies the most opposite to and is not connected to the *front parcel boundary* or, where the rear portion of the *parcel* is bounded by intersecting *side parcel boundaries*, it is the point of this intersection;

RECREATIONAL VEHICLE is a vehicular-type of portable *structure* on wheels, without permanent foundation, that can be towed, hauled or driven and that is primarily designed for *use* as *temporary* living accommodation for the purposes of recreation, camping and travel, including, but not limited to, travel trailers, truck campers, camper vans, tent trailers and self-propelled motor homes (does not include park model);

RECYCLING DROP-OFF FACILITY is the *use* of land, *buildings* and *structures* for the buying, collecting, sorting and short-term storage of bottles, cans, paper, cardboard, metal, plastic and similar recyclable materials where all storage is within enclosed *buildings* or bins;

REMOVABLE WALKWAY is a *structure* used for providing pedestrian access to and from a *floating dock* with no permanent physical links to shore;

RENTAL SHOP is the *use* of land, *buildings* and *structures* for the rental and sale of equipment, vehicles, boats, farm machinery and implements, and other merchandise; but not including *park models*, *manufactured homes*, and *shipping containers*;

RESIDENTIAL CAMPSITE is the *use* of land for one (1) *camping unit*, for *temporary* free accommodation on a non-commercial basis by guests of the residents of the *single detached dwelling* that is situated on the same *parcel*;

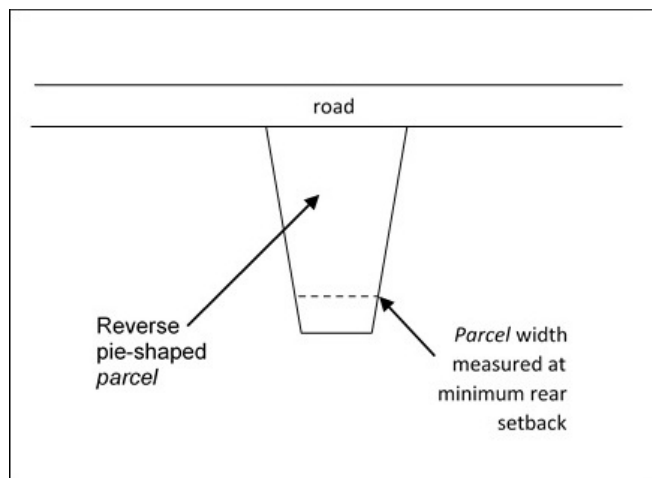
RESOURCE EXTRACTION is all related activities necessary for the extraction of sand, gravel, earth or mineralized rock found on or under a site, but does not include post-extraction activities (secondary crushing, sorting, screening, washing) to render the extracted material marketable;

RESIDENTIAL USE is the *use* of land, *buildings* and *structures* for sleeping, eating and other activities generally associated with *habitation* for more than four (4) weeks;

RETAIL STORE is the *use* of land, *buildings* and *structures* for the selling and display of merchandise and *personal services* for the public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. *Retail store* does not include an *eating and drinking establishment*, warehouse sales, heavy agricultural and industrial equipment sales, or retail stores requiring outdoor storage;

RETAINING STRUCTURE means a specific type of *structure* that is subject to lateral earth pressure, is laterally unsupported at the top and retains more than 1.2 m of soil material at any point along its length, measured as the difference between the finished ground elevation at the top and bottom of the structure, and specifically excludes *Landscape Retaining Structures* and *Retaining Structures* which are part of and connected structurally to a *building*;

REVERSE PIE-SHAPED PARCEL is a *parcel* which is generally configured such that its width at the *rear parcel boundary* is less than at its *front parcel boundary* (see diagram below);



Reverse Pie-Shaped Parcel

S

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

SECONDARY DWELLING UNIT means an accessory, self-contained, *dwelling unit* located within a *single detached dwelling*, or in an *accessory building* (where permitted by this *Bylaw*). A *secondary dwelling unit* is self-contained and has direct access to outside without passing through any part of the *principal dwelling unit* and has its own separate *kitchen*, sleeping and bathing facilities. For clarity, *duplexes* and *multiple-dwellings*, boarding rooms and rooming houses are excluded from the definition of *secondary dwelling unit*;

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

SERVICE STATION is the *use* of land, *buildings*, and *structures* for the retailing of motor fuels, *vehicle repair*, servicing and washing; but does not include *vehicle wrecking* or autobody repair and paint shops;

SETBACK means the required minimum distance between a *structure*, *building* or *use* and each of the respective *parcel boundary*;

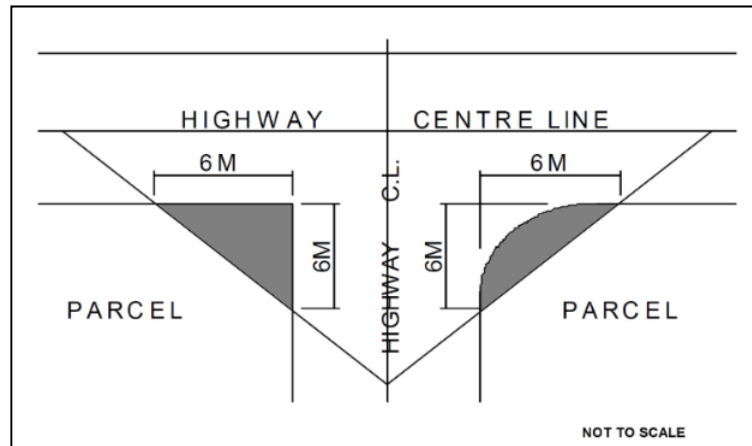
SHIPPING CONTAINER is a large portable metal or steel unit that is intended for the transport of materials, products, and/or goods from one mode of transport to another without unloading and reloading the contents of the container, whether or not it is actually used for such a purpose. *Shipping container* 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;

SHARED WATERFRONT PARCEL includes waterfront and semi-waterfront *parcels*, and also includes *parcels* which are separated from the *natural boundary* of a *lake* only by common property associated with that *parcel*;

SIDE PARCEL BOUNDARY is a *parcel boundary* other than a *front parcel boundary* or a *rear parcel boundary*;

SIGN is any symbol, identification, description, illustration, contrivance, *structure*, or device visible from a public place which is intended to direct attention to a product, service, place, activity, person, institution, business, or solicitation;

SIGHT TRIANGLE means the area formed by a triangle in the angle formed by the right of way boundaries or boundaries produced and two (2) points on those boundaries 6 m from the point of intersection, as shown shaded in the diagram below;



Sight Triangle

SINGLE DETACHED DWELLING means a detached *building* containing only one (1) principle *dwelling unit* and, where permitted by this *Bylaw*, one (1) *secondary dwelling unit*;

SKIRTING means detachable panels fitted between the ground surface and the base of the *manufactured home* to enclose the *pad*;

SLEEPING UNIT means a *suite* used or intended to be used as a residence, which is normally accessed only from a common corridor and will contain sleeping, living and washroom facilities, but does not contain an area or facilities for the preparation or serving of food and is located within a building or complex containing a common kitchen/dining facility.

SLEEPING UNIT, TEMPORARY is one or more rooms, with not more than one bedroom and without *kitchen* facilities, to be *used* for *temporary* accommodation;

SMALL-SCALE SAWMILL is a mill for sawing logs into dimensional lumber having a capacity of less than 10 m³ (4238 F.B.M.) per day;

STRUCTURE means anything constructed or erected, whether fixed to, supported by or sunk into land or water (*setback* exemptions for *structures* are listed in Section 3.2 of this *Bylaw*);

SUBDIVISION is a division of land as defined in the Land Title Act and a bare land subdivision as defined in the Strata Property Act or any subsequent Act or Acts which may be enacted in substitution therefore;

SWIMMING PLATFORM is a floating *structure* used for non-motorized recreational activities, such as swimming, diving and sun-bathing, but not *boat* mooring;

T

TEMPORARY means less than four (4) consecutive weeks;

U

USE is purpose or function to which land, *buildings* and *structures* are put to and if not in *use*, then the purpose they are designed or intended to be put to;

V

VACATION RENTAL is the *use* of a residential *dwelling unit* for *temporary* accommodation on a commercial basis;

VEHICLE REPAIR is the *use* of land, *buildings* and *structures* for the service and repair of automobiles, *boats*, or other vehicles but does not include *vehicle wrecking* or the sale of vehicles;

VEHICLE WRECKING is the *use* of land, *buildings* and *structures* for the dismantling and storage of vehicles and sales of used vehicle parts. *Vehicle wrecking* may also include *vehicle repair* provided it is subordinate to the *vehicle wrecking*;

W

WATERCOURSE is a natural depression with banks and a bed of 0.6 m or more below the surrounding land and one of the following, a) serving to give direction to a current of water for at least six (6) months of the year, b) having a drainage area of 2 km² or more, c) an area designated as a *watercourse* by the Province, and includes lake, pond, river, stream, creek, spring, ravine, swamp, and wetland;

WATERFRONT PARCEL is a *parcel* having a boundary, including a point, in common with the *natural boundary* of a *lake*;

WHOLESALE is the sale of goods to retail dealers or to other wholesale dealers or to contractors or manufacturers for resale or for incorporation into other products;

ZONE is an area delineated by this *Bylaw* for a specific use.

Part 3. General Regulations

3.1 Uses and Buildings Permitted in Each Zone

The following *uses* and *structures* are permitted in each *zone*, with the exception of foreshore *zones* and where otherwise noted:

- (a) the *use* of a *building* or part thereof as a temporary polling station, election official's headquarters, candidate's campaign office, and any other official, *temporary use* in connection with a federal, provincial, or municipal election, referendum or census;
- (b) *highway* and transportation rights-of-way held by, or on behalf of, a government;
- (c) landscaping and *horticulture*;
- (d) *park* (also permitted in all foreshore *zones*); and
- (e) *public utility*.

