

AREA 'C' OLIVER RURAL



Photo by: Joe McDonald

Zoning Bylaw No. 2453, 2008 – Regional District of Okanagan-Similkameen

ZONING BYLAW

*This Bylaw has been consolidated for
Convenience only and includes all
Amendments to the text up to:
September 15, 2016*



Regional District Okanagan-Similkameen
Oliver Rural
Electoral Area 'C' Zoning Bylaw No. 2453, 2008

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Note: Schedule '2' can be viewed either on the RDOS website at www.rdos.bc.ca, or by requesting hard copy at the RDOS office.

Regional District Okanagan-Similkameen
Oliver Rural
Electoral Area 'C' Zoning Bylaw No. 2453, 2008

A Bylaw to divide part of the Regional District within
Electoral Area 'C' into zones and regulate within the zones:

1. the use of land, buildings and structures,
2. the density of the use of land, buildings and structures,
3. the siting, size and dimensions of:
 - a. buildings and structures, and
 - b. uses that are permitted on the land,
4. the shape, dimensions and area, including the establishment of maximum and minimum sizes of all parcels of land that may be created by subdivision,
5. the provision of off-street parking and loading spaces,
6. the provision of screening or landscaping,
7. floodplain regulations, and
8. other matters under provincial empowering enactments.

The Regional Board of the Regional District Okanagan-Similkameen ENACTS as follows:

1.0 TITLE AND APPLICATION

- 1.1 This Bylaw may be cited for all purposes as the “Regional District Okanagan-Similkameen, Electoral Area ‘C’ Zoning Bylaw No. 2453, 2008”.
- 1.2 This Bylaw applies to all lands, including the surface of water and all uses, buildings and structures located within that portion of Electoral Area ‘C’ of the Regional District Okanagan-Similkameen as shown by map reference on Schedule 2, which is attached to and forms part of this Bylaw.

This Bylaw includes:

Schedule ‘1’	Electoral Area ‘C’ Zoning Text
Schedule ‘2’	Electoral Area ‘C’ Zoning Maps

2.0 TRANSITION

2.1 Electoral Area 'C' Zoning Bylaw No. 2123, 2002, as amended, is repealed.

READ A FIRST TIME on the 17th day of July, 2008.

READ A SECOND TIME on the 17th day of July, 2008.

PUBLIC HEARING held on the 2nd day of October, 2008.

READ A THIRD TIME on the 2nd day of October, 2008.

Approved by the Minister of Transportation and Infrastructure, this 9th day of October, 2008.

ADOPTED this 6th day of November, 2008.

Chair

General Manager of Administration
Services

SCHEDULE '1'

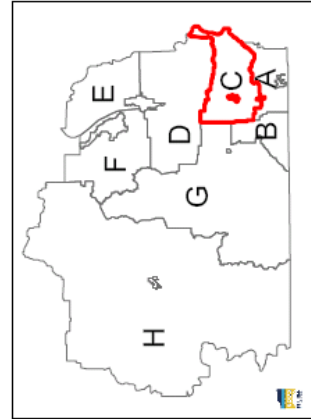
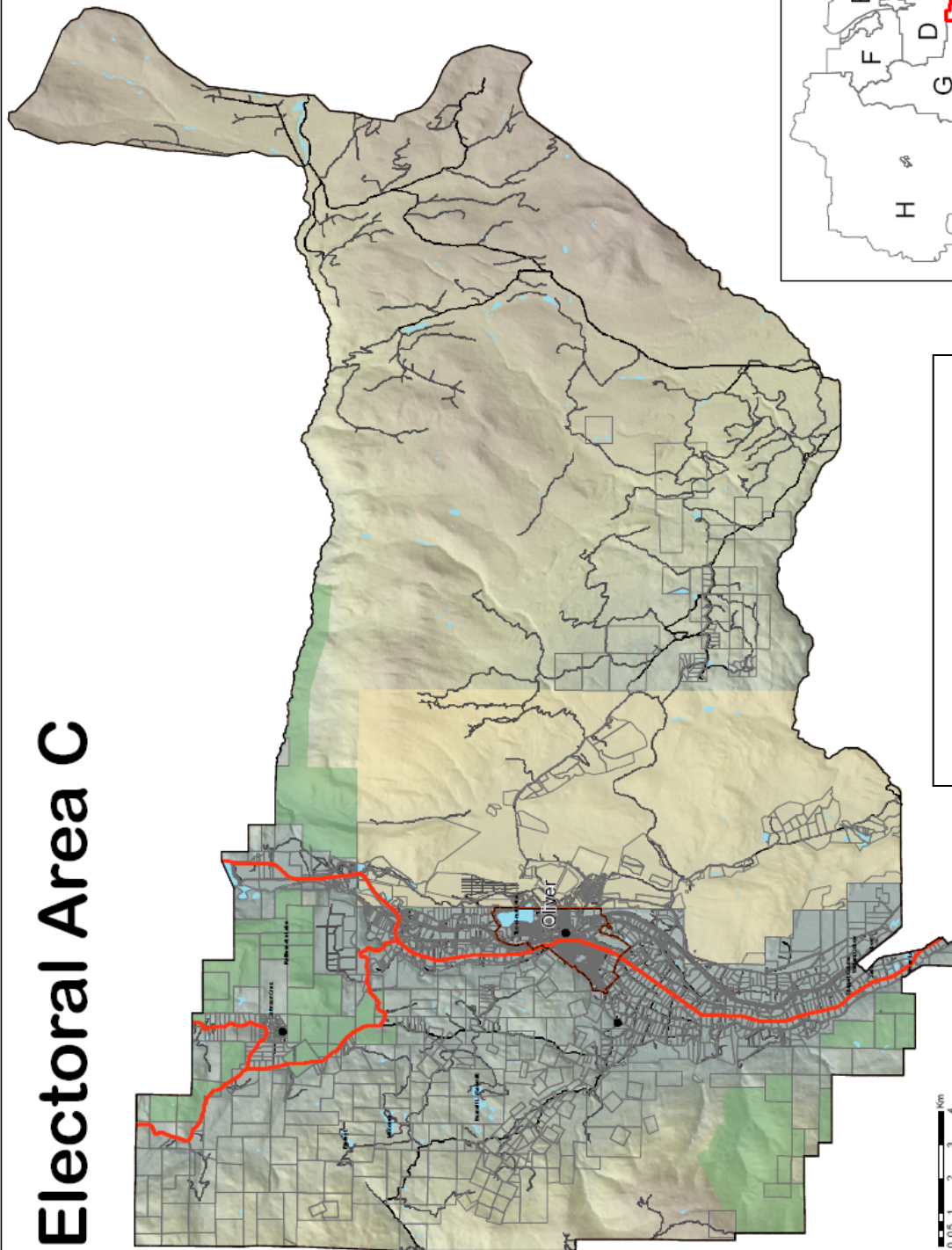
Regional District Okanagan-Similkameen

Electoral Area 'C' Zoning Bylaw No. 2453, 2008

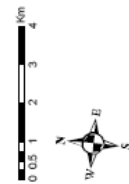
3.0 ADMINISTRATION

- 3.1. The Manager of Development Services, Regional District Building Inspectors, and such other officers, employees or agents designated from time to time by the Regional Board to act in the place of the Manager and Inspectors, subject to applicable enactments, are authorized at all reasonable times to enter on any property that is subject to regulation under this Bylaw, to ascertain whether the regulations, prohibitions or requirements under this Bylaw are being observed.
- 3.2. A person shall not prevent or obstruct, or attempt to prevent or obstruct, a person, an officer or an employee authorised under section 3.1 from entering property to ascertain whether regulations, prohibitions or requirements of this Bylaw are being met or observed.
- 3.3. Each person who violates any of the provisions of this Bylaw commits an offence and is liable on summary conviction to a fine not exceeding \$10,000.00 and the costs of prosecution.
- 3.4. Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.
- 3.5. If any section, subsection, sentence, clause or phrase of this Bylaw is, for any reason, held to be invalid by decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid will not affect the validity of the remaining portions of this Bylaw.

Electoral Area C



Map 1 – General Context Map



4.0 DEFINITIONS

In this Bylaw:

Amended by deleting the definition of “additional dwelling for farm labour”ⁱ

“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 dwelling” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;ⁱⁱ

“accessory use” means a use subordinate, incidental, and exclusively devoted to a principal use of land, building or structure located on the same parcel;

“accessory retail sales of farm and/or off-farm products” means retail activity which is an accessory use to a farm use and which may include the sale and storage of goods produced on or off that farm as permitted in a given zone and which includes buildings and structures necessary for the sale and storage including fruit stands;

“agriculture” means the use of land, buildings or structures for the growing of agricultural crops for the purposes of providing food, horticultural, medicinal or farm products, but excludes processing and retail sales of farm products. Agriculture includes producing and rearing animals and range grazing of horses, cattle, sheep, and other livestock and includes fish hatcheries;ⁱⁱⁱ

“agriculture, intensive” means a use of land, buildings or structures by a commercial enterprise or an institution for the confinement of poultry, livestock or fur-bearing animals, or the growing of mushrooms;

“agri-tourism” means the accessory use of land, buildings or structures for the purpose of providing a range of tourist activities associated with working farms and ranches;

“agri-tourist accommodation” means accommodation for rental to the traveling public on an operating farm or ranch, which is accessory to and related to, the principal farm use of the parcel. Agri-tourist accommodation does not include more than ten (10) guest rooms and provision of meals other than for those persons renting the guest rooms;

ⁱ Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

ⁱⁱ Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

ⁱⁱⁱ Amendment Bylaw No. 2453.10, 2010 – adopted September 15, 2011

“amenity and open space area” means:

- 1) an area, not including setbacks, located on the same parcel as a manufactured home strata development which:
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or
- 2) an area, not including the front and side setback, located on the same parcel as a multi dwelling unit, which;
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5 m² of private balcony space per dwelling;

“amusement establishment, indoor” means premises that provide video, pinball, player participation table top games, computer games and other interactive electronic games for use by the general public. This use does not include indoor recreational services;

“amusement establishment, outdoor” means premises for entertainment or amusement activities that primarily take place outdoors where the patrons are the primary participants. Typical uses include but are not limited to amusement parks, go-cart tracks, batting cages, water slides and miniature golf establishments. This use does not include open land recreation;

“apiculture” means the keeping and raising in apiaries of honey bees for honey production, crop pollination, and bee stock production;

“art gallery” means a building or part of a building where works of art, such as paintings, sculpture, pottery, glass or weaving are displayed for public viewing, sale or both;

“bed and breakfast operation” means an occupation conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations;^{iv}

“boarding home” means a building providing lodging and meals for a maximum of eight (8) persons;

^{iv} Amendment Bylaw No. 2594, 2012 – adopted March 21, 2013

“building” means any structure consisting of a roof supported by walls or columns used or intended to be used for sheltering, accommodating or enclosing people, animals, goods, chattels or equipment;

“campground” means a site occupied and maintained or intended to be occupied and maintained for the temporary accommodation of the traveling public that is operated for reward and may include an office as part of the permitted use but does not include a manufactured home park, motel, or a camp licensed under the Community Care Facilities Act;

“carport” means a roofed structure to be used to shelter parked vehicles or equipment, which is not enclosed on at least two sides, one being the side fronting the driveway;

“charitable, fraternal or philanthropic institution” means a facility or premises used for temporary gatherings and temporary accommodation, which is owned or controlled by an organization which is not organized for the purpose of carrying on a trade or business and no part of the net earnings of which are for the benefit of any private group or individual, and may include a religious or recreational retreat;

“church” means an assembly building used for religious worship, which is maintained and controlled by a religious body organized to sustain worship;

“cidery” means premises used for the production of beverages from orchard products, including a wine bar and a restaurant with seating for up to 20;

“cluster housing development” means a residential development intended to provide greater density on a portion of a parcel while reserving the remainder of the parcel for conservation purposes or amenity space. Such development may be constructed in one of the following arrangements:

- a) attached dwellings sited to form an identifiable group;
- b) a number of single detached dwellings sited in identifiable groups or forming an identifiable group;
- c) a group of single detached or attached dwellings sited around, or situated within, a natural or constructed common area or feature.

“community care and/or social care facility” means a facility licensed by the provincial government as a community care facility or social care facility or like establishments not licensed provincially;

“community hall” means a building or part of a building designed for, or intended to be used for such purposes as civic meetings, educational meetings, political meetings, recreational activities or social activities and may include banquet facilities;

“conservation area” means land that is preserved and protected, and may be owned by an individual, the province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include outdoor and indoor recreation services, or open land recreation;

“designated flood” means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there are inadequate watercourse flow data available;

“designated flood level” means an observed or calculated water level attained by a designated flood, which is used in the calculation of the flood construction level;

“development” means any activity carried out in the process of preparing a site or constructing or erecting structures that occurs as a result of the issuance of a building permit or approval of a plan of subdivision;

“duplex dwelling” means a principal building containing two dwelling units on a parcel with each unit having an independent exterior entrance. A duplex dwelling does not include a secondary suite;

“dwelling unit” means one or more habitable rooms constituting one self-contained unit which has a separate entrance, and which contains washroom facilities, and not more than one set of cooking facilities (unless a secondary suite is permitted in the applicable zone), and which is designed to be used for living and sleeping purposes;^v

“eating and drinking establishment” means a development where prepared foods and beverages are offered for sale to the public for consumption within the premises or off the site and includes neighbourhood pubs, licensed restaurants, lounges cafes, delicatessens, tea rooms, dining rooms, drive-in food services, refreshment stands and take-out restaurants but excludes mobile catering food services;

“farm” means an area of land, which may include more than one parcel, and its buildings used for farm products;

“farm products” means commodities or goods derived from the cultivation or husbandry of land, plants and animals (except pets), including other similar Provincially and Federally regulated activities such as horticulture, silviculture, aquaculture, game farming, and the raising and keeping of fur-bearing animals, that are grown, reared, raised or produced on the farm;

^v Amendment Bylaw No. 2594, 2012 – adopted March 21, 2013

“feed lot” means any building, structure, compound or other enclosure, or an outdoor, non-grazing area where more than fifty (50) livestock are confined by fences, other structures or topography, including confined livestock areas, paddocks, corrals, exercise yards, and holding areas, but not including a seasonal feeding area used to feed livestock during the winter months, and not including grazing areas, where livestock are primarily sustained by direct consumption of feed grown on the property on which the animals are located;

“fence” means an artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land;

“first storey” means the uppermost storey having its floor level not more than 2.0 metres above grade;

“flood construction level” means a designated flood level plus an allowance for freeboard;

“floodplain” means an area of land, whether floodproofed or not, which is susceptible to flooding by a watercourse, lake or other body of water;

“floor area ratio” means the figure obtained when the gross floor area of all the buildings on a parcel is divided by the area of the parcel;

“forestry” means the management of forests, including harvesting, silviculture, log storage and logging camps but excludes the processing of trees and wood products;

“freeboard” means a vertical distance added to a designated flood level used to establish a flood construction level;

“fruit stand” means a structure on a farm housing a seasonal roadside business for the sale of produce and fruit of which at least two-thirds is grown on the premises;

“funeral home” means a building or part of a building wherein a licensed undertaker prepares human remains for internment and may include a chapel for funeral services;

“grade, finished” means the average finished ground level at the perimeter of a building or structure, excluding any localized mounds or depressions such as those for vehicle or pedestrian entrances;

“gravel processing” means screening, sorting, crushing and storing of any earth material, excluding subsequent manufacturing operations such as asphalt mixing and ready-mix concrete plants;

“greenhouse” means a structure covered with a transparent material, and used for the purpose of growing plants, which is of sufficient size for persons to work within the structure;^{vi}

“gross floor area” means the gross floor area of a building on a parcel measured to the outer limits of the building, excluding uncovered parking, unenclosed swimming pools, uncovered balconies, sundecks and parking within a building;

