

## **Relevant Excerpts from Rancho/Deep Creek Official Community Plan Bylaw No. 750**

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

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### **SECTION 1- INTRODUCTION**

#### **1.4 COMMUNITY VALUES**

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

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

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

7. Recognition of the importance of agriculture in the local economy;

### **SECTION 2- PLANNING STRATEGY**

#### **2.2 SETTLEMENT AREAS**

Rancho/Deep Creek consists of a large agricultural base and a number of unique neighbourhoods. The compositions of these neighbourhoods differ in terms of geographic characteristics, relationship to adjacent municipalities and parcel sizes, but share a similar history and socio-economic profile.

The identification of neighbourhoods has been provided by participants in the planning process, and it is understood that these areas are only generally defined. These neighbourhoods, as shown on Schedule 'E', within the Plan Area are:

- Shaw Road

## **Shaw Road**

Shaw Road is accessible only through the City of Salmon Arm's Industrial Park. The majority of residential lots are between 0.6 and 2.02 ha, while some are as large as 8 ha. There is one manufactured home park. A golf course and driving range exist southeast of Shaw Road.

## **SECTION 3 - THE DEVELOPMENT STRATEGY**

The Development Strategy is a key component of the Rancho/Deep Creek OCP and sets the parameters for development within the plan area. The development strategy provides a framework for directing development to appropriate locations within the Plan Area or to adjacent municipalities in order to minimize urban sprawl.

The strategy for this Plan is driven by the Community Values Statement. The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. The designations reflect both current and future land uses. These Land Use Designations are shown on Schedule 'B'.

Taking into consideration the other values identified in this OCP, this plan supports the provision of affordable housing, rental housing and special needs housing in any land use designation that allows residential uses.

### **3.1 DEVELOPMENT CRITERIA**

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

2. preserves and protects the rural character of the area and directs higher density development to the Rancho and Shaw Road areas;

### **3.2 GENERAL PLANNING POLICIES**

2. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 514. Any new parcels created by subdivision under this section, and the remainder, be at least 1 ha or larger in size, unless approved by the Environmental Health Officer.

4. All new development will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all Provincial requirements and best management practices.

## **LAND USE DESIGNATIONS**

### **3.5 AGRICULTURE (AG)**

This land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are in this land use designation. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision making.

#### **OBJECTIVES**

1. Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential.
2. Encourage suitable agritourism opportunities and value-added agriculture.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage farmers in the Plan Area to follow the measures described in the Farm Practices Guidelines as outlined by the Ministry of Agriculture.

#### **POLICIES**

1. Lands within the Agriculture designation are shown as "AG" on Schedule 'B'.
2. Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha.
3. One secondary dwelling unit may be considered in the Agriculture designation, subject to zoning and proof of adequate water and sewer services that meet Provincial regulations.
4. For lands within the ALR, the regulations and policies of the Agricultural Land Commission (ALC) apply. Approval must first be obtained from the ALC where land in the ALR is proposed for subdivision, a second dwelling unit, or a non-farm use.
5. The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw, the following uses are appropriate in lands designated Agriculture: agritourism operations, and uses which will not affect the long-term agricultural capability of the land.
6. Recognize the existing Canoe Creek Golf Course in the current zoning bylaw.

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

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

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### Part 1. Administration

#### 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*.

### 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:

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

ALR means Agricultural Land Reserve;

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

### Part 3. General Regulations

#### 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) *parcel boundaries* are relocated to facilitate an existing development or improve a *subdivision* pattern;
  - (b) no additional *parcels* are created;
  - (c) the siting of existing *buildings* and *structures* is not rendered unlawful;

- (d) all *parcels* are contiguous;
  - (e) the *subdivision* does not result in a *parcel* in two or more zones;
  - (f) no *parcel* shall be enlarged to a size permitting further *subdivision*;
  - (g) no *parcel* shall be reduced to a size less than 1 ha; and
  - (h) 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*.
- .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*;
  - (c) the *subdivision* does not result in a *parcel* in two or more zones;
  - (d) each *parcel* created must consist of the entire area isolated by the *highway* or other titled land;
  - (e) the siting of existing *buildings* and *structures* is not rendered unlawful; and
  - (f) 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 do 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.

### **3.18 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.

## Part 4. Zones

### 4.1 Establishment of Zones

The Rancho / 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.

## 4.6 **AG1** Agriculture 1 Zone

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### .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) *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<br>MATTER REGULATED   | COLUMN 2<br>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>   | <ul style="list-style-type: none"> <li>▪ On parcels less than 8 ha (19.76 ac):1</li> <li>▪ On parcels equal to or greater than 8 ha (19.76 ac);2</li> </ul> |
| (e) Maximum number of <i>secondary dwelling units</i> per <i>parcel</i>  | Subject to Section 3.16 of this bylaw   |
| (f) Maximum <i>height</i> for: <ul style="list-style-type: none"> <li>▪ <i>principal buildings and structures</i></li> <li>▪ <i>accessory buildings</i></li> </ul> | <ul style="list-style-type: none"> <li>▪ 11.5 m</li> <li>▪ 10 m</li> </ul>  |
| (g) DELETED  | DELETED   |
| (h) Maximum <i>floor area, gross</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"> <li>▪ 5 m</li> </ul>   |

### 4.15 GC

#### Golf Course Zone

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#### .5 Intent

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

#### 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:

*agriculture*, permitted only on those *parcels* within the *Agricultural Land Reserve*  
*golf course*

## 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:

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

## 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<br>MATTER REGULATED   | COLUMN 2<br>REGULATION |
|--|------------------------|
| (a) Minimum <i>parcel</i> size created by <i>subdivision</i>   | 60 ha                  |
| Minimum <i>parcel width</i> created by <i>subdivision</i>  | 20 m                   |
| Maximum <i>parcel coverage</i>   | 25%                    |
| Maximum <i>height</i> for:<br>principal <i>buildings</i> and <i>structures</i><br><i>accessory buildings</i> | 11.5 m<br>10 m         |
| Minimum <i>setback</i> from all <i>parcel boundaries</i> :   | 5 m                    |

## 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.