3.2 Setback Exemptions

The following *buildings* and *structures* are exempt from the minimum *setback* requirements of this *Bylaw*:

- (a) air conditioners and heat pumps provided they are not closer than 1 m from any *side parcel boundary*;
- (b) driveways, walkways, and exterior stairways not forming part of a *building*;
- (c) eaves and gutters, provided they are not closer than 1 m from any *parcel boundary*;
- (d) *fences* not exceeding 2.5 m in height (unless otherwise specified in Section 3.25) or *retaining structure* not exceeding 1.5 m above ground;
- (e) *landscape retaining structures*, provided that such *structures* must be separated from each other by a minimum 1.5 m distance measured horizontally from the face (or from the toe of the upper wall to the top face of the lower wall, if the *landscape retaining structures* are not vertical) of each *landscape retaining structure* and specifically excludes *landscape retaining structures* proposed to be constructed adjacent to a Section 42 road, as defined in the Transportation Act, or in the *sight triangle*. *Landscape retaining structures* proposed to be located adjacent to a *highway* must comply with Ministry of Transportation and Infrastructure regulations and may require the approval of that Ministry;
- (f) *landscaping*;
- (g) open-air surfaced areas, including but not limited to, pavements, curbs, walks and patios;
- (h) rainwater harvesting *structures*, equipment and apparatus, including rain-barrels and cisterns which are 2.5 m or less in height;
- (i) *signs*, provided they are not closer than 1 m from any *side parcel boundary*;

- (j) steps, provided they are not closer than 1 m from any *side parcel boundary*;
- (k) utility poles, including poles used for area lighting; and
- (l) wheel chair ramps.

3.3 Setbacks from Highway No. 97B

Notwithstanding any other provisions of this *Bylaw*, no principal or *accessory buildings* or *structures* permitted within a *zone* shall be sited closer than 4.5 m from the existing Highway No. 97B right-of-way

A lesser *setback* from the centre line of the Highway 97B may be approved by the CSRD where relief has been obtained from the Regional Approving Officer, Ministry of Transportation and Infrastructure.

3.4 Visibility at Intersections

No *fences*, signs, plants, or *structures* higher than 0.6 m are permitted within the *sight triangle*.

3.5 Interior Side Parcel Boundary Setbacks on Bare Land Strata Parcels

The *interior side parcel boundary* requirements of this *Bylaw* shall not apply to bare land strata *parcels* under a registered plan pursuant to the Strata Properties Act where there is a common wall shared by two (2) or more *dwelling units*.

3.6 Height Regulation Exemptions

- .1 The following *structures* are exempt from the *height* limitations specified in each *zone* in this *Bylaw*:
- (a) flag pole carrying provincial, federal or municipal flags
 - (a) water tower or water storage tank that is part of a *community water system*;
 - (b) spire, steeple, belfry;
 - (c) chimney, smoke stack;
 - (d) dome, cupola;
 - (e) monument or sculpture;
 - (f) industrial cranes
 - (g) antenna or mast for the transmission or reception of radio and television
 - (h) signal;
 - (i) *structures* and *buildings* required for the operation of a farm in accordance with the Farm Practices Protection (Right to Farm) Act;

- .2 No exempted *structure*, other than *structures* and *buildings* required for the operation of a farm in accordance with the Farm Practices Protection (Right to Farm) Act; radio transmission towers, or water towers shall exceed 20 m in *height*;

3.7 Subdivisions to Provide Residence for a Relative

Lots proposed for *subdivision* pursuant to Section 514 of the Local Government Act shall be permitted provided that:

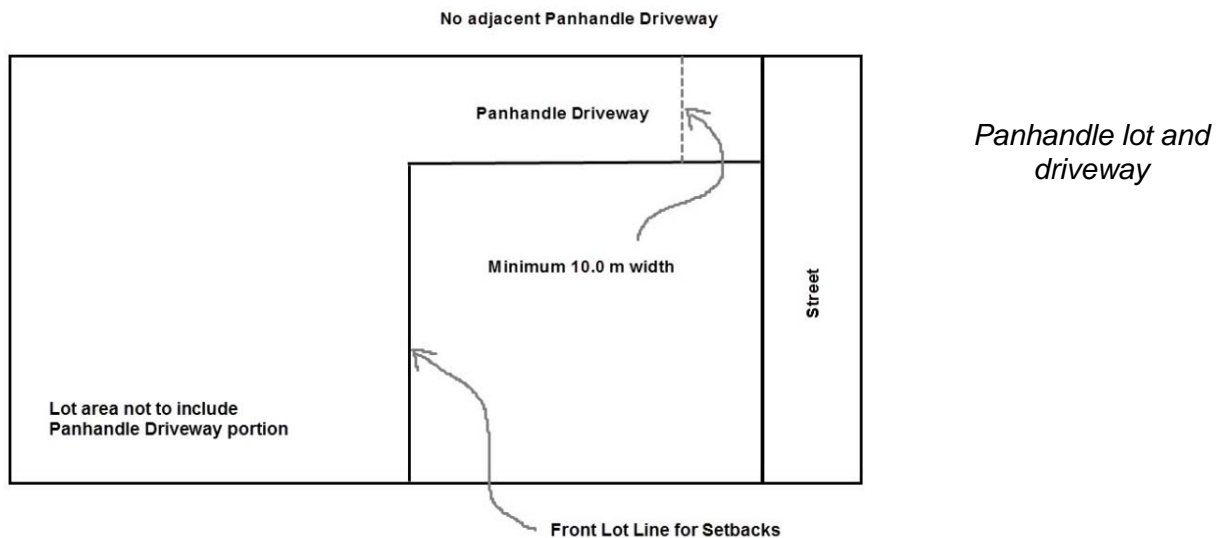
- (a) all new *parcels* (including remainders) created by *subdivision* are a minimum of 1 ha in size; and
- (b) all requirements of provincial legislation, including the ALC Act and ALC regulations, can be satisfied.

3.8 Subdivision for Panhandle lots

Where a *subdivision* application proposes to create a *panhandle lot* the *panhandle lot* must meet the following requirements:

- (a) The minimum width of the *panhandle driveway* is 10 m;
- (b) The *panhandle driveway* portion of the lot is not included in lot area calculation for minimum *parcel* size; and,
- (c) No more than two (2) *panhandle lots* shall be next to each other.

As illustrated in the following drawing:



3.9 Exemptions from Minimum Parcel Size Requirements

- .1 The minimum *parcel* size regulations for new *subdivisions* stated in Part 4 do not apply if all the requirements of this subsection are met:
 - (a) the *subdivision* occurs within a *parcel* that has two (2) or more zoning designations and occurs along a *zone* boundary.
 - (b) *parcel boundaries* are relocated to facilitate an existing development or improve a *subdivision* pattern;
 - (c) no additional *parcels* are created;
 - (d) all *parcels* are contiguous; and
 - (e) no *parcel* shall be enlarged to a size permitting further *subdivision*.
- .2 The minimum *parcel* size regulation for new *subdivisions* does not apply where a portion of the *parcel* is physically separated from the remainder of the *parcel* by a *highway* or other titled land provided that:
 - (a) no *parcel* created (including the remainder) has a *parcel* area of less than 1 ha;
 - (b) the *subdivision* is restricted to dividing the *parcel* along the *highway* or other titled land that physically separates the *parcel*; and
 - (c) the *parcels* were not registered as part of a reference, explanatory or *subdivision* plan in the Land Title Office after the adoption of this *Bylaw*.
- .3 Minimum *parcel* size regulations for new *subdivisions* does not apply to *parks*, *civic facilities*, or *public utilities* for which on-site water and septic servicing is not required.
- .4 Any homesite severance must be consistent with the ALC Act and the regulations of the ALC.

3.10 Bare Land Strata Plan Access Route

Despite any other provision of this *Bylaw*, for the purpose of a *setback*, a *highway* includes an access route within land subdivided as a bare land strata plan under the Strata Property Act.

3.11 Establishment of Floodplains

- .1 The following land is designated as *floodplain*:
 - (a) land below the *flood construction level*; and
 - (b) land within the *floodplain setback*.
- .2 The following *flood construction levels* apply:
 - (a) 1.5 m above the *natural boundary* of all *watercourses*

.3 The *floodplain setback* is:

- (a) 15 m from the *natural boundary* of any other *watercourse*.

3.12 Measurement of Flood Construction Level & Floodplain Setback

- .1** The *flood construction level* is determined by measuring at a 90 degree angle to the *natural boundary* to a point where the elevation is the required elevation above the *natural boundary* as stated in subsection 3.11.2.
- .2** The *floodplain setback* is determined by measuring at a 90 degree angle to the *natural boundary* the distance stated in subsection 3.11.3.

3.13 Application of Floodplains

- .1** A *building* including a *manufactured home*, or *structure* must not be constructed, reconstructed, moved or extended into, or moved from place to place within a *floodplain setback*.
- .2** The underside of a floor system or top of concrete slab that is used for *habitation*, occupation, or the storage of goods which are susceptible to damage by floodwater must be above the *flood construction level*.
- .3** If landfill or structural support or both are used to comply with subsection 3.13.2, they must be protected against scour and erosion from flood flows, wave action, ice and other debris and not extend within the *floodplain setback*.
- .4** Furnaces and other fixed equipment susceptible to damage by floodwater must be above the *flood construction level*.
- .5** The Manager of Development Services or a person designated by the Regional Board may require that a *Surveyor Certificate* be submitted to the CSRD by the land and property owners to verify compliance with the *flood construction level* and *floodplain setback* specified in subsections 3.13.1, .2, .3 and .4.
- .6** The following are exempted from the requirements of subsection 3.13.2 as they apply to the *flood construction levels*:
- (a) a renovation of an existing *building*, *manufactured home*, or *structure* that does not involve an addition to the exterior of the *building*, or *structure*;
 - (b) an addition to a *building*, *manufactured home*, or *structure* of less than 25% to a maximum of 100 m² of the *floor area* existing the date this *Bylaw* comes into force however the addition must be no lower in elevation than the floor existing the date this *Bylaw* comes into force;
 - (c) a carport or domestic garage;
 - (d) a *building* used for *agriculture* excluding closed-sided livestock housing and a *dwelling unit*; and
 - (e) a farm *dwelling unit* that is located both on a *parcel* 8 ha or larger and within the provincial ALR and provided:
 - (i) the underside of a wooden floor system;

- (ii) the top of a concrete slab;
- (iii) in the case of a *manufactured home*, the top of the *pad*; or
- (iv) the ground surface under an area *used* for *habitation*; and is no lower than 1 m above the natural ground elevation or no lower than the *flood construction level*, whichever is the lesser.