“guest rooms” means accommodation provided within a principal dwelling unit or separate from the principal dwelling unit but all rooms contained under one roof, which provides for the lodging on a temporary basis and not a seasonal basis of the traveling public, and may include within the same building the provision of meals for those persons renting the guest rooms;

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;^{vii}

“heavy industrial” means heavy industrial uses such as manufacturing or processing of wood and paper products; metal, heavy electrical, non-metallic mineral products; petroleum and coal products; industrial chemicals and by-products; and allied products;

“height” means, when used in reference to a building or structure, the vertical distance from finished grade to the highest point of the roof or structure; however, in deciding whether a development conforms to the maximum height permissible in any zoning district, the following features must not be considered for the purposes of determining maximum height; chimneys, stacks, elevator shafts, flagpoles and clearance markers, provided they meet the Ministry of Transportation requirements for flight paths and microwave beams;

“high water mark” means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

“highway” means a street, road, lane, bridge, viaduct or any other way open to public use for the purpose of traveling, but does not include a private right-of-way on private property;

“home industry” means an occupation or a commercial use that is ancillary and subordinate to the principal residential use of the parcel occupied by a dwelling unit;

^{vi} Amendment Bylaw No. 2453.10,2010 – adopted September 15, 2011

^{vii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

“home occupation” means an occupation or profession that is incidental to the principal residential use of a parcel occupied by a dwelling unit;

“indoor self-storage” means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods;^{viii}

“institutional use” means a use that relates to government or not for profit promotion of education, recreation, religion or politics, or relates to a government or other not for profit public service such as health or protective services;

“integrated housing” means detached and/or semi-detached dwelling units integrated into one development;

“kennel” means a kennel facility for the care of dogs, cats or other household pets where such animals are kept commercially for boarding, breeding, training, grooming or sale;

“landscaped strip” means a continuous strip at least 1.5 metres wide containing grass or other decorative surface treatment, within which at least three shrubs or trees capable of attaining a height of one metre or more, are planted at least every five metres, broken only for walkways or driveways;

“lane” means a highway that provides a second access to a parcel and is less than eight metres wide;

“light industrial” means light industry uses such as assembly, fabricating, light manufacturing, warehousing, wholesaling and food processing;

“livestock” means horses, cattle, sheep, swine, llamas, ratites, farmed game and other similar animals;

“minimum parcel size” means the minimum area of a parcel of land that can be created by subdivision;

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;^{ix}

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home

^{viii} Amendment Bylaw No. 2453.28, 2016 – adopted August 4, 2016

^{ix} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;^x

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;^{xi}

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;^{xii}

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;^{xiii}

“motel” means a building or buildings containing housekeeping or sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;

“multi-dwelling unit” means a building containing three or more dwelling units;

“off-farm products” means farm products that are not grown, reared, raised or produced on the farm from which they are being sold;

“open land recreation” means a golf driving range, golf course, riding stable, paint ball sport, rifle range, guest ranch or ski resort, and includes accessory clubhouse and/or lodge facilities;

“owner” means an owner, agent, lessor or manager of a parcel or a person who operates a manufactured home park;

“parcel” means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

“parcel coverage” means the sum of the areas covered by all buildings and structures on a parcel, expressed as a percentage of the total parcel area;

“parcel line, exterior side” as illustrated in Figure 4.1, means any parcel line common to a highway, other than a lane, which is not a front parcel line;

“parcel line, front” as illustrated in Figure 4.1, means any parcel line common to a parcel and one highway other than a lane, provided that, where a parcel is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to one of the highways. Where a parcel is bisected by a highway, both parcel lines abutting the highway are considered to be front parcel lines;

^x Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

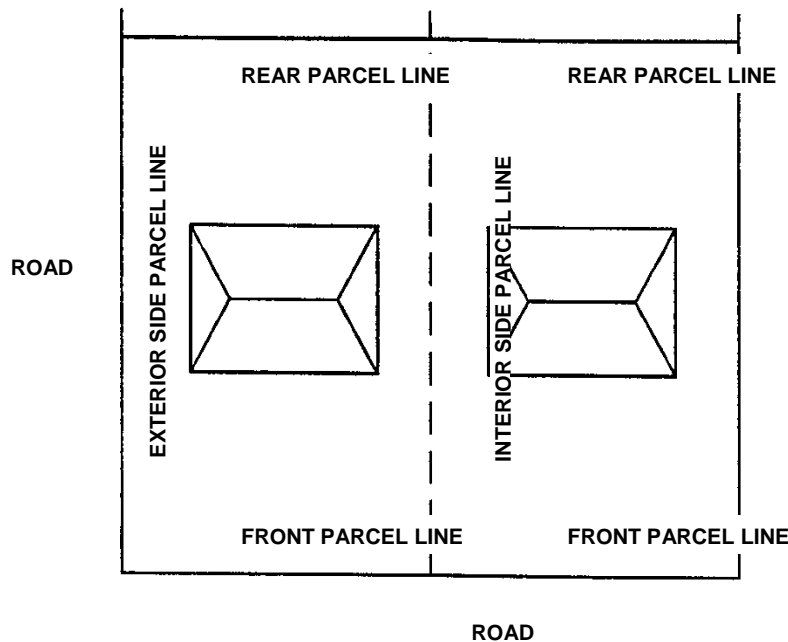
^{xii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xiii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

“parcel line, interior side” as illustrated in Figure 4.1 means a parcel line between two or more parcels other than the front, rear or exterior side parcel line;

“parcel line, rear” as illustrated in Figure 4.1, means the boundary of a parcel which lies the most opposite to the front parcel line or the exterior side parcel line and, where the property has only three parcel lines, the rear is the junction of the two side parcel lines;

FIGURE 4.1
ILLUSTRATION OF PARCEL LINES



“parcel width or depth” means the mean horizontal distance between the side parcel lines or front and rear parcel lines, respectively, of any parcel;

^{xiv} **“park”** means any publicly-owned, held or beneficially owned outdoor land or facility specifically designed for passive or active recreation including tot-lots, playgrounds, walkways, trails, band shells, greenbelts, buffers, nature interpretation areas, or similar land uses, including all uses permitted in Provincial Parks, and all natural and constructed landscaping, facilities, playing fields, buildings and structures consistent with the general purpose of public park land;

“personal service establishment” means a building or part of a building employing people who cater to peoples’ personal needs and, without limiting the generality of the foregoing, may include a tailor, seamstress, shoe repair, photographer, barber, beautician, hairdresser, laundry and dry cleaning facilities or the offices of a chiropractor or lawyer and may also include the sale of merchandise as an auxiliary use to the personal service provided;

^{xiv} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

“poultry” means domestic fowl and pigeons including any bird in captivity but excludes ratites;

“principal use” means the main purpose for which the parcel, building or structure is used;

“processed farm products” means farm products that have been transformed by biological or other means such as fermentation, cooking, butchering, canning, smoking or drying to increase their market value and convenience to the consumer, but does not include hot and cold food items sold for on-site consumption;

“qualified environmental professional (QEP)” means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association;; the individual is acting within that individual’s area of expertise; the individual is a full member and is not in training, articling, retired, on leave or a student member. A technologist may only sign off for prescribed sections of riparian areas regulation assessments;

“range grazing” means the feeding on grass or pasture of livestock;

“ratites” means a bird having small or rudimentary wings and no keel to the breastbone, includes ostriches, emus, rheas, and other similar birds;

“recreation services, indoor” means facilities within an enclosed building for sports, active recreation and cultural arts and may include but are not limited to athletic clubs, health and fitness clubs, swimming pools, curling clubs, hockey rinks, bowling alleys and racquet clubs;

“recreation services, outdoor” means facilities that are available to the general public for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields and athletic fields. Outdoor recreation services do not include camping or open land recreation uses.

“recreational vehicle” means a vehicle designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes and other similar vehicles, which provide sleeping and other facilities for the traveling public;

“residential” means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons; or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere or by non-paying guests of such an owner. This use does not include vacation rental;^{xv}

^{xv} Amendment Bylaw No. 2594, 2012 – adopted March 21, 2013

“residential use zone” means any zone in this Bylaw, other than an AG1 or AG2 zone, wherein a dwelling unit is a principal permitted use;

“resort” means a building or group of buildings or an area, used by the traveling public for accommodation on a temporary basis and not a seasonal basis, and for recreation purposes, and may include ancillary sports and entertainment facilities;

“resource extraction” means the quarrying, sorting, screening, removal and off-site sale of sand, gravel, earth or mineralized rock found on or under a site and includes quarries, gravel pits and stripping of topsoil but does not include further processing of raw materials on the site unless under a Temporary Industrial Use Permit as approved by the Regional Board;

“retail store, convenience” means a retail sales outlet for the sale of foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods or plants to serve the residents of the surrounding community on a day to day basis, which may include a confectionery, delicatessen, meat market, bakery, automated banking machines, video sales and rental, and depots for film or postal services, and which has a maximum gross retail floor area including storage of 250 m²;

“retail store, general” means premises where goods, merchandise, and other materials, and personal services, including those listed for convenience retail stores, are offered for sale at retail to the general public. Typical uses include but are not limited to grocery, clothing, shoe, hardware, pharmaceutical, appliance, and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment or retail stores requiring outdoor storage;^{xvi}

“retail, outdoor” means a building or open area in which stalls or sales areas are set aside, and rented or provided, and which are intended for use by any individual to sell off-site farm produce or other commodities and operated only seasonally and periodically;

“riparian assessment area” means the area within 30.0 metres of the high water mark of a watercourse; within 30.0 metres of the top of the ravine bank in the case of a ravine less than 60.0 metres wide; and within 10.0 metres of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse;

“salvage operation” means a place where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including more than two derelict vehicles, are stored or kept, for private or commercial purposes;^{xvii}

^{xvi} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

^{xvii} Amendment Bylaw No. 2453.21, 2013 – adopted June 19, 2014

“screen” means a fence, wall or hedge used as an enclosure and a visual barrier about all or part of a parcel, broken only for driveways and walkways;

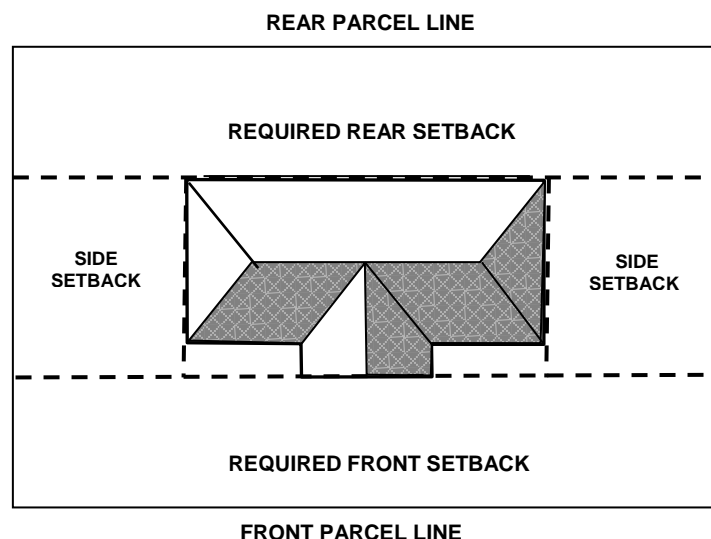
“secondary suite” means a self-contained accessory dwelling unit located within a building containing, and clearly subordinate to, a single detached dwelling unit, used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;

“secondary use” means a use that is only permitted only in conjunction with a designated principal use for each zone;

“service station” means premises used principally for the retail sale of motor fuels, lubricating oils, propane and motor vehicle accessories, retail sales by way of vending machines and the servicing of motor vehicles, excluding other retail sales, wholesale sales, or motor vehicle structural body repairs and painting;

“setback” means the horizontal minimum permitted distance measured at right angles to the parcel line, between the parcel line and a building or structure, or, in the case of floodplain, distance measured from the natural boundary, top of bank or other reference line as approved by the designated official;

**FIGURE 4.2
ILLUSTRATION OF FRONT, SIDE AND REAR SETBACK**



“setback, front” as illustrated in Figure 4.2, means the minimum required setback area between the side parcel lines extending from the front parcel line to the nearest wall or supporting member of a building or structure;

“setback, rear” as illustrated in Figure 4.2, means the area between the side parcel lines extending from the rear parcel line to the nearest wall or supporting member of a building or structure;

“setback, side” as illustrated in Figure 4.2, means the area of the parcel which extends from the front setback to the rear setback, between the side parcel line and the nearest wall or supporting member of a building or structure;

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”;^{xviii}

“solid screen” means a solid fence or wall used as an enclosure and a total visual barrier about all or part of a parcel and includes gates on all access points made of materials comparable to the fence or wall;

“stable” means a structure in which horses are sheltered and fed and which is used to facilitate equestrian events and which use may include riding arenas and training tracks;

“standard dyke” means dyke built to a minimum crest elevation equal to the flood construction level, which meet standards of design and construction approved by the Province, and which is maintained by an ongoing entity such as a local government body;

“stockyard” means a building or enclosure with pens or sheds for housing, buying, selling and auctioning livestock;

“structure” means any construction fixed to, supported by or sunk into land or water, but not concrete or asphalt paving or similar surfacing at grade, and excluding signs and fences;

“temporary farm worker” means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;^{xix}

“temporary farm worker housing” means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation.^{xx}

“top of ravine bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15.0 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that may be developed under applicable enactments;

^{xviii} Amendment bylaw No. 2594, 2012 adopted March 21, 2013 & Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xix} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xx} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

“trade school” means a facility where instruction and training, related to a trade or business, is given to students;

“utility use” means facilities for broadcast transmission and the distribution and collection of electrical, telephone, T.V. cable, natural gas, sewer, water and transportation services servicing the general public, and does not include oil or gas storage tanks; power sub-stations; sewage treatment plants; offices; or public storage or maintenance and works yards;

“vacation rental” means the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month. This use does not include bed and breakfast;^{xxi}

“vehicle sales and service establishment” means premises used for the sale, lease or hire of new or used vehicles, which may include an accessory vehicle body shop, a vehicle repair garage or a vehicle supply store. For the purposes of this definition a “vehicle” includes automobiles, recreational vehicles (RV’s), boats, All-Terrain Vehicles (ATV’s), and motorcycles;

“veterinary establishment” means a use conducted for the care, treatment, or hospitalization of animals, birds and fish and may include grooming facilities and sales of accessory supplies, but does not include the keeping or boarding of animals not under the care, treatment or hospitalisation;

“watercourse” includes any of the following that provides fish habitat: a watercourse, whether it usually contains water or not; a pond, lake, river, creek or brook, and; a ditch, spring or wetland that is connected by surface flow to a watercourse;

“winery” means an establishment involved in the manufacture, packaging, storing and sales of grape and fruit-based wines, including a wine bar and food & beverage service lounge.^{xxii}

^{xxi} Amendment Bylaw No. 2594, 2012 – adopted March 21, 2013

^{xxii} Amendment Bylaw No. 2453.10, 2010 – adopted September 15, 2011

5.0 BASIC PROVISIONS

5.1 Applicability

- .1 This Bylaw applies to that portion of the Regional District contained within Electoral Area 'C', as outlined on Schedule '1'.
- .2 Land or the surface of water must not be used and buildings or structures must not be constructed, altered, located or used except as specifically permitted in this Bylaw.
- .3 All uses permitted by this Bylaw include, except as otherwise specifically stated, all uses reasonably accessory and exclusively devoted to the principal uses.
- .4 Parcels created prior to adoption of this Bylaw, regardless of area or dimensions, may be used for any of the permitted uses listed in each zone, subject to the limitations contained therein.
- .5 Parcels shall be consolidated prior to issuance of building permit where the proposed building would otherwise straddle the parcel line.