.7 The following are exempted from the requirements of subsections 3.13.1 and .2 as they apply to the *flood construction levels* and *floodplain setback*:

- (a) a *dock*
- (b) a floating *structure*
- (c) a *fence* constructed of wood or wire through which water can flow freely;
- (d) *flood proofing* protection works constructed to stabilize the shoreline or banks of a *watercourse*;
- (e) a roof overhang or cantilevered deck with no footings within the *setback* area;
- (f) ground level patios;
- (g) detached *accessory building* that do not include *habitation*;
- (h) exterior stairway not forming part of a *building* or attached in any way to another *structure*, provided it does not extend below the *parcel boundary*, or the *natural boundary*;
- (i) electrical or mechanical equipment not susceptible to damage by floodwater; and,
- (j) storage of goods not damageable by flood waters.

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.

3.16 Secondary Dwelling Unit

- .1** One (1) *secondary dwelling unit* may be permitted per *parcel* in the zones specified in Part 4 of this *Bylaw* if the following conditions are met. The *secondary dwelling unit* must:

- (a) have a *gross floor area* no greater than 90 m², unless otherwise specified by this *Bylaw*;
- (b) be located on a *parcel* 1 ha or larger if the *secondary dwelling unit* is detached from the *single detached dwelling*;
- (c) have a door direct to the outdoors without passing through any part of the *single detached dwelling unit*;
- (d) be constructed in compliance with the BC Building Code;
- (e) remain under the same legal title as the principal *dwelling unit*;
- (f) have a maximum of one (1) *kitchen*;
- (g) meet all must meet all provincial and Interior Health requirements regarding water and sewer servicing;
- (h) not be located in a *duplex, manufactured home, or multiple dwelling unit* development;
- (i) not be used as a *vacation rental* unless otherwise specified by this *Bylaw*;
- (j) not be used as a *bed and breakfast*;
- (k) not be closer than 4 m to any *building* containing a *dwelling unit* or 2 m from an *accessory building* not containing a *dwelling unit* if the *secondary dwelling unit* is detached;
- (l) have comply with all parking and access requirements as set out in Part 5 of this *Bylaw*; and
- (m) only be permitted on lands within the ALR if the *secondary dwelling* meets the requirements of the ALC Act.

.2 A *secondary dwelling unit* may:

- (a) be permitted in an *accessory building* if the *secondary dwelling unit* meets the requirements of Section 3.14 and Section 3.16.1 of this *Bylaw*.

3.17 Home Occupation

A *home occupation* is subject to the following regulations:

- (a) The *home occupation* shall only be carried out in a *zone* that permits *residential use*;
- (b) The *home occupation* shall be carried out accessory to and on the same *parcel* as the *dwelling unit* to which the *home occupation* relates;
- (c) A maximum of one (1) *home occupation* shall be permitted per *parcel*;
- (d) All activities, including the storage of materials, equipment, and products, must be completely enclosed within a *dwelling unit, accessory building, or an area* completely screened from adjoining properties and *highways* at a minimum height of 1.8 m, with the exception of daycares and parking;
- (e) The maximum area of all *home occupation uses* on a *parcel* shall be no greater than:
 - (i) 100 m² on *parcels* less than or equal to 0.4 ha;
 - (ii) 150 m² on *parcels* greater than 0.4 ha, but less than or equal to 2 ha;

- (iii) 250 m² on *parcels* greater than 2 ha, but less than or equal to 8 ha;
- (iv) 300 m² on *parcels* greater than 8 ha;
- (f) Only persons residing in the *dwelling unit* associated with the *home occupation* may be involved in the *home occupation* plus:
 - (i) A maximum of two non-resident employees on *parcels* less than or equal to 2 ha;
 - (ii) A maximum of three (3) non-resident employees on *parcels* greater than 2 ha, but less than 8 ha;
 - (iii) A maximum of four (4) non-resident employees on *parcels* greater than 8 ha;
- (g) The *home occupation* shall not produce, discharge or emit: smoke (except smoke produced from the heating of the *home occupation space*), dust, litter, vibrations; odorous, toxic or noxious matter or vapours; heat; glare; radiation; electrical or television interference; or sufficient noise, congestion or traffic to constitute a nuisance offensive to the community;
- (h) The *home occupation* shall limit the area used for the display and sale of retail goods on a *parcel* to 25% of the *gross floor area* used for the *home occupation* and must be auxiliary and incidental to the *home occupation*;
- (i) The *home occupation* shall not include:
 - (i) *aggregate sales* or processing;
 - (ii) asphalt or concrete batch plant;
 - (iii) *cannabis production facility*;
 - (iv) *eating and drinking establishment*;
 - (v) *event venue*;
 - (vi) *kennel* (unless located on a *parcel* 8 ha or greater, located in the RH, AG1 or MH zone, and located a minimum of 60 m from all *parcel boundaries*);
 - (vii) *saw mill* (unless zoned MH on a *parcel* greater than 8 ha)
 - (viii) *vehicle wrecking yard*; or
 - (ix) *wholesale activity*;
- (j) All parking and access associated with the *home occupation* shall be located on-site. Parking and access requirements for *home occupations* are set out in Part 5 of this *Bylaw*;
- (k) The *home occupation* shall limit total signage (excluding framing) used for the purpose of advertising the *home occupation* on each *parcel* to 0.6 m² in area (two-sided) and 2 m in height if free standing. *Signs* shall have a minimum *setback* of 1 m from *parcel boundaries*; and
- (l) A *home occupation* located on ALR land is subject to the requirements of the ALC Act.

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).
- .2 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.
- .3 Agricultural *buildings* and *structures* shall be setback from *watercourses* in farming areas in accordance with provincial standards as set by the Ministry of Agriculture.

3.19 Setbacks for Agricultural Buildings and Structures

The minimum *setbacks* of *buildings*, *structures* and confined livestock intended to accommodate agricultural uses shall be:

- (a) 15 m from the *rear parcel boundary* and *interior side parcel boundary*;
- (b) 30 m from the *front parcel boundary* and *exterior side parcel boundary*;
- (c) 30 m from any *dwelling unit* or *secondary dwelling unit*;
- (d) 30 m from any *watercourse*;
- (e) 30 m from any domestic water supply intake;

3.20 Bed and Breakfast

A *bed and breakfast* must comply with the following regulations:

- (f) a *bed and breakfast* shall be an *accessory use*;
- (g) there may be a maximum of one (1) *bed and breakfast* on a *parcel*;
- (h) a *bed and breakfast* shall not be operated in conjunction with a *vacation rental*;
- (i) a maximum of three (3) *guest rooms* in a *single detached dwelling* may be used for a *bed and breakfast*;
- (j) a *bed and breakfast* must be operated by a permanent resident of the *single detached dwelling* with which it relates;
- (k) a *bed and breakfast* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
- (l) a *bed and breakfast* must meet all provincial and Interior Health requirements regarding water and sewer servicing; and
- (m) total signage (excluding framing) used for the purpose of advertising the *bed and breakfast* located on that *parcel* shall not exceed 0.6 m² in area. *Signs* shall have a minimum *setback* of at least 1 m from any *parcel boundary*.

- (n) All parking and access associated with the *bed and breakfast* shall be located on-site. Parking and access requirements for *bed and breakfast* are set out in Part 5 of this *Bylaw*;

3.21 Vacation Rental

- .1 A *vacation rental* may be permitted in both the *single detached dwelling* and the *secondary dwelling unit*. *Residential campsites, camping units, and park models* shall not be used for *vacation rental* unless otherwise permitted in this *Bylaw*;
- .2 Where a *vacation rental* is permitted, a maximum of four (4) bedrooms per *parcel* may be used for a *vacation rental* and no more than eight (8) guests are permitted in a *vacation rental* at any one time;
- .3 A *vacation rental* located in a detached *secondary dwelling unit* is only permitted on a *parcel* 2 ha in size or larger;
- .4 A *vacation rental* shall not be operated in conjunction with a *bed and breakfast*;
- .5 A *vacation rental* shall not include ancillary uses typical of *commercial lodging*. These uses include, but are not limited to: meeting rooms, *eating and drinking establishment*, concierge, and *retail sales*;
- .6 A *vacation rental* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
- .7 One (1) on-site *parking space* shall be provided for each bedroom used for *vacation rental*;
- .8 Total signage (excluding framing) used for the purpose of advertising the *vacation rental* on each *parcel* shall not exceed 0.6 m² in area (two-sided) and 2 m in height if free standing. *Signs* shall have a minimum *setback* of 1 m from *parcel boundaries*; and
- .9 A *vacation rental* must be sited in accordance with *setback* regulations and meet all provincial and Interior Health Authority requirements regarding water and sewer servicing.

3.22 Outdoor Storage

Except as permitted in a *zone*, a *parcel* must not be *used* for the *outdoor storage* of discarded materials, rubbish; nor for *vehicle wrecking* or the storage of a vehicle which has been without a license under the Motor Vehicle Act for more than two (2) years, is not housed in a garage or carport, and which is intended to be self-propelled but is not capable of locomotion under its own power.

3.23 Residential Campsite

- .1 Where a *residential campsite* is permitted, a maximum of one *residential campsite* is permitted per *parcel*;
- .2 A *single detached dwelling* that a *residential campsite* is associated with, must be a *principal use* on the *parcel*;
- .3 A *residential campsite* must meet all provincial and Interior Health Authority requirements regarding water and sewer servicing; and
- .4 A *residential campsite* must be sited in accordance with *setback* regulations.

3.24 Fences

- .1 No *fence* constructed at the natural grade in zones MH, RR1, MHP1, RM1, VR, and CDD1 shall exceed 2 m in height, except where abutting an agricultural, commercial or industrial *use*, the maximum height is 2.4 m.
- .2 In zones MH, RR1, MHP1, RM1, VR, and CDD1 the maximum height is 1.2 m for the portion of the *fence* that is placed within the front yard. No *fence* constructed at the natural grade in zones RSC, RH, HC, ID1, GC and I shall exceed 2.4 m in height.
- .3 *Fence* height shall be measured using the average grade *setback* of 1 m from each side of the *fence*.

3.25 Shipping Containers

Shipping Containers shall be in accordance 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;
- (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*.
- (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;

3.26 Cannabis Production Facilities

Cannabis Production Facilities shall only be permitted on ALR land and shall be subject to the following regulations:

- (a) The facility must be licensed by the Federal Government and meet all Provincial Government requirements, including the requirements of the ALC Act;
- (b) The facility must be located on a *parcel* having a minimum area of 8 ha;
- (c) All *buildings* and *structures* used for *Cannabis Production Facilities* shall be *setback* a minimum of 30 m from all *parcel boundaries* and will be subject to Development Permit Guidelines and/or Section 3.13 Floodplain Regulations

3.27 Location and Extent of Foreshore Zones

- .1 The location and extent of each foreshore *zone* on Gardom Lake is shown on Schedules B and C of Ranchero/Deep Creek Zoning Bylaw No. 751. Although not shown on Schedules B and C, all other *watercourses* in the *Bylaw* area are zoned Foreshore Water (FW).
- .2 Unless expressly shown on Schedules B and C, all *zones* except Foreshore Water (FW) extend 40 m from the *natural boundary* into the *lake*. {narrow portions in Gardom Lake are less.}
- .3 Except for Foreshore Water (FW), the *zone* boundaries on the maps in Schedules B and C shall be interpreted as follows:
 - (a) *zone* boundaries extend perpendicular to the general trend of the shoreline from the *natural boundary* into the *lake*.
 - (b) where a *zone* boundary does not follow a legally defined line, such as the *natural boundary*, 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 Schedules B and C.

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

- .1 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.

RSC

4.4 RSC Rural and Resource Zone

.1 Intent

To accommodate a variety of resource related uses on large Crown parcels.

.2 Principal Uses

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

- (a) *airfield*
- (b) *agriculture*
- (c) *backcountry recreation*
- (d) *forestry*
- (e) *resource extraction*

.3 Secondary Uses:

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

- (a) *accessory use*

.4 Regulations

On a *parcel* zoned RSC, 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>	100 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: <ul style="list-style-type: none">▪ all <i>parcel boundaries</i>	▪ 5 m
---	-------

RH

4.5 RH 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) *childcare facility, in-home*
- (d) *guest ranch*
- (e) *home occupation*
- (f) *kennel*
- (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.

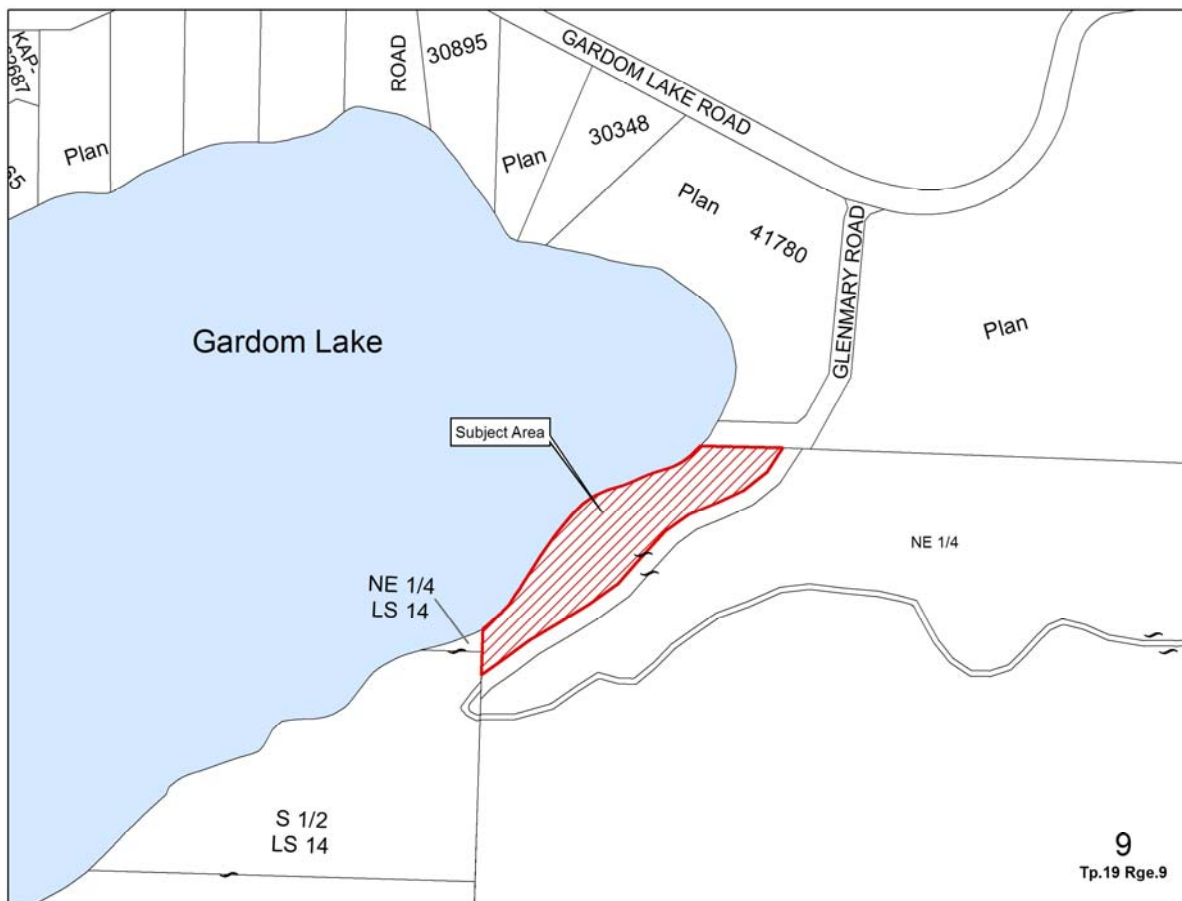
COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	60 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	100 m
(c) Maximum <i>parcel coverage</i>	25%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> 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"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	90 m ²
(h) Maximum <i>gross floor area</i> of a <i>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>Kennel</i>	Permitted on <i>parcels</i> 8 ha or greater. <i>Kennel buildings</i> and <i>structures</i> , including runs, must be a minimum of 60 m from a <i>parcel boundary</i> .
(k) <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> .

4.5 Site Specific Regulation

In this subsection, lands are described by legal description and by map. In the event of any discrepancy between the legal; description of the lands and the map, the map governs.

- (a) In addition to the *principal uses* in subsection 4.5(2) of this Bylaw, the *principal uses* on Section 9, Township 19, Range 9, Part NE ¼, W6M, KDYD {Royal Canadian Legion Veteran's Holiday Camp} shall include *private campground* on the portion the subject property shown shaded on the map below. The following regulations also apply:

- (i) maximum number of *camping spaces* is 18;
- (ii) maximum number of cabins is seven (7);
- (iii) cabins must have a *floor area* of no greater than 120 m²;
- (iv) *private campground* shall only be used on a *seasonal* basis, no *residential* use is permitted with exception of the campground manager's accommodation; and
- (v) all *private campground* facilities must be serviced by a water and septic system which meets Interior Health Authority requirements.



AG1

4.6 AG1 Agriculture Zone

.1 Intent

To accommodate agricultural uses and agri-tourism on large parcels which are primarily located in the Agricultural Land Reserve. All uses on ALR land are subject to the ALC Act – policies and regulations.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the AG1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *agriculture*
- (b) *cannabis production facility* (only permitted in the ALR)
- (c) *forestry*
- (d) *single detached dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the AG1 *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) *kennel*
- (h) *secondary dwelling unit*

.4 Regulations

On a *parcel* zoned AG1, 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 size</i> 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</i> per <i>parcel</i>	One
(e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i> (subject to Section 3.16 of this <i>Bylaw</i> and <i>ALC Regulations</i>)	One
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum gross floor area of <i>secondary dwelling unit</i>	90 m ²
(h) Maximum gross floor area of a <i>home occupation</i>	Shall be in accordance with Section 3.17
(i) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	▪ 5 m
(j) <i>Kennel</i>	▪ Permitted on <i>parcels</i> 8 ha or greater. <i>Kennel buildings</i> and <i>structures</i> , including runs, must be a minimum of 60 m from a <i>parcel boundary</i> .

MH

4.8 MH 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 MH 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 MH 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) *bed and breakfast*
- (d) *childcare facility, in-home*
- (e) *home occupation*
- (f) *kennel*
- (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"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(g) Maximum gross floor area of secondary dwelling unit	90 m ²
(h) Maximum gross floor area of an <i>home occupation</i>	Shall be in accordance with Section 3.17
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ front <i>parcel boundary</i> ▪ rear <i>parcel boundary</i> ▪ rear <i>parcel boundary</i> for an accessory building (excluding, <i>secondary dwelling unit</i> or <i>home occupation</i>) ▪ interior side <i>parcel boundary</i> ▪ exterior side <i>parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m
(j) <i>Kennel</i>	Permitted on <i>parcels</i> 8 ha or greater. <i>Kennel buildings</i> and <i>structures</i> , including runs, must be a minimum of 60 m from a <i>parcel boundary</i> .