5.2 Minimum Parcel Size Exceptions for Subdivision

Minimum parcel size for subdivision requirements of this Bylaw do not apply to:

- .1 the consolidation of existing parcels or the addition of closed streets to an existing parcel;
- .2 the alteration of lot lines between two or more parcels where:
 - a) no additional parcels are created upon completion of the alteration;
 - b) the altered lot line does not infringe on the required setbacks for an existing building or structure located on a parcel;
 - c) the alteration does not reduce the site area of the parcels involved to a size less than that of the smallest parcel that existed prior to the alteration.
- .3 No existing parcel that meets the present minimum parcel size requirements of this Bylaw must, upon completion of a parcel line alteration, have a parcel size less than that required within the respective zone.

5.3 Minimum Parcel Width for Subdivision Exceptions

- .1 Despite the minimum parcel width for subdivision provisions of this Bylaw, a panhandle lot may be permitted provided that:
 - a) the minimum parcel width of the panhandle is 6.0 metres;
 - b) no more than two (2) panhandles abut each other.

5.4 Minimum Parcel Size Requirements for Bare Land Strata Subdivisions

- .1 The minimum average parcel size is equal to the minimum parcel size for the designated zoning.

6.0 CREATION OF ZONES

6.1 Zoning Districts

For the purposes of this Bylaw, the area of the Regional District subject to this Bylaw is hereby divided into zoning districts with the following zone designations and their abbreviations.

The headings below create categories of zones and represent all the zones under that heading.

Zoning Title	Abbreviation
RURAL	
Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Two Zone	AG2
Large Holdings Zone	LH
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
Small Holdings Five Zone ^{xxiii}	SH5
LOW DENSITY RESIDENTIAL ZONES	
Residential Single Family One Zone	RS1
Residential Single Family Two Zone	RS2
Residential Two Family (Duplex) Zone	RS3
Residential Manufactured Home Park Zone	RSM1
Residential Manufactured Home Subdivision Zone	RSM2
MEDIUM DENSITY RESIDENTIAL ZONES	
Residential Multiple Family Zone	RM1
Integrated Housing	RM2

^{xxiii} Amendment Bylaw No. 2453.25, 2015 – adopted October 1, 2015

COMMERCIAL ZONES

General Commercial Zone	C1
General Commercial (Limited) Zone	C2
Neighbourhood Commercial Zone	C3
Commercial Amusement Zone	C6
Tourist Commercial One Zone	(CT1)
Tourist Commercial Four (Campground) Zone	CT4

INDUSTRIAL

Industrial (Light) One Zone	I1
Industrial (Heavy) Two Zone	I2
Industrial (Specialised) Three Zone	I3

ADMINISTRATIVE AND OPEN SPACE

Administrative and Institutional Zone	AI
Parks and Recreation Zone	PR
Conservation Area	CA

6.2 Definition of Zones

- .1 The area of each zone is defined by Schedule '2'.
- .2 Where a zone boundary is shown on Schedule '2' as following a road allowance or a watercourse, the centre line of the road allowance or watercourse shall be the zone boundary.

6.3 Interpretation

Except as expressly provided in this Bylaw, all headings, italicized clauses and other references forming part of this Bylaw must be construed as being inserted for convenience and reference only.

6.4 Permitted Uses

In respect of each zone created under Section 6.1 of this Bylaw:

- .1 the only uses permitted are those listed in respect of each zone under the heading “Permitted Uses” in Section 10.0 to 16.0 of this Bylaw;
- .2 uses not listed in respect of a particular zone are prohibited;
- .3 the headings in respect of each zone are part of this Bylaw.

6.5 Conditions of Use

On a particular site in a specified zone created under this Bylaw, the maximum permitted site coverage, height and density and the minimum required setbacks are set out in respect of each specified zone in the provisions found in Sections 10.0 to 16.0 of this Bylaw.

7.0 GENERAL REGULATIONS

7.1 Applicability

Except as otherwise specified in this Bylaw, Sections 7.2 to 9.5, apply to all zones established under this Bylaw.

7.2 Principal Building

No building for residential use is to be located on the same parcel as any other building for residential or non-residential use, except as otherwise provided for in this Bylaw.

7.3 Uses Permitted in Every Zone

The following uses are permitted in every zone and are not subject to the minimum parcel area of any zone:

- .1 Government controlled, held or sanctioned parks, playfields and playgrounds open to the public,
- .2 utility uses,
- .3 roads and lanes,
- .4 conservation areas,
- .5 fire halls, police stations, ambulance service uses, and similar emergency services,
- .6 facilities permitted by provincial enactment for:
 - a) day care for no more than eight (8) persons, or
 - b) residence for no more than ten (10) persons, not more than six (6) of whom are persons in care,
- .7 Provincial, municipal, and regional improvement district works for flood control.

7.4 Prohibited Uses of Land, Buildings and Structures

- .1 The use of land in contravention of the terms and conditions of a Temporary Use Permit that has been issued under Section 921 of the *Local Government Act* is prohibited.^{xxiv}

^{xxiv} Amendment Bylaw No. 2595, 2013 – adopted March 20, 2014

- .2 The use of a tent or recreational vehicle as a permanent residence is prohibited.
- .3 Unless otherwise specifically permitted in this Bylaw, no parcel must be used for the wrecking, salvage or storage of more than two derelict vehicles or as a salvage operation. "Derelict vehicle" includes any vehicle, except a farm vehicle, that is not displaying a current license, pursuant to Provincial regulations, and which is not enclosed within a garage or carport.

7.5 Compliance with Provincial Agricultural Land Commission Act and Regulation

- .1 Where land subject to this Bylaw is located within the Agricultural Land Reserve (ALR), the minimum parcel sizes noted within the zones designated in this Bylaw shall also apply when that land is:
 - a) excluded from the ALR, or,
 - b) approved for subdivision within the ALR pursuant to Provincial Agricultural Acts and Statutes, Regulations thereto, or Orders of the Commission, or,
 - c) exempted by provincial enactments thereto, or Order of the Commission.

7.6 Riparian Assessment Area ^{xxv}

- .1 For residential, commercial, and/or industrial uses, no alteration of land or development shall be permitted:
 - a) within the "riparian assessment area" defined as the area within 30.0 metres of the high water mark of a watercourse;
 - b) within 30.0 metres of the top of the ravine bank in the case of a ravine less than 60.0 metres wide; and
 - c) within 10.0 metres of the top of the ravine bank in the case of a wider ravine.

Note: agricultural activities are exempt from Section 7.6 (Riparian Assessment Area), but are subject to the requirements of Section 7.22 (Setbacks for Buildings, Structures and Areas for Farm uses).

7.7 Projections

Subject to setbacks that may be more stringent provided elsewhere in this Bylaw, the following regulations apply to projections on buildings:

^{xxv} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

- .1 Gutters, eaves, sunshades, cornices, belt courses and sills may project into required setbacks to a maximum of 0.6 metres measured horizontally;
- .2 Unenclosed access ramps for physically disabled persons may project fully into required setbacks;
- .3 In Residential zones the following features may project into the required setbacks:
 - a) chimneys, bay windows or other architectural projections which do not comprise more than 25% of the total face of a wall and do not project more than 0.6 metres measured horizontally; and
 - b) unenclosed stairwells, balconies, porches or canopies, if the projections measured horizontally do not extend more than 1.5 metres into the front setback or more than 2.0 metres into the rear setback.
- .4 In no case shall a projection cross a parcel line.

7.8 Fence Heights

Except as otherwise specifically stated in this Bylaw:

- .1 The height of a fence is determined by measurement from the ground level, at the place on which the fence is to be located, to the top of the fence.
- .2 Despite Section 7.8.3, no fence shall exceed 1.8 metres in height except in the front setback of any parcel where no fences shall exceed 1.2 metres; and
 - a) except in the RA, AG1, AG2, LH, SH2, SH3 and SH4 and SH5 zones where all fences may be up to 1.8 metres in height, and in Industrial designations where all fences may be up to 2.4 metres in height;^{xxvi}
 - b) in zones specified in Table 7.9 abutting or across a highway from an agricultural zone where all fences may be up to 2.0 metres in height;
 - c) in any Industrial zone solid fences may not exceed 2.4 metres in height;
- .3 On a corner site contiguous to a highway intersection, no fence, wall, hedge or other vegetation is permitted at a greater height than 1.0 metres above the established elevation of the centre point of intersecting highways, at or within a distance of 4.5 metres from the corner of the site at the intersection of the streets, unless the fence or wall is constructed so that at least 80% of the total area of the fence or wall permits visibility and if so, the height must not exceed 1.8 metres.
- .4 Deer fences are not limited in height in the RA, AG1, AG2 and LH zones, provided such fences are constructed of material that permits visibility, such as wire mesh.

^{xxvi} Amendment Bylaw No. 2453.25, 2015 – adopted October 1, 2015

- .5 Fences for ball parks and tennis courts shall not be limited in height, provided such fences are constructed of materials that permits visibility, such as wire mesh.
- .6 The use of barbed wire for fencing is prohibited within all Residential, Parks and Administrative and Institutional zones.
- .7 The use of razor wire for fencing is prohibited within all zones designated within this bylaw.

7.9 Screening and Landscaping

Screening and landscaping must be provided and maintained by an owner of a parcel at the owner's sole cost in accordance with the regulations specified in Table 7.9, and the headings in the Table as part of this Bylaw:

Table 7.9
Screening and Landscaping Requirements

USE	LOCATION OF USE	SCREENING REQUIREMENTS
Outdoor storage or off-street parking area for five (5) or more vehicles in an RM2 Zone	Along a highway (except a lane)	Landscaped strip
	Abuts, or is across a lane from any other residential use.	Screen 1.2 metre minimum height
Any use in a C1, C2, CT1, C6 or AI zone.	Along a highway (except a lane)	Landscaped strip
	Abuts or is across a lane from any other residential use.	Screen 1.4 metre minimum height
Any outdoor storage use in the C1 Zone or Industrial zone.	Across a highway from any zone except RA, LH or Industrial	Screen 1.4 metre minimum height
	Abuts any zone except RA, LH or Industrial.	Screen 1.8 metre minimum height
Salvage or wrecking yard		Solid screen 2.4 m minimum height all around the storage area
Any home industry use involving an automobile or machinery repair business	Abuts any zone except Resource Area or I1 and I3 zone.	Landscaped strip and solid screen 2.4 metre minimum height all around the storage area

7.10 Exterior Lighting

- .1 Exterior floodlighting or spotlighting shall be deflected away from adjacent properties, as well as deflected away from the road to prevent glare for the traveling public.

7.11 Accessory Dwellings^{xxvii}

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

7.12 Secondary Suites

The following regulations apply to secondary suites where permitted as a use in this Bylaw:

- .1 A secondary suite shall be located in a converted single detached dwelling. Secondary suites are not permitted in an accessory dwelling. There shall be no external structural alterations or additions to the building, except as required to meet the British Columbia Building Code and amendments thereto.
- .2 No more than one (1) secondary suite is permitted per principal dwelling unit. No secondary suite is permitted in conjunction with a bed and breakfast operation. A bed and breakfast operation is not permitted within a secondary suite.
- .3 No secondary suite is permitted without connection to a community sanitary sewer unless the lot is at least 2,020 m² in area and meets the relevant Provincial requirements for on-site sewage disposal for the secondary suite.
- .4 The maximum floor area of a secondary suite shall not exceed the lesser of 90 m² or 40% of the gross floor area of the principal dwelling.
- .5 One (1) parking space per secondary suite is required in addition to those required for the principal dwelling.
- .6 Secondary suites shall comply with all relevant Regional District Bylaws and the British Columbia Building Code and amendments thereto.

^{xxvii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

7.13 Accessory Buildings and Structures^{xxviii}

- .1 All buildings or structures attached to a principal building by a common wall and roof are deemed to be a portion of the principal building.
- .2 When not attached, no part of any building shall be closer than 1.0 metre to another building.
- .3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG1, AG2 and LH Zones where one (1) shower is permitted.
- .4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG1, AG2 and LH Zones where the maximum floor area of a bathroom may be 6.0 m².
- .5 No accessory building or structure shall be situated on a parcel unless:
 - a) a principal building has already been erected on the same lot;
 - b) a principal building will be erected simultaneously with the accessory building or structure on the same lot; or
 - c) the accessory building or structure does not exceed 10.0 m² in area, one storey in building height, and is limited to one (1) per parcel.

7.14 Accessory Temporary Buildings, Mobile Buildings, Recreational vehicles

- .1 A temporary residential building or structure is permitted on a parcel provided that: it is incidental to the construction of a principal residential dwelling; it meets the siting regulations of the zone in which it is located; and it is removed within thirty (30) days of the completion of the construction of the principal residence.
- .2 An existing dwelling unit may be maintained and occupied, and a second dwelling unit may hereby be constructed on the same parcel, subject to the following:
 - a) The parcel must have a minimum site area of 4,040 m²;
 - b) the new single detached dwelling must have a valid building permit;
 - c) the owner of the parcel must first grant and register a restrictive covenant to the Regional District, stating that the original (existing) single detached dwelling must be demolished and removed, made

^{xxviii} Amendment Bylaw No. 2730 — adopted June 2, 2016

uninhabitable or moved from the parcel within ninety (90) days of receiving final inspection for the new single detached dwelling; or within a time limit stated in the restrictive covenant, whichever time comes first.

- .3 Only recreational vehicles belonging to the owner or occupier of the principal single detached dwelling unit on a parcel may be stored on the same parcel.
- .4 Despite Section 7.14.3 above, one (1) recreational vehicle belonging to a guest or visitor may be located on the same parcel containing a permitted single detached dwelling. Such recreational vehicles shall only be used for the temporary accommodation of the guest or visitor for a period not exceeding a total of ninety (90) days in any one (1) calendar year.

7.15 Manufactured Home Parks and Strata Developments

- .1 *deleted.*^{xxix}

7.16 Agri-Tourism Accommodation

Agri-tourist accommodation is subject to the following regulations:

- .1 Agri-tourist accommodation units are not permitted on parcels less than 4 ha, and no more than five (5) agri-tourism accommodation units are permitted on parcels 4 ha up to 7.9 ha, and no more than ten (10) agri-tourism accommodation units are permitted on parcels 8 ha and greater.^{xxx}
- .2 No more than ten guest rooms are permitted on parcels 10 ha and greater.
- .3 All guest rooms shall be located within a principal dwelling unit or separately from a principal dwelling unit, but all rooms contained under one roof.
- .4 No guest room in the agri-tourist accommodation shall have an area of greater than 30 m². A separate or ensuite washroom is not included as part of the area of the guest room.
- .5 Meals for those persons renting the guest rooms may be provided within a principal dwelling unit or separately from the principal dwelling unit but contained under the same roof as the guest rooms.
- .6 No cooking facilities shall be provided for within the guest rooms intended for the agri-tourist operation.

^{xxix} Amendment Bylaw No. 2598, 2012 – adopted March 7, 2013

^{xxx} Amendment Bylaw No. 2453.22, 2014 – adopted September 18, 2014

- .7 No person shall stay within a guest room for more than thirty days in a calendar year.
- .8 Approval from the Land Reserve Commission is required for an agri-tourist accommodation on lands within the Agricultural Land Reserve.
- .9 One parking space per guest room is required in addition to those required for the principal dwelling.
- .10 The agri-tourist operation shall not generate traffic congestion or parking problems within the District and shall not produce a public offence or nuisance of any kind.

7.17 Home Occupations

The following regulations apply to home occupation uses:

1. Home occupations include but are not limited to the following:
 - a) The office of an accountant, architect, clergy, dentist, engineer, lawyer, financial consultant, physician, real estate agent or other similar occupation;
 - b) The office or studio of an artist, draftsman, barber, beautician, naturopath, massage therapist, chiropractor, picture framer, tailor, dressmaker, music or dance teacher, photographer, writer or of persons engaged in home crafts or hobbies;
 - c) Locksmiths and electronic instrument repair;
 - d) The keeping of not more than (2) boarders;
 - e) The operation of a daycare or preschool for not more than seven (7) pre-school children and/or school-aged children;
2. No more than 50 m² of the floor area of a principal dwelling unit must be used in connection with the home occupation.^{xxxii}
3. Any home occupation must be carried out within the principal dwelling unit, or in an accessory building where permitted in the particular zone, with no external storage of materials, containers or finished products.
4. Retail sales shall not be permitted in a home occupation, except for:
 - a) goods produced or made on the premises, including local artisans;
 - b) telephone or internet sales or sales where the customer does not enter the premises to inspect or pick-up goods;
 - c) mail order sales;

^{xxxii} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

- d) direct distributors where customers do not enter the premises to inspect, purchase or pick-up goods; and
 - e) sale of products directly related to the home occupation.
5. A home occupation shall not be permitted to have any commercial vehicle, exceeding 1 tonne in vehicle weight, to be located outside of an unenclosed building.
 6. Only the inhabitants of the principal dwelling unit may carry on the home occupation located on the site occupied by the principal dwelling unit.
 7. A home occupation shall not generate traffic congestion or parking problems within the District and must not produce a public offence or nuisance of any kind.

7.18 Home Industries

The following regulations apply to home industry uses where permitted as a use in this Bylaw:

- .1 No home industry shall be permitted on a parcel less than 2 hectares in size.
- .2 Home industries include but are not limited to the following:
 - a) enclosed maintenance, storage service and repair of vehicles and machinery^{xxxii};
 - b) small-scale processing of food, the assembly or repair of wood products, repair of small engines, electronic, electrical, home craft or hobby and similar products;
 - c) printing shop;
 - d) contractors office;
 - e) trade school or educational vocational centre for a maximum of ten (10) students; and
 - f) taxi service, not exceeding two (2) vehicles.
- .3 No home industry shall be used for the salvage or storage of derelict vehicles and equipment, used building supplies or domestic products and similar discarded or recyclable materials.^{xxxiii}
- .4 A home industry must be carried on in the principal dwelling unit and/or within an accessory building.
- .5 No more than 50% of the floor area of the principal dwelling unit may be used for a home industry. The gross floor area utilized for a home industry,

^{xxxii} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

^{xxxiii} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

including storage of materials, commodities or finished products associated with the home industry shall be on same parcel, and shall not exceed 200 m².

- .6 No retail sales of products other than the sale of goods produced, grown or assembled on the premises, are permitted.
- .7 Only the inhabitants of the principal dwelling unit may carry on the home industry located on the site, and up to two (2) non-resident employees may be on the site.
- .8 A home industry will not be located on a parcel unless a dwelling unit already exists or is being constructed simultaneously, on the same site.
- .9 No nuisance from noise, vibration, smoke, dust, odours, heat, glare, disturbance will be produced by the home industry and, at all times, the privacy and enjoyment of adjacent dwellings must be preserved and the home industry must not adversely affect the character of the area.
- .10 The home industry will not generate any pedestrian or vehicular traffic or parking in excess of that which is generally characteristic of the area within which it is located.

7.19 Bed and Breakfast Operation^{xxxiv}

A bed and breakfast operation is permitted where listed as a permitted use, provided that:

1. it is located within one principal dwelling unit on the parcel;
2. no more than eight (8) patrons shall be accommodated within the dwelling unit;
3. no more than four (4) bedrooms shall be used for the bed and breakfast operation;
4. no cooking facilities shall be provided for within the bedrooms intended for the bed and breakfast operation;
5. no patron shall stay at the bed and breakfast operation for more than thirty (30) consecutive days with 30 days in between any subsequent stay;
6. no retail sales other than the sale of goods produced on the parcel are permitted;
7. no commercial vehicle, exceeding 1 tonne in weight, associated with or used in the conduct of the bed and breakfast operation

^{xxxiv} Amendment Bylaw No. 2594, 2012 – adopted March 21, 2013

shall be parked or otherwise located outside an unenclosed building;

8. only persons residing in the principal dwelling unit may carry on the bed and breakfast operation on the parcel occupied by the principal dwelling unit, and must be present on the property during a patron's stay; and
9. the bed and breakfast operation shall not generate traffic congestion or parking demands within the District and shall not produce a public offence or nuisance of any kind.

7.20 Signs

- .1 These regulations apply to every sign on a parcel. Signs are permitted only for the following purposes:
 - a) to denote a home occupation, home industry, or bed and breakfast operation use on the property on which the sign is located;^{xxxv}
 - 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 use or company on the property on which the sign is located;
 - f) to denote a church use or community hall use or building on the property on which the sign is located;
 - g) to advertise or denote a commercial or administrative and institutional use on the property on which the sign is located.
 - h) 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 7.20.1 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 7.20.1 c) and d) are limited to one per parcel and must not exceed a total sign area of 3.0 m² nor a height of 3.0 metres.
- .4 Signs permitted under Section 7.20.1 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 4.0 metres.

^{xxxv} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

- .5 Signs permitted under Section 7.20.1 e) and g) are limited to one fascia sign and one free-standing sign. No sign must exceed a total sign area of 23 m² or a height of 6.5 metres.
- .6 Subject to Section 7.20.1, no part of any sign must be located within 1.0 metre of any parcel line.
- .7 All illuminated signs must be illuminated from a source internal to the sign. Illuminated signs are permitted only within the Commercial, Tourist Commercial and Industrial zones.

7.21 Setbacks for Strata Subdivisions

The setback provisions of this Bylaw apply only to the parcel lines on the perimeter of the parcel, and not to internal parcel lines for strata lots under a registered plan pursuant to Provincial regulations.

Except for setbacks that may be more stringent for strata subdivisions provided elsewhere in this Bylaw, and despite the above, detached or semi-detached residential buildings, manufactured homes, accessory buildings and structures located within a bare land strata subdivision must be located no closer than:

- .1 4.5 metres from an internal roadway, service building, service area and amenity area;
- .2 1.5 metres from an interior side strata lot line, except for the property line on a common wall;
- .3 4.5 metres from a front strata lot line;
- .4 1.5 metres from a rear strata lot line.

7.22 Setbacks for Buildings, Structures and Areas for Farm uses^{xxxvi}

Despite the setback requirements outlined within each Rural Zone specified in Section 10.0 of this Bylaw, buildings, structures and areas for farm uses identified below shall comply with the following minimum setbacks (headings in Tables are part of this Bylaw):

Table 7.22(a)
Buildings and Structures

minimum	TYPE OF AGRICULTURE
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^{xxxvi} Amendment Bylaw No. 2453.10,2010 – adopted September 15, 2011

required setback	Apiculture	Greenhouse & Nursery, Turf	Livestock, Game & Fur, Poultry, Kennels, Equestrian Center	Mushroom Growing	All other agricultural buildings and structures
FROM existing residential use zones: common parcel lines	15.0 m	15.0 m for buildings with boilers & exhaust fans ^{xxxvii} , otherwise 7.5 m	60.0 m	30.0 m	15.0 m for buildings with boilers & exhaust fans ¹ , otherwise 7.5 m
FROM parcel lines: front & exterior side rear & interior side any parcel line	7.5 m 4.5 m n/a	7.5 m 4.5 m 15.0 m for buildings with boilers & walls with exhaust fan ¹	30.0 m 30.0 m n/a	15.0 m 7.5 m 15.0 m for buildings with boilers & walls with exhaust fans ¹	7.5 m 4.5 m 15.0 m for buildings with boilers & walls with exhaust fans ¹
FROM water: domestic water supplies Natural streams, channelized streams, or ditches	30.0 m 15.0 m	30.0 m 15.0 m	30.0 m 15.0 m kennels 30.0 m intensive feedlots 30.0 m	30.0 m 15.0 m	30.0 m 15.0 m

ⁱ “exhaust fans” refer only to fans on an exterior wall that face the lot line.

7.22(b) **Other Buildings and Structures**

type of facility or use	minimum required setback from any parcel line	minimum required setback from domestic water supplies	minimum required setback from watercourses
Feed lot & Location for Feeding in Seasonal Feeding Area	30.0 m	30.0 m	30.0 m
Incinerator	30.0 m	30.0 m	15.0 m
Silo	30.0 m	30.0 m	15.0 m
Chemical Storage Structure	15.0 m when abutting all Zones except AG1 and AG2	30.0 m	15.0 m
Soil-less Medium Storage Structure	7.5 m when abutting all zones except AG1 and AG2	30.0 m	15.0 m
Generator Shed	15.0 m	7.5 m	15.0 m
Farm and Off-Farm Processing and/or Packing	7.5 m	6.0 m	15.0 m

7.23 Keeping of Livestock

In this Bylaw, where agriculture is a permitted use, the following restrictions apply:

- .1 On any parcel 2.0 ha or less in area, the total number of livestock, shall not exceed one (1) animal for each 0.4 ha of parcel area;^{xxxviii}
- .2 Despite Section 7.24.1, on any parcel 0.4 ha or less in area, the total number of poultry and/or fur bearing animals shall not exceed twenty-five (25).

7.24 Provisions for Accessory Retail Sales and Processing, Packing and Storage of Farm Products and/or Off-Farm Products^{xxxix}

- .1 Where permitted in any agricultural zone, farm products, processed farm products and off-farm products may be sold to the public by retail sale subject to the following:
 - a) the portion of the agricultural land used for retail sales of off-farm products shall not exceed one-third of the total area used for all retail sales. For the purpose of calculating the portion of agricultural or

^{xxxviii} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

^{xxxix} Amendment Bylaw No. 2453.10,2010 – adopted September 15, 2011

industrial agriculture land to be used for retail sales, the area of any building or structure used for that purpose, including aisles and other areas of circulation, shelf and display space, counter space for packaging and taking payment and any area used for the service and consumption of hot and cold food items, shall be included, but any office area, wholesale storage area, processing facility or parking area or driveway, whether used for retail sale or not, shall not be included;

- b) where off-farm products are offered for sale, farm products and/or processed farm products shall also be offered for sale;
- c) the retail sales area shall not exceed 300 m²;
- d) 'retail sales area' in an Agricultural zone means the floor area or dedicated outside area on which farm retail sales are taking place and includes areas used for retail purposes inside buildings and areas outside buildings. It does not include parking, driveways, office space, washrooms, winery food & beverage lounges, or areas for processing or product storage;
- e) where off-farm products are offered for sale, a minimum of 50% of the retail sales area must be devoted to the sales of farm products produced on the farm; and
- f) at least 50% of the farm product being stored, packed, prepared, or processed is produced on the farm or is feed required for farm production purposes on the farm.

7.25 Cluster Development

- .1 In considering residential developments, the Regional board may consider the clustering of housing on smaller portions of the overall site so that the property can be preserved as open space for conservation purposes or amenity space. Cluster forms of development shall not increase the overall density of development that is permitted under the applicable zone. The Regional board supports cluster development provided that:
 - a) the total area of the land to be subdivided, divided by the number of parcels to be created is not greater than the equivalent conventional development permitted under this Bylaw;
 - b) the overall parcel size proposed for cluster development is 4 hectares or greater;
 - c) the parcel configurations and sizes are adequate to accommodate buildings and structures appropriate to the intended use;
 - d) the minimum parcel size for cluster development in the RA and LH Zone is one (1) hectare;

- e) the minimum parcel size for cluster development in the SH2, SH3, SH4 and SH5 Zone is 500 m², subject to servicing requirements;^{x1}
 - f) the development conforms to the minimum servicing requirements contained in the RDOS servicing bylaw.
- .2 To determine the number of units allowed for cluster development, the following procedure should generally be used:
- a) subtract; 5% for parkland dedication (unless providing cash in lieu of parkland), the amount of land that would be required for road rights of way, areas subject to hazardous conditions such as unstable slopes or flooding, watercourses and leave areas, land in the Agricultural Land Reserve, contiguous areas that are larger than the minimum parcel size with grades in excess of 30%; and
 - b) then divide the remaining land by the minimum parcel size to determine the total number of units.

Alternatively, a conventional subdivision proposal can be brought to the preliminary layout approval stage with the number of units permitted under the applicable zone established at preliminary layout to determine the number of units permitted under a cluster development proposal.

- .3 Where a cluster development subdivision is created by means of density averaging, it will be necessary for a restrictive covenant to be registered in the name of the Regional District against the title of the land at the time of registration of the subdivision to prohibit further subdivision from the original parcel under covenant. Where a development contains more than one phase, the developer will be required to submit a phasing plan to both the Regional District and the Regional Subdivision Approving Authority to outline the sequence and continuity of future phases.
- .4 Where additional conservation measures or provision of amenities are included in the cluster development proposal, the Manager of Development Services may recommend to the Regional board that a comprehensive development zoning bylaw be considered.

^{x1} Amendment bylaw No. 2453.25, 2015 – adopted October 1, 2015

8.0 FLOODPLAIN REGULATIONS

8.1 Floodplain Designation

Land lower than the following flood construction level is designated as floodplain:

- .1 The 200 year frequency flood construction levels applying to the Okanagan River and the Okanagan River Channel, as designated on floodplain mapping by the Province most recently prior to the adoption of this Bylaw.
- .2 1.5 metres above the natural boundary of any watercourse, with the exception of those listed in Section 8.1.3 and 8.1.4 below.
- .3 Osoyoos Lake: 280.70 metres Geodetic Survey of Canada (G.S.C.) datum
- .4 Vaseux Lake: 329.49 metres G.S.C. datum

8.2 Siting Buildings and Structures in Floodplains

Despite any other provisions of this Bylaw, no building or structure shall be located within:

- .1 7.5 metres of the landside toe of the dyke, or 30.0 metres of the natural boundary of the Okanagan River, whichever is greater;
- .2 30.0 metres of the natural boundary of Vaseux Creek;
- .3 7.5 metres of the natural boundary of any lake, pond or marsh, or the top of bank where the bank is within 7.5 metres of the same; and
- .4 despite Section 8.2.3, 15.0 metres of the natural boundary of any other watercourse.

8.3 Floodplain Management Regulations

- .1 No person must place any structural support for a habitable area or fill on land designated as a floodplain setback area under Section 8.2;
- .2 No person must construct, reconstruct, move or extend a floor system or pad which supports a habitable area, such that the underside of the wooden floor system or the top of the pad or the ground surface on which it is located, is lower than the flood construction levels specified in Section 8.1 except as provided in Sections 8.3.3 and 8.3.4;
- .3 Despite Section 8.3.2, the following floodplain management regulations apply:
 - a) For Dwelling Units:

Dwelling units must be located with the underside of a wooden floor system, or the top of the pad of any habitable area, or the ground surface on which it is located, no lower than 1.0 metre above the natural ground elevation taken at any point on the perimeter of the building, or no lower than the flood construction levels specified in Section 8.1, whichever is greater.

b) For Closed-Sided Livestock Housing Units:

Closed-sided livestock housing that is not behind standard dykes must be located with the underside of a wooden floor system, or the top of the pad of any habitable area, or the ground surface on which it is located, no lower than 1.0 metre above the natural ground elevation, taken at any point on the perimeter of the building, or no lower than the flood construction levels specified in Section 8.1, whichever is lesser.

c) Industrial Uses:

Industrial uses, other than the main switchgear, must be located with the underside of a wooden floor system or the top of the pad of any habitable area or the ground surface on which it is located not lower than the flood construction levels specifies in Section 8.1 minus freeboard. Main electrical switchgear must be no lower than the flood construction level.