RR1

4.9 RR1 Rural Residential 1 Zone

.1 Intent

To accommodate single detached dwellings on smaller parcels.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the RR1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *single detached dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the RR 1 *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *agriculture, limited*
- (c) *bed and breakfast*
- (d) *childcare facility, in-home*
- (e) *home occupation*
- (f) *secondary dwelling unit*

.4 Regulations

On a *parcel* zoned RR 1, 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>	1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 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 units</i> 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"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 8 m
(g) Maximum gross floor area of a <i>secondary dwelling unit</i>	90 m ²
(h) Maximum gross floor area of an <i>accessory building</i>	150 m ² on <i>parcels</i> less than or equal to 2 ha
(i) Maximum gross floor area 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"> ▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m

4.10 MHP1 Manufactured Home Park 1 Zone

MHP1

.1 Intent

To accommodate manufactured homes on individual pads or foundations within an un-subdivided manufactured home park.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the MPH1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *manufactured home park*
- (b) *single detached dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the MPH1 *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *home occupation*

.4 Regulations

On a *parcel* zoned MPH1, 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, and Part 7: Manufactured Home Park Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	2 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	50 m
(c) Maximum <i>parcel coverage</i>	40%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	One
(e) Maximum <i>density</i> of <i>manufactured home spaces</i> per hectare <ul style="list-style-type: none"> where a <i>parcel</i> is serviced by water and sewer system that meets Provincial and Interior Health Authority requirements in all other cases 	<ul style="list-style-type: none"> 15 per ha 1 per ha
(f) 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"> 8 m 3 m (when accessory to a <i>manufactured home park space</i>) 8 m (when accessory to the <i>manufactured home park</i>)
(g) Minimum <i>gross floor area</i> of <i>manufactured home</i>	<ul style="list-style-type: none"> 45 m²
(h) Maximum <i>gross floor area</i> of an <i>home occupation</i> per <i>manufactured home space</i>	Shall not exceed 50 m ² in total area
(i) 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>home occupation</i> <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> 5 m 5 m 3 m 3 m 5 m 5 m
(j) Minimum separation distance between <i>manufactured homes</i>	<ul style="list-style-type: none"> 4 m

<p>(k) Maximum number of <i>accessory buildings</i></p>	<ul style="list-style-type: none">▪ one (1) <i>accessory building</i> with a maximum <i>gross floor area</i> of 20 m² shall be permitted for each <i>manufactured home park space</i>.▪ one (1) <i>accessory building</i> (for the purpose of storing equipment necessary to the operation of the <i>manufactured home park</i>) shall be permitted for each <i>manufactured home park</i> with a maximum <i>gross floor area</i> of 100 m².
---	---

4.11 RM1 Multiple-Dwelling 1 Residential Zone

RM1

.1 Intent

To accommodate affordable market housing and subsidized housing in the form of medium density multiple-dwelling residential development in the Ranchero and Shaw Road areas.

.2 Principal Uses

The *uses* stated in this subsection and no others are permitted in the RM1 *zone* as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *duplex*
- (b) *multiple-dwelling*

.3 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the RM1 Residential *zone* as *secondary uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*
- (b) *home occupation*

.4 Regulations

On a *parcel* zoned RM1, 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
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	50%
(d) Maximum density of <i>dwelling units</i> per hectare <ul style="list-style-type: none"> ▪ where a <i>parcel</i> is serviced by both <i>community water and sewer</i> ▪ in all other cases 	<ul style="list-style-type: none"> ▪ 15 per ha ▪ 1 per ha
(e) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings and structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 6 m
(f) Maximum <i>gross floor area</i> of an <i>home occupation</i>	Shall not exceed 50 m ² in total area
(g) 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>home occupation</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m ▪ 5 m
(h) Maximum <i>gross floor area</i> of an <i>accessory building</i>	20 m ²



4.12 VR Vacation Rental Zone

.1 Intent

To accommodate single detached dwellings on smaller parcels with the potential for commercial accommodation in a residential unit.

.2 Principal Uses

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

- (a) *single detached dwelling*
- (b) *vacation rental*

.3 Secondary Uses

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

- (a) *accessory use*
- (b) *childcare facility, in-home*
- (c) *home occupation*
- (d) *secondary dwelling unit*

.4 Regulations

On a *parcel* zoned VR, 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 n n ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel coverage</i>	20%
(d) Maximum number of <i>single detached dwellings</i> per <i>parcel</i>	one
(e) Maximum <i>gross floor area</i> of an <i>accessory building</i>	150 m ² on <i>parcels</i> less than or equal to 2 ha
(f) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>	one
(g) Maximum <i>gross floor area</i> of a <i>secondary dwelling unit</i>	90 m ²
(h) 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 ▪ 8 m ▪
(i) Minimum <i>setback</i> from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 3 m ▪ 5 m ▪ 5 m

4.13 CDD1 Comprehensive Development D1 Zone

CDD1

.1 Intent

To accommodate a *Private Educational Camp Facility* (Gardom Lake Bible Camp).

.2 Connection to Approved Water and Sewer Systems

All development within CDD1 *zone* Development Area 1 shall be connected to a *sewer system* and *water system* that is approved by the province or local health authority. The maximum number of beds served by this system is 250.

Development Area 1 (10.5 ha)

.1 Principal Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 1 as principal *uses*, except as stated in Part 3: General Regulations:

- (a) *private educational camp facility*
- (b) *outdoor recreation facility*
- (c) *single detached dwelling*

.2 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 1 as *secondary uses*, except as stated in Part 3 “General Regulations”:

- (a) *accessory use*

.3 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	10.5 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	30 m
(c) Maximum <i>parcel</i> coverage	20%
(d) Maximum number of <i>single detached dwellings</i>	one

(e) Combined maximum number of beds permitted in <i>buildings</i> and <i>structures</i> for overnight accommodation:	<ul style="list-style-type: none"> ▪ 250
(f) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ gymnasium ▪ lodge ▪ cabins, office, <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 15 m ▪ 15 m ▪ 10 m
(g) 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> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 5 m ▪ 3 m ▪ 2 m ▪ 5 m

Development Area 2 (4.1 ha)

.1 Principal Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 2 as principal *uses*, except as stated in Part 3: General Regulations:

- (a) *passive recreation*
- (b) *single detached dwelling*

.2 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 2 as *secondary uses*, except as stated in Part 3 “General Regulations”:

- (a) *accessory use*

.3 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	4.1 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	50 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum number of <i>single detached dwellings</i>	2

(e) Maximum <i>height</i> for:	
▪ <i>single detached dwelling</i>	▪ 11.5 m
▪ <i>accessory buildings</i>	▪ 10 m
(f) Minimum <i>setback</i> from:	
▪ <i>front parcel boundary</i>	▪ 5 m
▪ <i>rear parcel boundary</i>	▪ 5 m
▪ <i>rear parcel boundary</i> for an <i>accessory building</i>	▪ 3 m
▪ <i>interior side parcel boundary</i>	▪ 2 m
▪ <i>exterior side parcel boundary</i>	▪ 5 m

Development Area 3 (15.7 ha)

.1 Principal Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 3 as *principal uses*, except as stated in Part 3: General Regulations:

- (a) *passive recreation*
- (b) *outdoor recreation facility*

.2 Secondary Uses

The *uses* stated in this subsection and no others are permitted in the CDD1 *zone* Development Area 3 as *secondary uses*, except as stated in Part 3 “General Regulations”:

- (a) *accessory use*

.3 Regulations

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum <i>parcel</i> size created by <i>subdivision</i>	15.7 ha
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	50 m
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for <i>accessory buildings</i>	10 m
(e) Minimum <i>setback</i> from:	
▪ <i>front parcel boundary</i>	▪ 5 m
▪ <i>rear parcel boundary</i>	▪ 5 m
▪ <i>rear parcel boundary</i> for an <i>accessory building</i>	▪ 3 m
▪ <i>interior side parcel boundary</i>	▪ 2 m
▪ <i>exterior side parcel boundary</i>	▪ 5 m

HC

4.14 HC Highway Commercial Zone

.1 Intent

To accommodate existing small-scale commercial services for the Ranchero neighbourhood and traveling public.

.2 Principal Uses

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

- (a) *commercial lodging*
- (b) *community care facility*
- (c) *eating and drinking establishment*
- (d) *farm and garden supply*
- (e) *financial institution, bank machine*
- (f) *health services facility*
- (g) *manufacturing*
- (h) *mini storage*
- (i) *office*
- (j) *outdoor sales*
- (k) *personal service*
- (l) *recycling drop-off facility*
- (m) *rental shop*
- (n) *retail store*
- (o) *service station*
- (p) *single detached dwelling*

.3 Secondary Uses

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

- (a) *accessory use*
- (b) *secondary dwelling unit*

.4 Regulations

On a *parcel* zoned HC, 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> <ul style="list-style-type: none"> ▪ where <i>parcel</i> is serviced by a <i>community water</i> and <i>sewer system</i> ▪ in all other cases 	<ul style="list-style-type: none"> ▪ 0.4 ha ▪ 1 ha
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	40%
(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>	one
(f) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	90 m ²
(g) Combined maximum number of <i>commercial lodging</i> units per <i>parcel</i>	50
(h) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ principal <i>buildings</i> and <i>structures</i> ▪ accessory <i>buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m
(i) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	▪ 5 m
(j) <i>Vehicle repair and manufacturing</i>	shall be conducted entirely within a completely enclosed <i>building</i> and provided that the total floor area does not exceed 300 m ²

.5 Screening

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

ID1

4.15 ID1 Industrial 1 Zone

.1 Intent

To accommodate existing small-scale light industrial activity.