- .4 The floodplain management regulations specified in Section 8.3.3 may be achieved by structural elevation of the habitable area, or by placing adequately compacted fill on which any habitable area is to be constructed or located, or by a combination of both structural elevation and fill.
- .5 Where fill is used to meet the floodplain management regulations specified in Sections 8.3.2 and 8.3.3, the face of the fill slope must be adequately protected against erosion from flood flows, wave action, ice and other debris hazards.
- .6 The following developments and uses are excluded from the requirements of the floodplain management regulations specified in Sections 8.3.2 and 8.3.3:
 - a) renovations, except structural, to existing buildings or structures that do not involve additions thereto;
 - b) additions to buildings or structures that would increase the size of the building or structure by less than 25% of the floor area existing at the date of adoption of this Bylaw;
 - c) that portion of a building or structure to be used as a carport or garage;

- d) farm buildings other than dwelling units and closed-sided livestock housing;
- e) closed-sided livestock housing behind standard dykes; and
- f) on-loading and off-loading facilities associated with water-oriented industries and portable sawmills.

9.0 OFF-STREET PARKING, LOADING REQUIREMENTS

9.1 Basic Provisions

- .1 Section 9.0 of this bylaw applies only to highways not subject to Provincially controlled access regulations.
- .2 Space for the off-street parking and loading of motor vehicles in respect of a class of a building or use under this Bylaw must be provided and maintained in accordance with the regulations of this Section.
- .3 The number of off-street parking and loading spaces for motor vehicles required for any use or class of building is calculated according to Table 9.2 of this Bylaw.
- .4 .In reference to a building or use permitted under this Bylaw which is not specifically referred to in Table 9.2, the number of off-street parking and loading spaces is calculated on the basis of the requirements for a similar class of building or use that is listed in Table 9.2.
- .5 Where the calculation of the required off-street parking or loading space results in a fraction, one parking space must be provided in respect of the fraction.

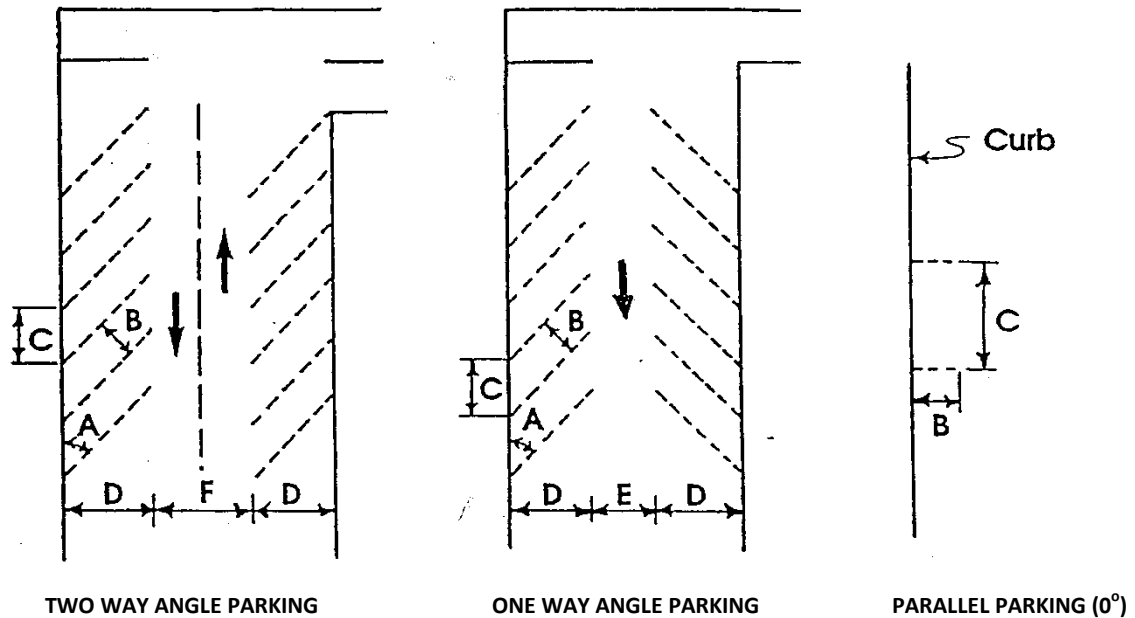
9.2 Location

- .1 Off-street parking and loading spaces must be located on the same parcel as the building or use they serve.

9.3 Off-Street Parking Space Standards

- .1 In any parking area, each off-street parking space must be developed according to the dimensions outlined in Table 9.1.
- .2 The minimum required off-street parking space dimensions in Table 9.1 may be reduced by 20% to accommodate small cars, provided that the spaces are clearly identified, grouped and signed for small car use only. In any parking area containing more than five (5) parking spaces, up to 25% of the number of required spaces may be designated for small car use.
- .3 Access and cross aisles must not be less than 3.6 metres for one-way traffic and 6.6 metres for two-way traffic.

Table 9.1 Minimum Parking Space Dimensions



Angle (A)	Stall Width (B)	Curb Width (C)	Clear Length (D)	Aisle Width One-Way (E)	Aisle Width Two-Way (F)
0 degree (parallel parking)	2.7 m	7.0 m	2.7 m	3.6 m	6.6 m
30 degree	2.7 m	5.4 m	5.2 m	3.6 m	6.6 m
45 degree	2.7m	3.8 m	6.0 m	4.1 m	6.6 m
60 degree	2.7 m	3.1 m	6.3 m	5.6 m	6.6 m
90 degree	2.7 m	2.7 m	6.0 m	7.2 m	7.2 m

- .4 In any Commercial, Medium Density Residential or Administrative and Institutional zone, parking distance in relation to the highway is Provincially regulated.
- .5 For all uses except single detached dwellings, duplexes and secondary suites, no entrance to a parking space will be permitted within 3.0 metres of an entrance to a parking area except in a lane where a group of up to four (4) spaces may directly access a lane at 30.0 metres intervals.
- .6 In any parking area containing more than five (5) parking spaces, every off-street parking space must have curbs, or wheel stops, to prevent vehicles from overhanging parcel lines, landscaped areas or walking corridors.

- .7 All parking areas comprised of ten (10) or more parking spaces in Medium Density Residential, Administrative and Institutional, and Commercial or Commercial Tourist zones must be surfaced in either concrete or asphalt, be adequately provided with lighting and drainage facilities, have access to and from major roads and provide one (1) disabled person's parking space for every ten (10) parking spaces required.
- .8 All parking areas must contain adequate provisions so that vehicles may turn around on the parcel.
- .9 In any Residential zone, except as otherwise permitted in Section 7.17.5, no vehicle or equipment exceeding a gross weight of 3,900 kg, except the recreational vehicle of the property occupant, may be stored or parked on the property unenclosed, except campgrounds.^{xli}
- .10 Where off-street parking is required by this Bylaw and where access for a person with disabilities is required, parking space(s) will be provided in accordance with the British Columbia Building Code and amendments thereto.

9.4 Loading Space Requirements

Where loading spaces are provided, they must be a minimum of 28 m² in area, be not less than 3.0 metres in width and be contained entirely on the parcel which they are to serve.

9.5 Magazine Storage

Where drive-through facilities are installed, there must be adequate magazine storage provided on the parcel to accommodate 3 automobiles between the property line and the ordering station. Direct access to off-street parking spaces from the magazine storage area is prohibited.

9.6 Off-Street Parking and Loading

Off-street parking and loading must be provided in accordance with the requirements of Table 9.2 as follows:

^{xli} Amendment Bylaw No 2483, 2010 – adopted April 7, 2011

Table 9.2
Off-Street Parking And Loading Requirements

USES	REQUIRED # OF PARKING SPACES	REQUIRED # OF LOADING SPACES
Auction Rooms	1 per 28 m ² of auction floor area	1
Bank	1 per 40 m ² of gross floor area	0
Bed and Breakfast operation ^{xlii}	1 per sleeping unit	0
Boarding homes	1 per sleeping unit	0
Bowling Alleys	2 per alley	0
Campgrounds	1 space per camping space	0
Churches or other religious institutions, Assembly Halls, Lodges, Clubs and Charitable Institutions	1 per 5 seats or 1 per 10 m ² of assembly area, whichever is greater	1
Community Care and Social Care Facilities	1 per 2 units	0
Cultural Facilities (Art Galleries, Museums)	1 per 40 m ² of gross floor area	0
Eating and Drinking Establishments	1 per 4 seats or 1 per 10 m ² of customer service floor area, whichever is greater	1 where the gross floor area exceeds 100 m ²
Retail Sales, Outdoor	2 per stall or sales area	0
Golf Courses	4 per hole	0
Hospitals and Health Care Centres	1 per 4 beds	0
Hostel	1 per 10 beds	1
Hotels	1 per 3 rooms, plus 1 per 4 seats or 15 m ² of customer service area in any eating and drinking establishment	1
Laundromats	1 per 3 washing machines	0
Marina	1 per 2 boat spaces	1

^{xlii} Amendment Bylaw No. 2595, 2012 – adopted March 21, 2013

USES	REQUIRED # OF PARKING SPACES	REQUIRED # OF LOADING SPACES
Motels	1 per motel unit plus 1 per 5 seats or 15 m ² of customer service area in any eating and drinking establishments within the motel	0
Neighbourhood Commercial Uses	1 per 28 m ² of gross floor area with minimum of 4	0
Neighbourhood Pubs	1 per 3 seats	1
Offices, Medical or Dental	1 per 28 m ² of gross floor area with min. of 4	0
Public Entertainment Facilities	1 per 5 seats or 1 where no seating is provided or 1 per 40 m ² of customer service area, whichever is greater	0
Recreational Vehicle Sites or Strata Lots in a Recreational Vehicle Park	1 per site or lot	0
Retail, Personal Services and Office Buildings, excluding Shopping Centres	1 per 28 m ² of gross floor area	1 where the gross floor area exceeds 1,500 m ²
Secondary Suite	1	0
Residential (Single Detached or Duplex)	2 per dwelling	0
Residential (Multi-Dwelling)	1.75 per dwelling unit	0
Residential (Accessory Dwelling Unit)	1 per sleeping unit	0
Residential Dwelling Units Accessory to Commercial use	1 space per 2 units	0
Schools (Elementary)	2 spaces per classroom	0
Schools (Secondary)	3 spaces per classroom	0
Secondary suites	1 space per suite	0
Service Stations including Self-Serve, Gas Bars and Convenience Stores	1 space per 28 m ² of gross floor area	0

USES	REQUIRED # OF PARKING SPACES	REQUIRED # OF LOADING SPACES
Shopping Centres / Supermarkets	1 space per 17 m ² of gross leaseable area	1 space per 1,500 m ² of gross floor area
Theatres	1 space per 10 seats	0
Vehicle Sales and Service	1 per 70 m ² of sales floor area and 1 per service bay	0
Waterslide	12 spaces per slide	0
Wholesale, Warehouses, Fruit and Vegetable Packing Plants	1 space per 200 m ² of gross floor area	1 space plus an additional space for every 1,000 m ² of gross floor area
Veterinarian Establishments	4 per veterinarian	0
Wineries	1 space per 20 m ² of retail floor space	1

10.0 RURAL

10.1 RESOURCE AREA ZONE (RA)

10.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22, including sales, subject to Section 7.24;
- b) agriculture, intensive, subject to Section 7.22;
- c) processing of farm and off-farm products, including sales, subject to Section 7.24;
- d) forestry;
- e) single detached dwelling or mobile home;^{xliii}
- f) veterinary establishments;
- g) kennels, subject to Section 7.22;
- h) stables, subject to Section 7.22;
- i) cemeteries;
- j) open land recreation;
- k) airstrips;
- l) educational centres;

Secondary Uses:

- m) accessory dwelling or mobile home, subject to Section 7.11;^{xliiv}
- n) home occupations in a principal dwelling or accessory building, subject to Section 7.17;
- o) home industries, subject to Section 7.18;
- p) bed and breakfast operations, subject to Section 7.19;
- q) accessory buildings and structures, subject to Section 7.13.

10.1.2 Site Specific Resource Area (RAs) Provisions:

- a) see Section 16.1

^{xliii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xliiv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.1.3 Minimum Parcel Size:

- a) 20 ha, subject to servicing requirements;
- b) where the Provincial Agricultural Land Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.

10.1.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:^{xlv}

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

10.1.6 Minimum Setbacks:

- a) Buildings and structures, subject to Section 7.22:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

10.1.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

^{xlv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.1.8 Maximum Parcel Coverage:

- a) 10% for parcels 2,020 m² or greater in area;
- b) 35% for parcels less than 2,020 m² in area.

10.2 AGRICULTURE ONE ZONE (AG1)

10.2.1 Permitted Uses:^{xlvi}

Principal Uses:

- a) agriculture subject to Section 7.22, including sales, subject to Section 7.24;
- b) veterinary establishments;
- c) kennels, subject to Section 7.22;
- d) stables, subject to Section 7.22;
- e) single detached dwelling or mobile home;^{xlvi}

Secondary Uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;^{xlvi}
- g) home occupations in a principal dwelling or accessory building, subject to Section 7.17;
- h) home industries, subject to Section 7.18;
- i) bed and breakfast operations, subject to Section 7.19;
- j) accessory buildings and structures, subject to Section 7.13;
- k) processing of farm and off-farm products, including sales, subject to Section 7.24;
- l) packing and storage of farm products, including sales, subject to Section 7.24;
- m) wineries and cideries, including sales, subject to Section 7.24;
- n) fruit stands, subject to Section 7.24;
- o) secondary suites, subject to Section 7.12;
- p) temporary farm worker housing.^{xlvi}

10.2.2 Site Specific Agriculture One (AG1s) Provisions:

- a) see Section 16.2

^{xlvi} Amendment Bylaw No. 2453.10, 2010 – adopted September 15, 2011

^{xlvi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xlvi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{xlvi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.2.3 Minimum Parcel Size:

- a) 4 ha, subject to servicing requirements;
- b) where the Provincial Land Reserve Commission permits a subdivision under the homesite severance policy, there shall be a minimum parent parcel size of 3.5 hectares, subject to servicing requirements.

10.2.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:ⁱ

- a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as “farm” under the *Assessment Act*.
- d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

10.2.6 Minimum Setbacks:ⁱⁱ

- a) Principal buildings, principal dwellings, additional dwelling for farm labour, accessory buildings and structures, or agri-tourist

ⁱ Amendment Bylaw No. 2453.10,2010 – adopted September 15, 2011 & Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

ⁱⁱ Amendment Bylaw No. 2453.10,2010 – adopted September 15, 2011

accommodation, subject to Section 7.22, on parcels 2,020 m² or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 7.5 metres
 - iv) Interior side parcel line: 4.5 metres
- b) Wineries, cideries, packing and storage facilities, and home industry in an accessory building, subject to Section 7.22, and despite 10.2.6(a):
- i) 7.5 metres from a front, rear, interior or exterior side parcel line or the maximum height of the building, whichever is greater
- c) Principal buildings or principal dwellings, subject to Section 7.22, on parcels less than 2,020 m²:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 1.5 metres
 - v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line
- d) Accessory buildings and structures, subject to Section 7.22, on parcels less than 2,020 m²:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 1.0 metres
 - v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.