.2 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:

- (a) *aggregate sale*
- (b) *farm and garden supply*
- (c) *log building manufacturing*
- (d) *manufacturing*
- (e) *outdoor sales*
- (f) *outdoor storage*
- (g) *recycling drop-off facility*
- (h) *sawmill*
- (i) *single detached dwelling*
- (j) *vehicle wrecking*

.3 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:

- (a) *accessory use*

.4 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
(b) Minimum <i>parcel width</i> created by <i>subdivision</i>	20 m
(c) Maximum <i>parcel coverage</i>	40%
(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>	one
(f) Maximum <i>gross floor area</i> of <i>secondary dwelling unit</i>	90 m ²
(g) 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
(h) Minimum <i>setback</i> from all <i>parcel boundaries</i> :	<ul style="list-style-type: none"> ▪ 5 m

.5 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.



4.16 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 boundaries</i> :	<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.

PI

4.17 PI Public and Institutional Zone

.1 Intent

To accommodate public and institutional uses such as schools, community halls and fire halls.

.2 Principal Uses

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

- (a) *assisted living housing*
- (b) *child care facility*
- (c) *civic facility*
- (d) *community market*
- (e) *community care facility*
- (f) *community garden*
- (g) *community hall*
- (h) *educational facility*
- (i) *health services facility*
- (j) *park*
- (k) *public assembly facility*

.3 Secondary Uses

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

- (a) *accessory use*

.4 Regulations

On a parcel zoned PI, 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 (unless otherwise stated in Section 3.9)
(b) Minimum <i>parcel width</i> 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 setback from: <ul style="list-style-type: none"> ▪ <i>front parcel boundary</i> ▪ <i>interior side parcel boundary</i> ▪ <i>exterior side parcel boundary</i> ▪ <i>rear parcel boundary</i> 	<ul style="list-style-type: none"> ▪ 5 m ▪ 3 m ▪ 5 m ▪ 5 m

PK

4.18 PK Parks and Protected Areas Zone

.1 Intent

To accommodate parks and park related uses.

.2 Principal Uses

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

- (a) *park*
- (b) *passive recreation*

.3 Secondary Uses

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

- (a) *accessory use*

.4 Regulations

On a *parcel* zoned PK, 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>	no minimum
(b) Minimum <i>parcel</i> width created by <i>subdivision</i>	no minimum
(c) Maximum <i>parcel</i> coverage	25%
(d) Maximum <i>height</i> for: <ul style="list-style-type: none"> ▪ <i>principal buildings</i> and <i>structures</i> ▪ <i>accessory buildings</i> 	<ul style="list-style-type: none"> ▪ 11.5 m ▪ 10 m

<p>(e) Minimum setback from:</p> <ul style="list-style-type: none">▪ <i>front parcel boundary</i>▪ <i>interior side parcel boundary</i>▪ <i>exterior side parcel boundary</i>▪ <i>rear parcel boundary</i>	<ul style="list-style-type: none">▪ 5 m▪ 3 m▪ 3 m▪ 5 m
---	---

FW

4.19 FW Foreshore and Water Zone

.1 Intent

To accommodate passive recreation and navigation on lakes.

.2 Permitted Uses

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

- (a) *accessory use*
- (b) *navigation*
- (c) *park*
- (d) *passive recreation*

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses and structures* not expressly permitted in subsection 2 of this *zone*

FP

4.20 FP Foreshore Park Zone

.1 Intent

To accommodate park mooring and recreation facilities in the foreshore and water areas of Gardom Lake Community Park.

.2 Permitted Uses

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

- (a) *park*
- (b) *floating dock*, including *removable walkway(s)*, that is accessory to a *park use*
- (c) *buoy(s)* that is accessory to a *park use*
- (d) *swimming platform*

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses and structures* not expressly permitted in subsection 2 of this *zone*

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <u>Size</u> of <i>dock</i> and <i>walkway</i> , and <i>swimming</i> <i>platform</i> :	<ul style="list-style-type: none"> ▪ Main <i>floating dock</i> at Gardom Lake Community Park must not exceed 125 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ All other <i>floating docks</i> in the FP zone must not exceed 24 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ <i>floating dock</i> surface must not exceed 3 m in width for any portion of the dock. ▪ <i>removable walkway</i> surface must not exceed 5 m² in total upward facing surface area. ▪ <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway. ▪ <i>swimming platform</i> must not exceed 10 m² in total upward facing surface area
(b) <u>Location and Siting</u> of docks, <i>swimming</i> <i>platforms</i> , or buoys	<ul style="list-style-type: none"> ▪ The minimum setback of a <i>floating dock</i>, <i>swimming platform</i>, or buoy is as follows: ▪ 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. ▪ Additional setbacks for buoys: <ul style="list-style-type: none"> ▪ 20 m from any existing <i>structures</i> on the foreshore or water ▪ 50 m from any <i>boat ramp</i>

FR1

4.21 FR1 Foreshore Residential Zone

.1 Intent

To accommodate one small floating dock per residential parcel adjacent to Gardom Lake.

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the FR1 *zone* as permitted *uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*;
- (b) *floating dock*, including *removable walkway*, that is *accessory* to a permitted *use* on an *adjacent waterfront parcel*;
- (c) navigation and *accessory uses* to navigation;
- (d) *passive recreation*;

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *Buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses and structures* not expressly permitted in subsection (2) of this *zone*.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <u>Density</u> maximum number of docks	<ul style="list-style-type: none"> ▪ 1 <i>floating dock</i> per adjacent <i>waterfront parcel</i>.
(a) <u>Size</u> of <i>dock</i> and <i>walkway</i>	<ul style="list-style-type: none"> ▪ <i>floating dock</i> must not exceed 12 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ <i>floating dock</i> surface must not exceed 2.5 m in width for any portion of the dock. ▪ <i>removable walkway</i> surface must not exceed 5 m² in total upward facing surface area. ▪ <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway.
(b) <u>Location and Siting</u> of dock	<ul style="list-style-type: none"> ▪ The minimum setback of a <i>floating dock</i>, accessory to an adjacent <i>waterfront parcel</i> is as follows: ▪ 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. ▪ 6 m from a <i>foreshore park</i> or <i>park side parcel</i> boundaries projected onto the <i>foreshore</i> and water.

FM1

4.22 FM1 Foreshore Multiple-Dwelling 1 Zone

.1 Intent

To accommodate shared mooring on a single floating dock for the properties within Strata Plan No. KAS 1568 (Gardom Lake Road).

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the Foreshore FM1 zone as permitted *uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*;
- (b) *floating dock*, including *removable walkway*, that is *accessory to a permitted use* on an adjacent *waterfront parcel*;
- (c) *navigation and accessory uses* to navigation;
- (d) *passive recreation*;

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this zone:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses* and *structures* not expressly permitted in subsection (2) of this zone.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) <u>Density</u> maximum number of <i>floating docks</i>	<ul style="list-style-type: none"> For the surface of the lake adjacent to the common property shown on Strata Plan KAS 1568, Section 16, Township 19, Range 9, W6M, KDYD, the maximum number of <i>floating docks</i> is one (1). {Gardom Lake Road}
(b) <u>Size</u> of <i>floating dock</i> and <i>walkway</i>	<ul style="list-style-type: none"> <i>floating dock</i> must not exceed 24 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). <i>floating dock</i> surface must not exceed 3 m in width for any portion of the dock. <i>removable walkway</i> surface must not exceed 5 m² in total upward facing surface area. <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway.
(c) <u>Location and Siting</u> of <i>floating dock</i>	<ul style="list-style-type: none"> The minimum setback of a <i>floating dock</i>, accessory to an adjacent <i>waterfront parcel</i> is as follows: 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. 6 m from a <i>foreshore park</i> or <i>park side parcel boundaries</i> projected onto the <i>foreshore</i> and water.

FG1

4.23 FG1 Foreshore General 1 Zone

.1 Intent

To accommodate one floating dock adjacent to the Gardom Lake Bible Camp and Royal Canadian Legion Veteran's Holiday Camp.

.2 Permitted Uses

The *uses* stated in this subsection and no others are permitted in the FG1 *zone* as permitted *uses*, except as stated in Part 3: General Regulations:

- (a) *accessory use*;
- (b) *floating dock*, including *removable walkway*, that is *accessory* to a permitted *use* on an adjacent *waterfront parcel*;
- (c) *navigation and accessory uses* to navigation;
- (d) *passive recreation*;

.3 Regulations

For clarity, the following *uses* are expressly prohibited in this *zone*:

- (a) *buildings* and other covered *structures*;
- (b) *residential use*;
- (c) all other *uses* and *structures* not expressly permitted in subsection (2) of this *zone*.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(d) <u>Density</u> maximum number of <i>docks</i>	<ul style="list-style-type: none"> ▪ 1 <i>floating dock</i> per adjacent <i>waterfront parcel</i>.
(e) <u>Size</u> of <i>dock</i> and <i>walkway</i>	<ul style="list-style-type: none"> ▪ <i>floating dock</i> must not exceed 24 m² in total upward facing surface area (not including <i>permanent</i> or <i>removable walkway</i>). ▪ <i>floating dock</i> surface must not exceed 3 m in width for any portion of the dock. ▪ <i>removable walkway</i> surface must not exceed 5 m² in total upward facing surface area. ▪ <i>removable walkway</i> surface must not exceed 1.5 m in width for any other portion of the walkway.
(f) <u>Location and Siting</u> of <i>dock</i>	<ul style="list-style-type: none"> ▪ The minimum setback of a <i>floating dock</i>, accessory to an adjacent <i>waterfront parcel</i> is as follows: ▪ 5 m from the side <i>parcel</i> boundaries of that <i>waterfront parcel</i>, projected onto the <i>foreshore</i> and water. ▪ 6 m from a <i>foreshore park</i> or <i>park side parcel</i> boundaries projected onto the <i>foreshore</i> and water.

Part 5. Parking and Loading Regulations

5.1 Changes to Situations Existing at the Date the Bylaw Came into Force

- .1 A change to land, *buildings, structures and uses*, existing at the date this *Bylaw* came into force, must provide and maintain a vehicle *parking area* and a *loading area* in accordance with the regulations of this *Bylaw* with respect to the change.
- .2 A *parking area* and loading area existing the date this *Bylaw* came into force must not be reduced less than the regulations of this *Bylaw* require.