10.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.2.8 Maximum Parcel Coverage:^{lii}

Parcel size	Coverage
Less than and equal to 0.8 ha	Maximum of 800 m ² for all buildings and structures

Parcel size	Residential footprint*	Greenhouses	All other buildings
Greater than 0.8 ha and less than 10.0 ha	600 m ² for one principal dwelling; no more than 1000m ² for two principal dwellings	Up to 70% but not to exceed 75% of total parcel coverage	3%
10.0 ha and greater	600 m ² for one principal dwelling; no more than 1000m ² for two principal dwellings	Up to 70% but not to exceed 75% of total parcel coverage	3% up to a maximum of 3600 m ²

**Residential use buildings and structures include the principal dwelling, carport, garage, workshop, residential storage, swimming pool, tennis court and other similar residential related buildings or structures*

^{lii} Amendment Bylaw No. 2453.10,2010 – adopted September 15, 2011

10.3 AGRICULTURE TWO ZONE (AG2)

10.3.1 Permitted Uses:^{liii}

Principal Uses:

- a) agriculture subject to Section 7.22, including sales, subject to Section 7.24;
- b) agriculture, intensive, subject to Section 7.22;
- c) veterinary establishments;
- d) kennels, subject to Section 7.22;
- e) stables, subject to Section 7.22;
- f) single detached dwelling or mobile home,^{liv}

Secondary Uses:

- g) accessory dwelling or mobile home, subject to Section 7.11;^{lv}
- h) home occupations in a principal dwelling or accessory building, subject to Section 7.17;
- i) home industries, subject to Section 7.18;
- j) bed and breakfast operations, subject to Section 7.19;
- k) accessory buildings and structures, subject to Section 7.13;
- l) processing of farm and off-farm products, including sales, subject to Section 7.24;
- m) packing and storage of farm and off-farm products, including sales, subject to Section 7.24;
- n) wineries and cideries, including sales, subject to Section 7.24;
- o) fruit stands, subject to Section 7.24;
- p) secondary suites, subject to Section 7.12; and
- q) temporary farm worker housing.^{lvi}

10.3.2 Site Specific Agriculture Two (AG2s) Provisions:

- a) see Section 16.3

^{liii} Amendment Bylaw No. 2453.10, 2010 – adopted September 15, 2011

^{liv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{lv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{lvi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.3.3 Minimum Parcel Size:

- a) 10 ha, subject to servicing requirements;
- b) where the Provincial Land Reserve Commission permits a subdivision under the homesite severance policy, there shall be no minimum parcel size, subject to servicing requirements.

10.3.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:^{lvii}

- a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as “farm” under the *Assessment Act*.
- d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

10.3.6 Minimum Setbacks:^{lviii}

- a) Principal buildings, principal dwellings, additional dwelling for farm labour, accessory buildings and structures, or agri-tourist

^{lvii} Amendment Bylaw No. 2453.10, 2010 – adopted September 15, 2011 & Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{lviii} Amendment Bylaw No. 2453.10, 2010 – adopted September 15, 2011

accommodation, subject to Section 7.22, on parcels 2,020 m² or greater:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 7.5 metres
 - iv) Interior side parcel line: 4.5 metres
- b) Wineries, cideries, packing and storage facilities, and home industry in an accessory building, subject to Section 7.22, and despite 10.3.6(a):
- i) 7.5 metres from a front, rear, interior or exterior side parcel line or the maximum height of the building, whichever is greater.
- c) Principal buildings or principal dwellings, subject to Section 7.22, on parcels less than 2,020 m²:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 1.5 metres
 - v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line
- d) Accessory buildings and structures, subject to Section 7.22, on parcels less than 2,020 m²:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.0 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 1.0 metres
 - v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.

10.3.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres.

10.3.8 Maximum Parcel Coverage:^{lix}

Parcel size	Coverage
Less than and equal to 0.8 ha	Maximum of 800 m ² for all buildings and structures

Parcel size	Residential footprint*	Greenhouses	All other buildings
Greater than 0.8	600 m ² for one principal dwelling; no more than 1000m ² for two principal dwellings	Up to 70% but not to exceed 75% of total parcel coverage	3%

**Residential use buildings and structures include the principal dwelling, carport, garages, workshop, residential storage, swimming pool, tennis court and other similar residential related buildings or structures.*

^{lix} Amendment Bylaw No. 2453.10,2010 – adopted September 15, 2011

10.4 LARGE HOLDINGS ZONE (LH)

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture subject to Section 7.22, including sales, subject to Section 7.24;
- b) forestry;
- c) veterinary establishments;
- d) kennels, subject to Section 7.22;
- e) stables, subject to Section 7.22;
- f) single detached dwelling or mobile home;^{lx}

Secondary Uses:

- g) mobile home or accessory dwelling, subject to Section 7.11;^{lxi}
- h) secondary suites, subject to Section 7.12;
- i) home occupations in a principal dwelling or accessory building, subject to Section 7.17;
- j) home industries, subject to Section 7.18;
- k) bed and breakfast operations, subject to Section 7.19;
- l) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings (LHs) Provisions:

- a) see Section 16.4

10.4.3 Minimum Parcel Size:

- a) 4 ha, subject to servicing requirements.

10.4.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

^{lx} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

^{lxi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:^{lxii}

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- b) one (1) secondary suite.

10.4.6 Minimum Setbacks:

- a) Principal buildings, principal dwellings, accessory dwellings, accessory buildings and structures, or agri-tourist accommodation, subject to Section 7.22, on parcels 2,020 m² or greater:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 7.5 metres
 - iv) Interior side parcel line: 4.5 metres
- b) Principal buildings or principal dwellings, subject to Section 7.22, on parcels less than 2,020 m²:
- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Exterior side parcel line: 4.5 metres
 - iv) Interior side parcel line: 1.5 metres
 - v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line
- c) Accessory buildings and structures, subject to Section 7.22, on parcels less than 2,020 m²:
- i) Front parcel line: 7.5 metres

^{lxii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

- ii) Rear parcel line: 1.0 metres
- iii) Exterior side parcel line: 4.5 metres
- iv) Interior side parcel line: 1.0 metres
- v) where there is no rear lane, no building or structure or part thereof shall be located within 3.0 metres of one side parcel line.

10.4.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres;

10.4.8 Maximum Parcel Coverage:

- a) 15% for parcels 2020 m² or greater in area;
- b) 35% for parcels less than 2020 m² in area.

10.5 SMALL HOLDINGS TWO ZONE (SH2)

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture subject to Section 7.22, including sales, subject to Section 7.24;
- b) veterinary establishments;
- c) single detached dwellings;

Secondary Uses:

- d) secondary suites, subject to Section 7.12;
- e) home occupations in a principal dwelling or accessory building, subject to Section 7.17;
- f) home industries, subject to Section 7.18;
- g) bed and breakfast operations, subject to Section 7.19;
- h) accessory buildings and structures, subject to Section 7.13.

10.5.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 16.5

10.5.3 Minimum Parcel Size:

- a) 2 ha, subject to servicing requirements

10.5.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit;

10.5.6 Minimum Setbacks:

- a) Principal buildings, principal dwellings, or accessory buildings and structures, subject to Section 7.22:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings or structures, subject to Section 7.22, and despite Section 10.5.6(a):
 - i) Rear parcel line 4.5 metres

10.5.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres;

10.5.8 Maximum Parcel Coverage:

- a) 15%

10.5.9 Minimum Building Width:^{lxiii}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxiii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.6 SMALL HOLDINGS THREE ZONE (SH3)

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture subject to Section 7.22;
- b) churches;
- c) community halls;
- d) single detached dwellings;

Secondary Uses:

- e) secondary suites, subject to Section 7.12;
- f) home occupations, subject to Section 7.17;
- g) bed and breakfast operations, subject to Section 7.19;
- h) accessory buildings and structures, subject to Section 7.13.

10.6.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 16.6

10.6.3 Minimum Parcel Size:

- a) 0.8 ha, subject to servicing requirements

10.6.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.6.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal residential dwelling unit;
- b) one (1) church or community hall.

10.6.6 Minimum Setbacks:

- a) Principal buildings, principal dwellings, or accessory buildings and structures, subject to Section 7.22:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres

- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures, subject to Section 7.22, and despite Section 10.6.6(a):
 - i) Rear parcel line 4.5 metres

10.6.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres;

10.6.8 Maximum Parcel Coverage:

- a) 20%

10.6.9 Minimum Building Width:^{lxiv}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxiv} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.7 SMALL HOLDINGS FOUR ZONE (SH4)

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22;
- b) single detached dwellings;

Secondary Uses:

- c) secondary suites, subject to 7.12;
- d) home occupations, subject to Section 7.17;
- e) bed and breakfast operations, subject to Section 7.19;
- f) accessory buildings and structures, subject to Section 7.13.

10.7.2 Site Specific Small Holdings Four (SH4s) Provisions:

- a) see Section 16.7

10.7.3 Minimum Parcel Size:

- a) 4,040 m², subject to servicing requirements.

10.7.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.7.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit

10.7.6 Minimum Setbacks:

- a) Buildings and structures, subject to Section 7.22:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings or structures, subject to Section 7.22:^{lxv}

^{lxv} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

i) Front parcel line	7.5 metres
ii) Rear parcel line	3.0 metres
iii) Interior side parcel line	4.5 metres
iv) Exterior side parcel line	4.5 metres

10.7.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres;

10.7.8 Maximum Parcel Coverage:

- a) 25%

10.7.9 Minimum Building Width:^{lxvi}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxvi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

10.8 SMALL HOLDINGS FIVE ZONE (SH5)^{lxvii}

10.8.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Secondary Uses:

- b) secondary suites, subject to 7.12;
- c) home occupations, subject to Section 7.17;
- d) bed and breakfast operations, subject to Section 7.19;
- e) accessory buildings and structures, subject to Section 7.13.

10.8.2 Site Specific Small Holdings Five (SH5s) Provisions:

- a) see Section 16.27

10.8.3 Minimum Parcel Size:

- a) 2,000 m², subject to servicing requirements.

10.8.4 Minimum Parcel Width:

- a) Not less than 25% of the parcel depth.

10.8.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit

10.8.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings or structures,
 - v) Front parcel line 7.5 metres

^{lxvii} Amendment Bylaw No. 2453.25, 2015 – adopted October 1, 2015

vi) Rear parcel line	3.0 metres
vii) Interior side parcel line	1.5 metres
viii) Exterior side parcel line	4.5 metres

10.8.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

10.8.8 Maximum Parcel Coverage:

- a) 35%

10.8.9 Minimum Building Width:^{lxviii}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxviii} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

11.0 LOW DENSITY RESIDENTIAL

11.1 RESIDENTIAL SINGLE FAMILY ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Secondary Uses:

- b) secondary suites, subject to Section 7.12;
- c) home occupations, subject to Section 7.17;
- d) bed and breakfast operations, subject to Section 7.19;
- e) accessory buildings and structures, subject to Section 7.13.

11.1.2 Site Specific Residential Single Family One (RS1s) Provisions:

- a) see Section 16.8

11.1.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements.

11.1.4 Minimum Parcel Width:

- a) 16.0 metres

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal residential dwelling unit

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:

i) Front parcel line	7.5 metres
ii) Rear parcel line	1.0 metres
iii) Interior side parcel line	1.0 metres
iv) Exterior side parcel line	4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:^{lxix}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxix} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

11.2 RESIDENTIAL SINGLE FAMILY TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Secondary Uses:

- b) home occupations, subject to Section 7.17;
- c) bed and breakfast operations, subject to Section 7.19;
- d) accessory buildings and structures, subject to Section 7.13.

11.2.2 Site Specific Residential Single Family Two (RS2s) Provisions:

- a) see Section 16.9

11.2.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements;

11.2.4 Minimum Parcel Width:

- a) 14.0 metres;

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal residential dwelling unit

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres

iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:^{lxx}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxx} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

11.3 RESIDENTIAL TWO FAMILY (DUPLEX) ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) duplex dwellings;
- b) single detached dwellings;

Secondary Uses:

- c) home occupations, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.3.2 Site Specific Residential Two Family (Duplex) (RS3s) Provisions:

- a) see Section 16.10

11.3.3 Minimum Parcel Size:

- a) 670 m², subject to servicing requirements;
- b) 335 m² for the purpose of subdivision of duplexes under the Strata Property Act, and subject to servicing requirements.

11.3.4 Minimum Parcel Width:

- a) 22.0 metres;
- b) 11.0 metres for a strata parcel containing one (1) dwelling unit of a duplex building.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- b) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - v) Front parcel line 7.5 metres
 - vi) Rear parcel line 7.5 metres
 - vii) Interior side parcel line 1.5 metres
 - viii) Exterior side parcel line 4.5 metres

- b) Accessory Buildings or Structures:
 - v) Front parcel line 7.5 metres
 - vi) Rear parcel line 1.0 metres
 - vii) Interior side parcel line 1.0 metres
 - viii) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

- a) 45%

11.3.9 Minimum Building Width:^{lxxi}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxxi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

11.4 RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)^{lxxii}

11.4.1 Permitted Uses:

Principal Uses:

- a) manufactured homes;
- b) manufactured home park;

Secondary Uses:

- c) single detached dwelling;
- d) home occupations, subject to Section 7.17;
- e) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250 m² gross floor area, whichever is less;
- f) accessory buildings and structures, subject to Sections 7.13 and 7.15.

11.4.2 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

- a) see Section 16.11

11.4.3 Minimum Parcel Size:

- c) 1.0 ha for manufactured home park; and
- d) 350 m² for each manufactured home space.

11.4.4 Minimum Parcel Width:

- a) 35.0 metres for manufactured home park; within which:
 - i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 20 dwellings per hectare;

11.4.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and

^{lxxii} Amendment Bylaw No. 2597, 2012 – adopted March 7, 2013

- b) one (1) accessory single detached dwelling permitted per manufactured home park.

11.4.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 11.4.7(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 11.4.7(a)):
 - i) Front boundary line 4.5 metres
 - ii) Rear boundary line 1.0 metres
 - iii) Interior boundary line 1.0 metres
 - iv) Exterior boundary line 3.0 metres

11.4.8 Amenity Area: ^{lxxiii}

- a) The following amenity and open space area(s) shall be provided for each dwelling unit:
 - i) a contiguous area of not less than 40m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room (common space) of the dwelling unit;
 - iii) shall not include any required storage area, driveway, off-street parking area or building setback area except the rear setback area; and

^{lxxiii} Amendment Bylaw No. 2626, 2013 – adopted September 5, 2013

- iv) must be marked on the site plan submitted with the Building Permit application for the development of a dwelling unit on the parcel.

11.4.9 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.4.10 Maximum Manufactured Home Space Coverage:

- a) 45%

11.4.11 General Provisions:

- a) All provisions in the Manufactured Home Park Regulations Bylaw No. 2597, 2012, as amended from time to time that have not been specified in this particular bylaw shall be met.

11.5 RESIDENTIAL MANUFACTURED HOME SUBDIVISION ZONE (RSM2)^{lxxiv}

11.5.1 Permitted Uses:

Principal Uses:

- a) manufactured homes;
- b) single detached dwellings;

Secondary Uses:

- c) home occupations, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.5.2 Site Specific Residential Manufactured Home Subdivision (RSM2s) Provisions:

- a) see Section 16.12

11.5.3 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements.

11.5.4 Minimum Parcel Width:

- a) 12.0 metres

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) manufactured home, or one (1) single detached dwelling.

11.5.6 Minimum Setbacks:

- a) Buildings or structures:
 - i) Front parcel line 4.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 4.5 metres
 - ii) Rear parcel line 1.0 metres

^{lxxiv} Amendment Bylaw No. 2597, 2012 – adopted March 7, 2013

- | | |
|--------------------------------|------------|
| iii) Interior side parcel line | 1.0 metres |
| iv) Exterior side parcel line | 4.5 metres |

11.5.7 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres

11.5.8 Maximum Manufactured Home Parcel Coverage:

- a) 45%

12.0 MEDIUM DENSITY RESIDENTIAL

12.1 RESIDENTIAL MULTIPLE FAMILY ZONE (RM1)

12.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;
- b) duplex dwellings;
- c) multi-dwelling units or groups of multi-dwelling units for special needs and affordable housing;

Secondary Uses:

- d) home occupations, subject to Section 7.17;
- e) accessory buildings and structures, subject to Section 7.13.

12.1.2 Site Specific Residential Multiple Family (RM1s) Provisions:

- a) see Section 16.13

12.1.3 Minimum Parcel Size:

- a) 1,010 m², subject to servicing requirements.

12.1.4 Minimum Density:

- a) three (3) dwellings

12.1.5 Maximum Density:

- a) 40 dwellings per hectare;
- b) Where a provision for special needs and affordable housing is provided, the maximum density may be increased to 50 dwellings per hectare.