5.2 Number of Parking and Loading spaces

- .1 The number of vehicle *parking spaces* and *loading spaces* required for each *use* is set out in Table 1 Required Parking Spaces and *Loading spaces*.
- .2 Where the calculation of the required number of vehicle *parking spaces* and *loading spaces* results in a fraction, one space must be provided for the fraction.
- .3 Where seating is the basis for calculating the number of vehicle *parking spaces* and *loading spaces*, each 0.5 m of width on a bench, pew, booth or similar seating type, is one seat.
- .4 Where more than one *use* is located on a *parcel*, the total number of *parking spaces* and *loading spaces* required is the total of the requirements for each *use*.
- .5 Where more than one requirement applies to a *use*, the more stringent requirement applies.

5.3 Parking Space

A *parking space* must be a minimum of 16.5 m² in area, 3 m wide, 5.5 m long, have 2.2 m overhead clearance and have a regular surface with a maximum slope of 8%. The maximum slope of 8% does not apply to a *single detached dwelling* or *guest accommodation*.

5.4 Loading space

A *loading space* must be a minimum of 3.7 m wide, 9 m long, have 3.7 m overhead clearance, have a regular surface with a maximum slope of 8%, and not be used as a *parking space*.

5.5 Average Area of Parking Spaces

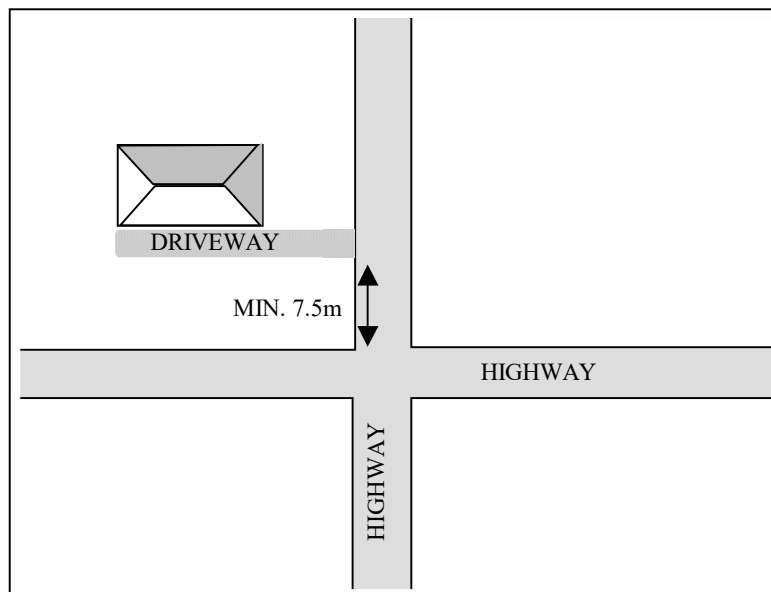
The area of a *parking space* may be reduced by a maximum of 20% provided the average area of all *parking spaces* on the *parcel* is equal to or greater than the minimum *parking space* area requirement.

5.6 Access to Parking and Loading space

- .1 A *parking space* and *loading space* must be accessible from a driveway or other internal roadway which is connected to a *highway*.
- .2 A *parking space* and a *loading space* must be constructed so as to permit unobstructed access to and egress from each space at all times without the need to move other vehicles (except a *parking space* for a *single detached dwelling*, and *guest accommodation*).

5.7 Location of Parking and Loading space

- .1 A *parking space* or *loading space* must be located on the same *parcel* as the *use* to which it is required.
- .2 A *parking space* or loading area must not be within the front *setback*.
- .3 Access from a *highway* to a *parking area* or loading area must not be closer than 7.5 m to the nearest point of intersection of two or more *highways* as shown in the figure below:



Distance from a highway to a parking space

5.8 Bicycle Parking

- .1 Bicycle *parking spaces* shall be provided in addition to vehicle parking for each *use* as specified in Table 3.
- .2 Design and Standards:
 - (a) Bicycle *parking spaces* shall be a minimum of 0.6 m in width and a minimum of 1.8 m in length, shall have a vertical clearance of at least 1.9 m, and shall be situated on a hard surface.

- (b) Aisles between parked bicycles should be a minimum 1.2 m in width.
- (c) Bicycle racks shall be located in a convenient, well-lit location that is easily located by visitors and subject to visual surveillance by occupants of the *building* served by the rack.
- (d) Bicycle racks shall:
 - (i) be constructed of theft-resistant material;
 - (ii) be securely anchored to the floor or ground;
 - (iii) support the bicycle frame above the centre of gravity; and
 - (iv) enable the bicycle frame and front wheel to be locked with a U-style lock that is CSA compliant.

Table 2 Required Parking Spaces and Loading Spaces

Use	Minimum Required Number Of Parking Spaces	Minimum Required Number of Loading spaces
<i>aggregate sale</i>	4	1
<i>assisted living housing</i>	1 space per unit	
<i>bed and breakfast</i>	1 per guest room	1
<i>campground</i>	1 for each <i>camping space</i> plus one visitor <i>parking space</i> per 10 <i>camping spaces</i>	
<i>cannabis production facility</i>	1 per 100 m ² of <i>floor area</i>	2
<i>child care facility, community care facility</i>	1 for each 20 m ² of <i>floor area</i>	
<i>civic facility</i>	1 for each 25 m ² of <i>floor area</i>	1
<i>commercial lodging</i>	two plus one per <i>temporary sleeping unit</i>	1
<i>community hall</i>		
<i>dwelling unit</i>	2 per <i>dwelling unit</i>	
<i>eating and drinking establishments</i>	3 plus one for each 10 m ² of <i>floor area</i>	one where the <i>floor area</i> is greater than 500 m ²
<i>eating and drinking establishments (drive-in only)</i>	1 per 4 seats	
<i>educational facility</i>	<ul style="list-style-type: none"> ▪ 1 for each 10 m² of <i>floor area</i> ▪ one for each 50 m² of <i>floor area</i> for distance learning schools 	
electrical, plumbing, welding, machining, mechanical repair	1 for each <i>use</i>	

Use	Minimum Required Number Of Parking Spaces	Minimum Required Number of Loading spaces
<i>farm and garden supply</i>	1 per 100 m ² of sales, storage or display area	
financial institution	1 per 30 m ² of <i>floor area</i>	
fire hall	3 per bay	1
<i>golf course</i>	6 per hole	1
<i>health services centre</i>	1 per 30 m ² of <i>floor area</i>	
<i>home occupation</i>	1, plus one for each employee	
<i>kennel</i>	1 plus 1 for each 30 m ² of <i>floor area</i>	
log building manufacturing, log milling	1 per 500 m ² of manufacturing, processing, sales, administration or display area	1
<i>manufactured home park space</i>	2 per space	
<i>manufacturing, fabricating and processing</i>	1 per 50 m ² of manufacturing area	1 per 50 m ² of manufacturing area
<i>mini storage</i>	4	
<i>multiple-family dwelling</i>	2 per <i>dwelling unit</i>	
museum	4	
<i>office</i>	1 per 30 m ² of <i>floor area</i>	
<i>outdoor sales</i>	1 per 250 m ² of sales, storage or display area	1
<i>personal service</i>	1 for each 25 m ² of <i>floor area</i>	
<i>private educational facility</i>	50	
<i>public assembly facility</i>	1 for each 10 m ² of <i>floor area</i>	
<i>public utility, public works yard</i>	3 for each <i>use</i>	
<i>recycling drop off facility</i>	4	1
<i>retail store, rental shop</i>	1 per 30 m ² of <i>floor area</i>	1 where the <i>floor area</i> is greater than 500 m ²
<i>secondary dwelling unit</i>	1 in addition to spaces required for the <i>principal dwelling unit</i>	
<i>single detached dwelling</i>	2	
<i>service station, vehicle repair, vehicle wrecking</i>	4 spaces in addition to spaces required for vehicle fueling.	1
<i>vacation rental</i>	1 per bedroom	

Table 3 Bicycle Parking Requirements

Use	Requirements
<i>bed and breakfast</i> <i>commercial lodging</i> <i>institutional use (except school)</i> <i>eating and drinking establishment</i> <i>retail store</i> <i>civic facility</i>	4 where the <i>floor area</i> is less than 500 m ² , eight where the <i>floor area</i> is 500 m ² or greater.
<i>educational facility</i>	20% of the number of students, plus 5% of the number of staff.

Part 6. Signage Regulations

- .1 These regulations apply to every *sign* on a *parcel*. *Signs* are permitted only for the following purposes:
- (a) to denote a *home occupation*, or *bed and breakfast* operation *use* on the property on which the *sign* is located;
 - (b) to denote the name of the owner or the name or 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;
 - (e) to denote a *public utility*, *civic facility*, *public assembly facility* on the *parcel* on which the *sign* is located;
 - (f) to advertise or denote a commercial or administrative and institutional *use* on the property on which the *sign* is located.
 - (g) 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 .1 (a) and (b) are limited to one per *parcel* and must not exceed a total *sign* area of 0.6 m².
- .3 *Signs* permitted under Section.1 (c) and (d) are limited to one per *parcel* and must not exceed a total *sign* area of 3 m² nor a height of 3 m.
- .4 *Signs* permitted under Section 1 (e) and (g) are limited to one *fascia sign* and one *free-standing sign*. No *sign* must exceed a total *sign* area of 20 m² or a height of 6.5 m.
- .5 *Signs* permitted under Section .1 (f) are limited to either one *free-standing sign* or one (1) *fascia sign*. No *sign* must exceed a total *sign* area of 7.5 m² nor a height of 4 m.
- .6 Subject to Section .1, no part of any *sign* must be located within 1 m of any *side parcel boundary*.
- .7 Internal and external illumination of *signs* shall be permitted provided that the light source does not cause undue glare to adjacent properties or persons travelling on adjacent public *highways* or in any way obstruct or interfere with the function of a traffic signal light or *sign*. *Illuminated signs* are permitted only within the HC, GC, CDD1, PI and ID zones.

Part 7. Manufactured Home Park Regulations

.1 Manufactured Home Space

- (a) All *manufactured home spaces* shall be clearly identified by permanent markers or other suitable means;
- (b) All *manufactured home spaces* shall:
 - (i) be drained to a storm sewer or other system constructed in accordance with accepted engineering practice;
 - (ii) be clearly numbered; and
 - (iii) be constructed in compliance with the BC Building Code.

.2 Manufactured Homes

- (a) All *manufactured homes* shall meet or exceed the Canadian Standards Association Standard Z240, Z241 or A277, as the case may be;
- (b) All *manufactured homes* shall be constructed in compliance with the BC Building Code, and any other applicable provincial acts as the case may be; and
- (c) *Skirtings* shall be installed within 60 days of installation of a *manufactured home* on a *manufactured home space*, and shall have two (2) easily removable access panels of a minimum width of 1.2 m. One (1) panel shall provide direct access to the area enclosed by the *skirting* for inspection or servicing the service connections to the *manufactured home*, and the other providing access to the area enclosed by the *skirting* for storage.

.3 Recreation Areas

- (a) Not less than 5% of the gross site area of the *manufactured home park* shall be devoted to tenants' recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirements, any indoor recreational space provided shall be counted as double its actual area;
- (b) The recreation areas shall not include yard areas, *parking areas*, ancillary *buildings*, *manufactured home spaces*, driveways and storage areas;
- (c) In *manufactured home parks* where more than 1,000 m² of recreation space is required, two (2) or more recreational areas may be provided; and
- (d) Recreation areas in the *manufactured home park*, except indoor recreation facilities, shall be of a grass, concrete or asphaltic surface and shall be properly landscaped.

.4 Setbacks

- (a) Every *manufactured home park* shall comply with the *setback* requirements in section 4.10 of this *Bylaw*;
- (b) The only roads permitted in the setback area are those which cross it as close to right angles as practical and connect directly with the road system contained within the remainder of the *manufactured home park*. No road shall traverse a setback area and give direct access from a public *highway* to a *manufactured home park*.

.5 Access

- (a) A second access from a public *highway* separated by at least 60 m from the first access, shall be provided to each *manufactured home park* containing 50 or more *manufactured home spaces*, up to a maximum of three (3) accesses.

.6 Roadways and Walkways

- (a) All *manufactured home spaces*, owner's residential plot, storage areas, and service *buildings* as well as other facilities where access is required shall have access by internal street systems;
- (b) Minimum roadway width requirements shall be as follows:
 - (i) Roads shall have a minimum paved width of 7 m and a right-of-way of 15 m;
 - (ii) One-way roads shall not exceed 150 m in length;
 - (iii) Dead-end cul-de-sacs shall not exceed 150 m in length; and
 - (iv) Dead-end roads and cul-de-sacs shall have a turning circle right-of-way at the dead-end with a radius of at least 15 m.
- (c) Roads shall be adapted to the topography, and shall have suitable gradient for safety of traffic that shall not exceed a grade of 12%;
- (d) Minimum speed for road design shall be 15 km/h;
- (e) Pedestrian walkways shall provide safe, convenient, all season pedestrian access. They shall be of adequate width for intended *use* and shall be durable and convenient to maintain;
- (f) Pedestrian walkways shall be located in areas where pedestrian traffic is concentrated; e.g., the *park* entrance, *park office*, and other important facilities. Pedestrian walkways should preferably be through interior areas removed from the vicinity of streets;
- (g) Alignment and gradient of walkways shall be appropriate for safety, convenience, and appearance, and shall be suitable for use both by pedestrians and for the circulation of small wheeled vehicles such as baby carriages, service carts and wheelchairs;
- (h) Width of pedestrian walkways shall generally be at least 2 m; and
- (i) Individual walkways shall provide access to each *manufactured home space* from a street or *parking space* connected to the street.

.7 Drainage

- (a) All *manufactured home parks* shall be provided with a storm water drainage system installed according to a design by an appropriately registered professional to contain runoff on site, or discharge it to a storm runoff system in accordance with relevant provincial guidelines.

.8 Water System

- (a) All *manufactured home parks* shall be connected to a *community water system* or a system that is approved by the province or local health authority. The *community water system* shall be designed, fabricated and installed in accordance with good engineering practice and to the standards as set by the CSRD. The design and installation of a *community water system* shall be subject to the approval of the CSRD and the applicable provincial agency.

.9 Sewage Treatment and Disposal Systems

- (a) All *manufactured home parks* shall be connected to a *community sewer system* or a system that is approved by the province or local health authority. The *community sewer system* shall be designed, fabricated and installed in accordance with good engineering practice and to the sewer standards as set by the CSRD. The design and installation of a *community sewer system* shall be subject to the approval of the CSRD and the applicable provincial agency;

.10 Garbage Disposal

- (a) The owner of a *manufactured home park* shall dispose or arrange for disposal of garbage or refuse.
- (b) If the owner of a *manufactured home park* establishes one (1) or more garbage disposal areas within the park for the collection of garbage and refuse, he or she shall:
 - (i) provide a secure and adequate number of containers;
 - (ii) maintain the containers so that they shall not become foul-smelling, unsightly, or a breeding place for flies;
 - (iii) screen the depot with shrubs, trees or fencing from adjacent *manufactured home spaces*.

Part 8. Beekeeping Regulations

Beekeeping is permitted in all *zones* except MHP1, RM1, HC, PK, and Foreshore *zones* subject to the following regulations:

- .1 Where permitted, hives should be located a minimum distance of 8 m from any *parcel boundary*, unless the beehive is situated either 2.5 m above the adjacent ground level or, less than 2 m above the adjacent ground level and behind a solid *fence* or landscape screen more than 2 m in height, running parallel to any *parcel boundary* and extending at least 6 m beyond the hive in both directions;
- .2 The number of colonies permitted in an apiary depends upon the size of the *parcel* as shown in the table below:

Parcel Size	Maximum Number of Honeybee Colonies
Less than or equal to 0.2 ha	four (4) colonies and four (4) <i>nucleus colonies</i>
Greater than 0.2 ha, but less than or equal to 0.4 ha	six (6) colonies and six (6) <i>nucleus colonies</i>
Each additional 0.4 ha for properties over 0.4 ha in size	six (6) additional colonies and six (6) additional <i>nucleus colonies</i>

(Note: The above restrictions in the table do not apply to properties located within the ALR or properties already *zoned* to allow agricultural *uses*, such as RSC, AG1, RH, MH zonings);

- .3 Bees must not be located within 5 m of *parcel boundary* fronting a *highway* or road, and, to prevent potential human-wildlife conflicts, hives must be located so that they can be seen from a safe distance in any direction;
- .4 All beehive and *nucleus colonies* must be registered with the Ministry of Agriculture; and
- .5 All beehives and *nucleus colonies* shall be :
 - (a) maintained in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and
 - (b) requeened if they are subject to undue swarming or aggressive behavior.

THE FOLLOWING INFORMATION IS NOT PART OF

RANCHERO / DEEP CREEK ZONING BYLAW NO. 751

Further Information About Development And Subdivision Within Ranchero / Deep Creek Zoning Bylaw Area In Addition To Ranchero/Deep Creek Zoning Bylaw No. 751

The following information is provided for the information and convenience of the reader and is not part of this Bylaw. It may be used as a guide to investigate which agencies to contact for further information or requirements where development or subdivision is proposed. The information may not be complete and should be used only as a guide.

Please note that more than one agency may regulate an activity or development. All regulations and bylaws in force must be complied with.

Zoning Bylaw Inspections

Section 1.7 of the Bylaw provides for inspections to determine whether or not the Bylaw is being complied with. Usually the CSRD's Bylaw Enforcement Officer is the person who would conduct these inspections, however, inspections can also be carried out by the Chief Administrative Officer or Manager of Development Services. The general inspection procedure is established by the CSRD's Bylaw Enforcement Policy as amended from time to time. Inspection staff also recognize the need to respect biosecurity measures when inspecting livestock or green house farm operations.

Site Specific Regulations or Special Regulations

In Schedule A of the Bylaw, the text part, there are a number of site specific regulations. These regulations describe a parcel by legal description and a map. If the legal description of the parcel or its boundaries as shown on the map are changed, then the regulation will no longer have effect because the parcel it applies to no longer exists.

Penalties for Contravention of Zoning Bylaw

In a conviction for an offence against a zoning bylaw a court may currently impose a fine of not more than \$10,000, or imprisonment for not more than six (6) months, or both. The provincial government may change the penalties from time to time. In addition to this the costs of prosecution may be awarded. A local government may also apply for an injunction to restrain the contravention of a zoning bylaw.

Development Variance Permits

The CSRD Board in response to an application from a property owner may issue a development variance permit. A development variance permit may vary the provisions of the zoning bylaw; however it must not vary the use or density of land or a flood plain regulation (excepting setbacks from natural boundaries) from that specified in the zoning bylaw.

Bylaws Amending a Zoning Bylaw

Applications to amend a zoning bylaw may be made to the CSRD in accordance with current Development Services Procedures Bylaw. Additional information is available from the CSRD, Development Services Department.

Non-conforming Uses and Siting

The Local Government Act sets out provisions for non-conforming uses and siting. Generally, if land, a building or a structure is lawfully used at the time a bylaw was adopted, and the use does not conform to the Bylaw, then the use may be continued. If the use and density of buildings and structures conform to the Bylaw but the siting, size or dimensions of a building or structure constructed before the Bylaw was adopted do not, then it may be maintained, extended or altered in the manner stated in the Act. The Local Government Act, Division 4 is more detailed than is stated here and additional limitations apply.