12.1.6 Minimum Parcel Width:

- a) 25.0 metres

12.1.7 Minimum Setbacks:

- a) Principal Building:

- i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres
- c) Despite 12.1.7(a) and (b) internal parcel lines for a strata subdivision are subject to Section 7.21.^{lxxv}

12.1.8 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

12.1.9 Maximum Parcel Coverage:

- a) 40%

12.1.10 Minimum Building Width:^{lxxvi}

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

^{lxxv} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

^{lxxvi} Amendment Bylaw No. 2743, 2016 – adopted September 15, 2016

12.2 INTEGRATED HOUSING ZONE (RM2)

12.2.1 Permitted Uses:

Principal Uses:

- a) multi-dwelling unit or groups of multi-dwelling units;
- b) community care or social care facilities;
- c) boarding homes;

Secondary Uses:

- d) home occupations, subject to Section 7.17;
- e) accessory buildings and structures, subject to Section 7.13.

12.2.2 Site Specific Integrated Housing (RM2s) Provisions:

- a) see Section 16.14

12.2.3 Minimum Parcel Size:

- a) 1,010 m², subject to servicing requirements.

12.2.4 Maximum Density:

- a) 60 dwellings per hectare;
- b) Where a provision for special needs and affordable housing is provided, the maximum density may be increased to 75 dwellings per hectare.

12.2.5 Minimum Parcel Width:

- a) 22.0 metres

12.2.6 Minimum Setbacks:

- a) Principal Building:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- c) Despite 12.2.6(a) and (b) internal parcel lines for a strata subdivision are subject to Section 7.21.

12.2.7 Maximum Height:

- a) No building shall exceed three storeys, to a maximum height of 12.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

12.2.8 Maximum Parcel Coverage:

- a) 35%

12.2.9 Requirements for Amenity and Open Space Area:

- a) 40 m² for each dwelling unit;
- b) a minimum of 25% of required amenity and open space areas shall be at grade, and the remainder shall be provided in a convenient and accessible location within the development;
- c) for the purpose of calculating the amenity and open space area requirement, any indoor amenity space provided shall be counted as double its actual floor area and credited towards this requirement;
- d) the amenity and open space areas shall not include parking areas, driveways, service or storage areas, or setbacks, except the rear yard setbacks;
- e) where more than 900 square metres of amenity and open space area is required, two or more areas may be provided;
- f) amenity and open space areas shall be of a grass or asphalt surface and shall be properly landscaped with natural or introduced vegetation.

13.0 COMMERCIAL

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) service stations;
- b) retail stores, convenience;
- c) retail stores, general, not to exceed 200 m² in gross floor area;
- d) retail, outdoor, and fruit stands, sales area not to exceed 200 m²;
- e) eating and drinking establishments;
- f) indoor self-storage, not to exceed 250 m² in gross floor area;^{lxxvii}
- g) car wash;
- h) veterinary establishments;
- i) vehicle sales and service establishments;
- j) recreation equipment sales, service, rentals and repairs;
- k) farm supply and equipment sales, service, rentals and repairs;
- l) manufactured home sales and rentals;

Secondary Uses:

- m) one (1) accessory dwelling, subject to Section 7.11;
- n) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific General Commercial (C1s) Provisions:

- a) see Section 16.15

13.1.3 Minimum Parcel Size:

- a) 1,010 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

- a) 18.0 metres

^{lxxvii} Amendment Bylaw No. 2453.28, 2016 – adopted August 4, 2016

13.1.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

13.1.7 Maximum Parcel Coverage:

- a) 35%

13.2 GENERAL COMMERCIAL (LIMITED) ZONE (C2)

13.2.1 Permitted Uses:

Principal Uses:

- a) retail stores, general;
- b) offices;
- c) personal service establishments;
- d) eating and drinking establishments;
- e) recreation services, indoor;
- f) amusement establishments, indoor;
- g) community halls;
- h) churches;

Secondary Uses:

- i) accessory dwellings, above the first floor and under the same roof of the building as the principal permitted use, and provided with a separate ground level entrance, subject to Section 7.11 except for the limitation for height;
- j) despite Section 13.2.1 i), for Section 13.2.1 h) churches, one (1) accessory dwelling, attached or detached, subject to Section 7.11 except for the limitation for height;
- k) accessory buildings and structures, subject to Section 7.13.

13.2.2 Site Specific General Commercial (Limited) (C2s) Provisions:

- a) see Section 16.16

13.2.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements.

13.2.4 Minimum Parcel Width:

- a) 15.0 metres

13.2.5 Minimum Setbacks:

- a) Buildings and structures:

- | | | |
|------|---------------------------|------------|
| i) | Front parcel line | 4.5 metres |
| ii) | Rear parcel line | 4.5 metres |
| iii) | Interior side parcel line | 1.5 metres |
| iv) | Exterior side parcel line | 4.5 metres |

13.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres;

13.2.7 Maximum Parcel Coverage:

- a) 50%

13.3 NEIGHBOURHOOD COMMERCIAL ZONE (C3)

13.3.1 Permitted Uses:

Principal Uses:

- a) retail stores, convenience;
- b) personal service establishments;

Secondary Uses:

- c) accessory buildings and structures;
- d) one (1) accessory dwelling, under the same roof as the permitted commercial use, and provided with a separate ground level entrance, subject to Section 7.11 except for the limitation for height.

13.3.2 Site Specific Neighbourhood Commercial (C3s) Provisions:

- a) see Section 16.17

13.3.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements.

13.3.4 Minimum Parcel Width:

- a) 15.0 metres

13.3.5 Maximum Number of Buildings Permitted Per Parcel:

- a) one (1) principal commercial building;
- b) one (1) auxiliary single detached dwelling or auxiliary attached dwelling unit.

13.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres ^{lxxviii}
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 2.0 metres
 - iv) Exterior side parcel line 4.5 metres

^{lxxviii} Amendment bylaw No. 2483, 2010 – adopted April 7, 2011

13.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

13.3.8 Maximum Parcel Coverage:

- a) 35%

13.4 COMMERCIAL AMUSEMENT ZONE (C6)

13.4.1 Permitted Uses:

Principal Uses:

- a) amusement establishments, indoor and outdoor;
- b) recreation services, indoor and outdoor;
- c) stables, subject to Section 7.22;

Secondary Uses:

- d) one (1) accessory dwelling, subject to Section 7.11;
- e) one (1) retail store, general, not to exceed 200 m² gross floor area;
- f) eating and drinking establishments;
- g) accessory buildings and structures, subject to Section 7.13.

13.4.2 Site Specific Commercial Amusement(C6s) Provisions:

- a) see Section 16.18

13.4.3 Minimum Parcel Size:

- a) 1,010 m², subject to servicing requirements.

13.4.4 Minimum Parcel Width:

- a) 25.0 metres

13.4.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Stables, despite Section 13.4.5(a), Section 7.22 and Section 7.23.^{lxxix}
 - i) 7.5 metres from a front, rear, interior or exterior side parcel line or the maximum height of the building, whichever is greater

^{lxxix} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

13.4.6 Maximum Height:

- a) No building or structure shall exceed a height of 20.0 metres;

13.4.7 Maximum Parcel Coverage:

- a) 35%

13.5 TOURIST COMMERCIAL ONE ZONE (CT1)

13.5.1 Permitted Uses:

Principal Uses:

- a) motels;
- b) resorts;
- c) eating and drinking establishments;
- d) recreation services, indoor;
- e) amusement establishments, indoor;
- f) retail, outdoor, and fruit stands, sales area not to exceed 200 m²;
- g) retail stores, general, not to exceed 200 m² gross floor area;
- h) libraries, museums, art galleries;
- i) taxidermy;

Secondary Uses:

- j) one (1) accessory dwelling, subject to Section 7.11;
- k) campgrounds accessory to, and on the same site as, a motel or resort use;
- l) recreation equipment sales, service, rentals and indoor repairs in conjunction with a motel or resort use;
- m) accessory buildings and structures, subject to Section 7.13.

13.5.2 Site Specific Tourist Commercial One (CT1s) Provisions:

- a) see Section 16.19

13.5.3 Minimum Parcel Size:

- a) 1,010 m², subject to servicing requirements.

13.5.4 Minimum Parcel Width:

- a) 18.0 metres

13.5.5 Minimum Setbacks:

- a) Buildings and structures:

- | | | |
|------|---------------------------|------------|
| i) | Front parcel line | 7.5 metres |
| ii) | Rear parcel line | 7.5 metres |
| iii) | Interior side parcel line | 3.0 metres |
| iv) | Exterior side parcel line | 4.5 metres |

13.5.6 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres;

13.5.7 Maximum Parcel Coverage:

- a) 35%

13.5.8 General Provisions:

- a) Campgrounds are subject to the provisions of the “Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982’, and any amendments thereto.

Where there is a conflict between Oliver Rural Zoning Bylaw No. 2453 and Bylaw No. 713, the regulations of the Oliver Rural Zoning Bylaw No. 2453 shall apply.

13.6 TOURIST COMMERCIAL FOUR ZONE (CAMPGROUND) (CT4)

13.6.1 Permitted Uses:

Principal Uses:

- a) campgrounds;

Secondary Uses:

- b) one (1) accessory dwelling, subject to Section 7.11;
- c) retail stores, convenience;
- d) recreation services, indoor and outdoor;
- e) amusement establishments, indoor and outdoor;
- f) retail stores, general, not to exceed 200 m² gross floor area;
- g) eating and drinking establishments;
- h) home occupations, subject to Section 7.17;
- i) accessory buildings and structures, subject to Section 7.13.

13.6.2 Site Specific Tourist Commercial Four (Campground) (CT4s) Provisions:

- a) see Section 16.20

13.6.3 Minimum Parcel Size:

- a) 1,010 m², subject to servicing requirements.

13.6.4 Minimum Parcel Width:

- a) 30.0 metres

13.6.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.6.6 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

13.6.7 Maximum Parcel Coverage:

- a) 20%

13.6.8 General Provisions:

- a) Campgrounds are subject to the provisions of the “Regional District of Okanagan-Similkameen Campsite and Mobile Home Park Bylaw No. 713, 1982’, and any amendments thereto.

Where there is a conflict between Oliver Rural Zoning Bylaw No. 2453 and Bylaw No. 713, the regulations of the Oliver Rural Zoning Bylaw No. 2453 shall apply.

14.0 INDUSTRIAL

14.1 INDUSTRIAL (LIGHT) ONE ZONE (I1)

14.1.1 Permitted Uses:

Principal Uses:

- a) manufacturing, provided that use is entirely contained within a building;
- b) service industries;
- c) log home manufacturing;
- d) packing, storage and processing of food products;
- e) building supply centres;
- f) wholesale and distribution facilities and warehouses;
- g) veterinary establishments;

Secondary Uses:

- h) sales accessory to the uses in Section 14.1.1(a), (b), (c), (d);
- i) one (1) accessory dwelling, subject to Section 7.11;
- j) accessory buildings and structures, subject to Section 7.13.

14.1.2 Site Specific Industrial (Light) One (I1s) Provisions:

- a) see Section 16.21

14.1.3 Minimum Parcel Size:

- a) 1,010 m², subject to servicing requirements.

14.1.4 Minimum Parcel Width:

- a) 30.0 metres

14.1.5 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 10.0 metres

- ii) Rear parcel line 15.0 metres
 - iii) Interior side parcel line 15.0 metres
 - iv) Exterior side parcel line 10.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 10.0 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

14.1.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No auxiliary building shall exceed a height of 7.0 metres.

14.1.7 Maximum Parcel Coverage:

- a) 40%

14.2 INDUSTRIAL (HEAVY) TWO ZONE (I2)

14.2.1 Permitted Uses:

Principal Uses:

- a) manufacturing, processing, assembling, wholesaling, warehousing, storing, distributing, testing, repair and fabricating;
- b) gravel processing and associated operations such as asphalt mixing and ready-mix concrete plants, including the manufacturing of concrete products;
- c) salvage operations;
- d) stockyards and abattoirs;
- e) auctioneering establishments;
- f) electrical and natural gas substations, including generating plants;
- g) sanitary landfills;
- h) sewage treatment plants;

Secondary Uses:

- i) one (1) accessory dwelling, subject to Section 7.11;
- k) accessory buildings and structures, subject to Section 7.13.

14.2.2 Site Specific Industrial (Heavy) Two (I2s) Provisions:

- a) see Section 16.22

14.2.3 Minimum Parcel Size:

- a) 2,020 m², subject to servicing requirements.

14.2.4 Minimum Parcel Width:

- a) 30.0 metres

14.2.5 Minimum Setbacks:

- a) Buildings and structures: ^{lxxx}
 - i) Front parcel line 10.0 metres

^{lxxx} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011

- | | | |
|------|---------------------------|-------------|
| ii) | Rear parcel line | 15.0 metres |
| iii) | Interior side parcel line | 15.0 metres |
| iv) | Exterior side parcel line | 10.0 metres |

14.2.6 Maximum Building Height:

- a) No building or structure shall exceed a height of 15.0 metres;

14.2.7 Maximum Parcel Coverage:

- a) 60%

14.3 INDUSTRIAL (SPECIALISED) THREE ZONE (I3)

14.3.1 Permitted Uses:

Principal Uses:

- a) gravel processing;

Secondary Uses:

- b) sales;
- c) one (1) accessory dwelling, subject to 7.11;
- d) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Industrial (Specialised) Three (I3s) Provisions:

- a) see Section 16.23

14.3.3 Minimum Setbacks:

- a) No building or structure shall be located within 10.0 metres of any parcel line.
- b) No gravel processing operation shall be located within 50.0 metres of any parcel line.

14.3.4 Maximum Parcel Coverage:

- a) 20%

NOTE: Despite the requirements of this Bylaw, resource extraction operations and permits are subject to Provincial regulations.

15.0 ADMINISTRATIVE and OPEN SPACE

15.1 ADMINISTRATIVE AND INSTITUTIONAL ZONE (AI)

15.1.1 Permitted Uses:

Principal Uses:

- a) churches;
- b) cemeteries;
- c) community halls;
- d) fire halls, police stations, ambulance service uses and similar emergency services;
- e) community care or social care facilities;
- f) funeral homes;
- g) government buildings;
- h) hospitals;
- i) libraries, museums, art galleries;
- j) schools, colleges or other educational centres;
- k) multi-dwelling unit or groups of multi-dwelling units for special needs and affordable housing, subject to Section 12.2;
- l) charitable, fraternal, or philanthropic institutions;

Secondary Uses:

- m) one (1) accessory dwelling for Section 15.1.1 a) churches, attached or detached, subject to Section 7.11;
- n) accessory buildings and structures, subject to Section 7.13.

15.1.2 Site Specific Administrative and Institutional (AIs) Provisions:

- a) see Section 16.24

15.1.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements.

15.1.4 Minimum Parcel Width:

- a) 30.0 metres

15.1.5 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.1.7 Maximum Parcel Coverage:

- a) 40%

15.2 PARKS AND RECREATION ZONE (PR)

15.2.1 Permitted Uses:

Principal Uses:

- a) parks;
- b) recreation services, outdoor;
- c) cemeteries;

Secondary Uses:

- d) interpretation centres;
- e) community buildings and associated structures;
- f) carnivals, circuses and fairs;
- g) amusement establishments, indoor;
- h) recreation services, indoor;
- i) public moorage and marina;
- j) one (1) accessory dwelling, subject to Section 7.11;
- k) accessory buildings and structures, subject to Section 7.13.

15.2.2 Site Specific Parks and Recreation (PRs) Provisions:

- a) see Section 16.25

15.2.3 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.2.4 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres

15.2.5 Maximum Parcel Coverage:

- a) 25%

15.3 CONSERVATION AREA ZONE (CA)

15.3.1 Permitted Uses:

Principal Uses:

- a) conservation areas;

Secondary Uses:

- b) one (1) accessory dwelling per parcel, subject to Section 7.11;
- c) interpretation centres;
- d) retail stores, general, not to exceed 200 m² gross floor area;
- e) accessory buildings and structures, subject to Section 7.13.

15.3.2 Site Specific Conservation Area (CAs) Provisions:

- a) see Section 16.26

15.3.3 Minimum Setbacks:

- a) All Buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

15.3.4 Maximum Parcel Coverage:

- a) 5%

16.0 SITE SPECIFIC DESIGNATIONS

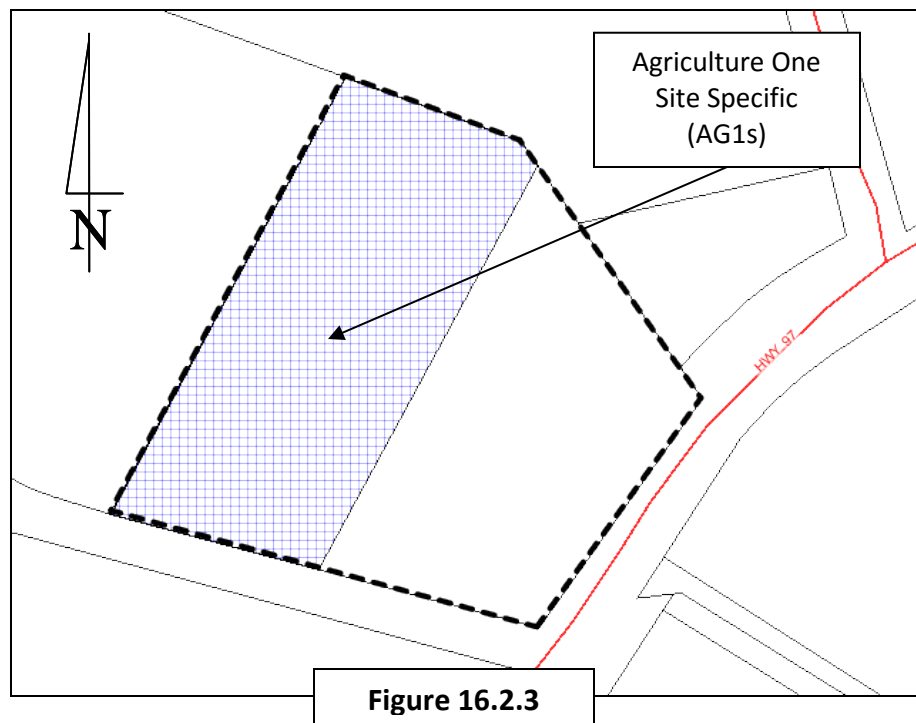
16.1 Site Specific Resource Area (RAs) Provisions:

- .1 for Lot 1, Plan KAP62023, district Lot 2450S, SDYD, principal permitted uses include open land recreation and exclude all others and secondary uses include one (1) accessory dwelling, subject to Section 7.11; accessory buildings and structures and exclude all others.
- .2 for Lot 1, Plan 13268, District Lot 2450S, Portion L 727, SDYD and Lot 3, Plan 4041, District Lot 2450S, Portion L 727, SDYD, principal permitted uses include open land recreation and exclude all others and secondary uses include one (1) accessory dwelling, subject to Section 7.11; accessory buildings and structures and exclude all others.

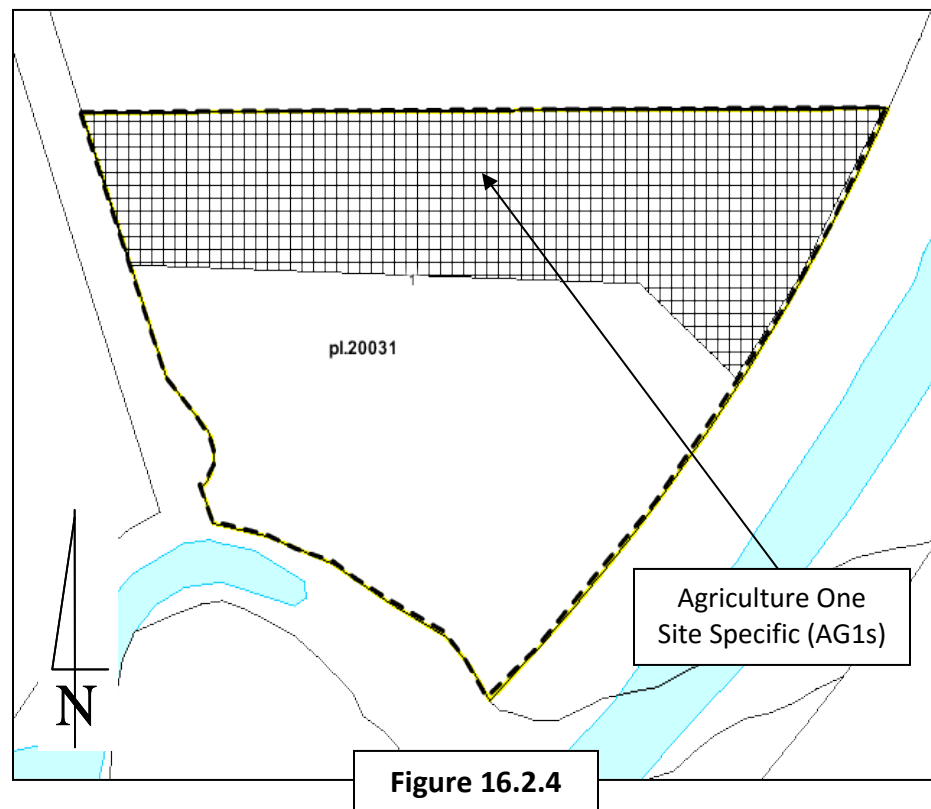
16.2 Site Specific Agricultural One (AG1s) Provisions:

- .1 in the case of the land contained at Lot 811, Plan 4592, District Lot 2450S, SDYD, the following regulations shall apply:
 - i) principal uses include those contained at agriculture subject to Section 7.22, including sales, subject to Section 7.24; processing of farm and off-farm products, including sales, subject to Section 7.24; packing and storage of farm products, including sales, subject to Section 7.24; wineries and cideries, including sales, subject to Section 7.24; accessory dwellings, subject to Section 7.11; accessory buildings and structures, subject to Section 7.13; and shall exclude all others;
 - ii) the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products shall not exceed 1,200m² (with the retail sales area not exceeding 300m²); and
 - iii) the floor area of an accessory dwelling, to be incorporated within a winery, shall not exceed 140m².
- .2 in the case of Lot A, Plan KAP84328, District Lot 2450S, SDYD, the minimum parcel size shall be 1.1 ha.^{lxxxi}
- .3 in the case of land shown hatched on Figure 16.2.3, the minimum parcel size shall be 1.3 hectares.

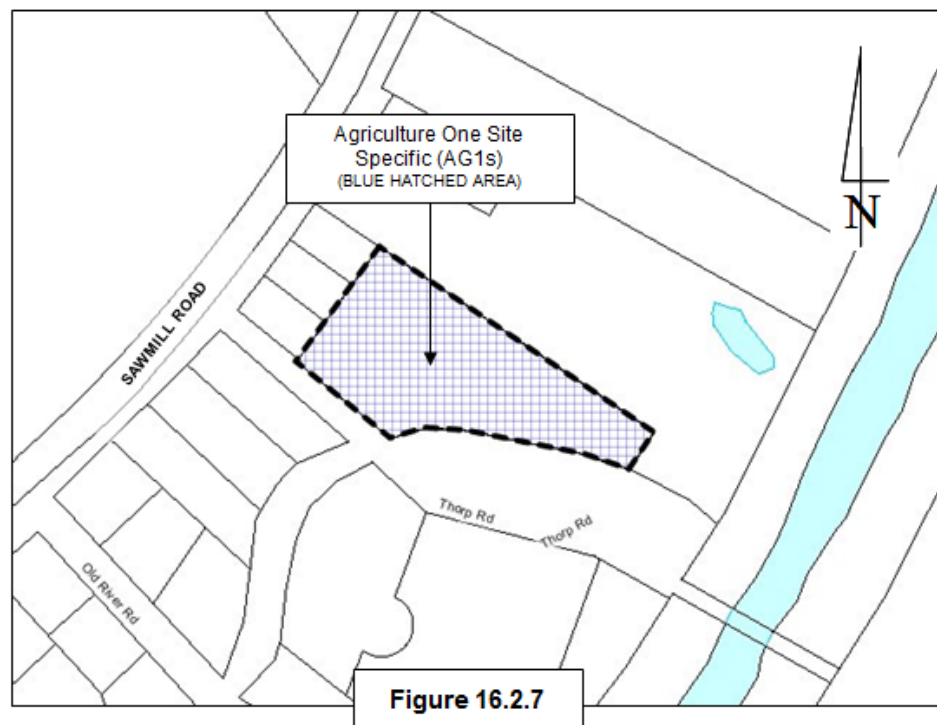
^{lxxxi} Amendment Bylaw No. 2483, 2010 – adopted April 7, 2011



- .4 in the case of the land shown hatched on Figure 16.2.4, the minimum parcel size is 1.24 ha; the minimum parcel width is 51.0 metres.



- .5 in the case of Lot 2, Plan KAP44701, DL2450s, SDYD, the following regulations shall apply:
- i) despite Section 7.24(d) the retail sales area on the subject property shall not exceed 200m² and the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products shall not exceed 1200m².^{lxxxii}
- .6 in the case of Lot 290, Plan 1790, District Lot 2450S, SDYD, and despite the requirements of Section 7.24 1(d), the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products shall not exceed 1,000 m².^{lxxxiii}
- .7 in the case of land described as Lot 3, Plan KAP3458, District Lot 2450S, SDYD, and shown hatched on Figure 16.2.7:
- i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.2.1:
 - a) “accessory dwellings, subject to Section 7.22”.
 - ii) despite Section 10.2.5, the maximum number of accessory dwellings permitted per parcel on parcels less than 3.5 ha shall be one (1).^{lxxxiv}



^{lxxxii} Amendment Bylaw No. 2453.02, 2009 – January 21, 2010

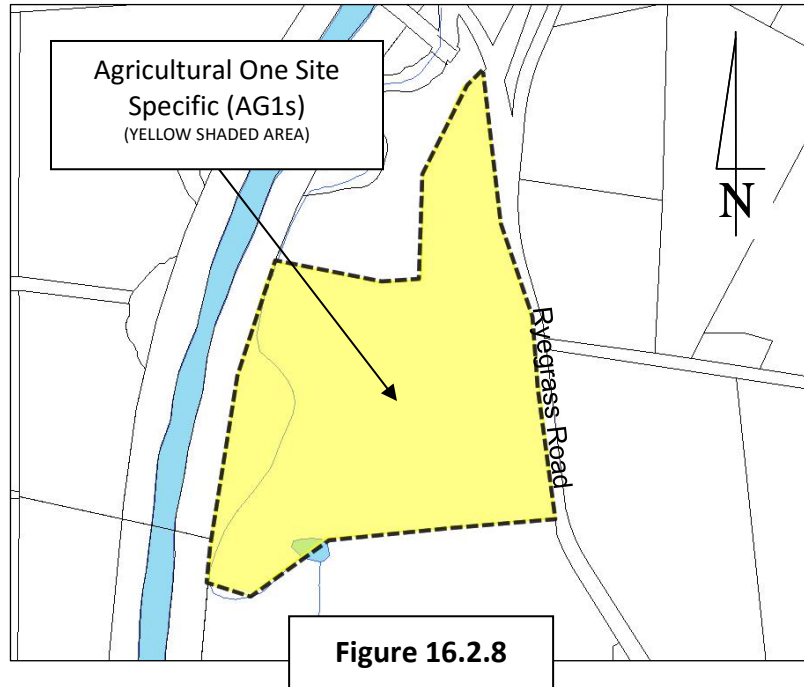
^{lxxxiii} Amendment Bylaw No. 2453.11, 2011 – April 7, 2011

^{lxxxiv} Amendment Bylaw No. 2453.20 – December 17, 2013

.8 in the case of part of the land described as Lot 1, District Lot 2450s, SDYD, Plan KAP44701, and shown shaded on Figure 16.2.8: ^{lxxxv}

i) the the following secondary use shall be permitted on the land:

a) “agri-tourism accommodation”, subject to Section 7.16.

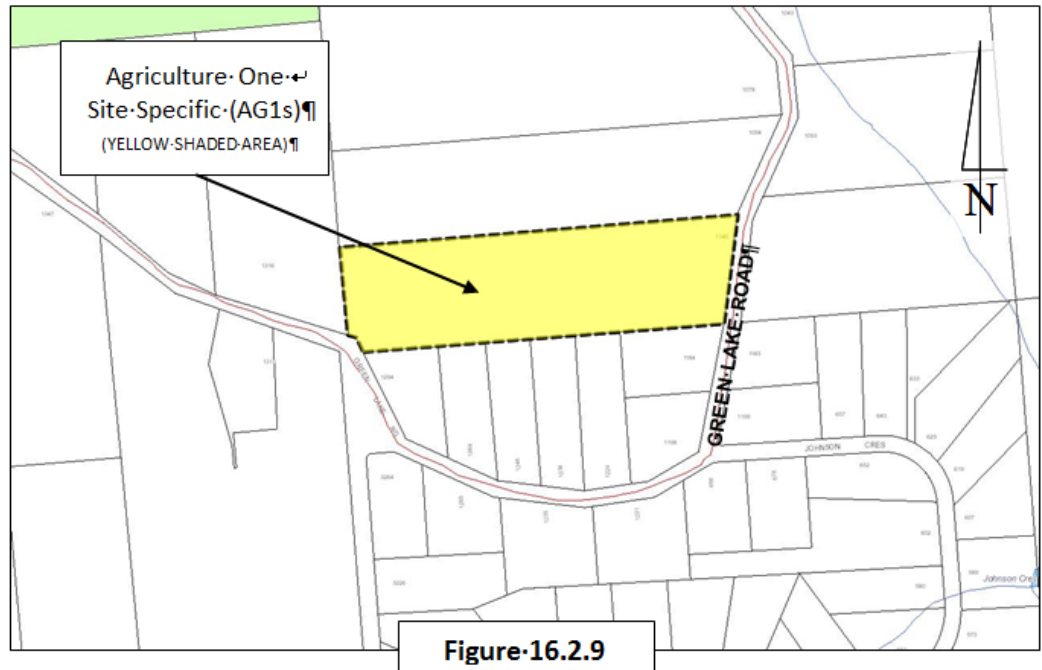


.9 in the case of part of the land described as Lot 3, Plan KAP21824, District Lot 3098, SDYD and shown shaded yellow on figure 16.2.9: ^{lxxxvi}

i) despite Section 10.2.3(a), the minimum parcel size shall be 3.0 ha.

^{lxxxv} Amendment Bylaw No. 2453.22 2014 – adopted September 18, 2014

^{lxxxvi} Amendment Bylaw No. 2453.26, 2015 – adopted December 17, 2015



16.3 Site Specific Agricultural Two (AG2s) Provisions:

- .1 in the case of the land contained at Lot 1, Plan KAP80996, District Lot 2450S 4245, SDYD, the gross floor area of all buildings associated with the retail, processing, packing and storage or farm products shall not exceed 2,361m² (with the retail sales area not exceeding 400m²).
- .2 in the case of the land shown shaded in yellow on Figure 16.3.2, the following provisions shall apply:
 - i) minimum parcel size shall be 124 hectares;
 - ii) secondary uses shall exclude “accessory dwellings” and shall include “boarding home”;
 - iii) the definition of “boarding home” shall mean a building providing lodging and cooking facilities for a maximum of twenty (20) persons; and
 - iv) the “boarding home” shall have a floor area no greater than 375m² and shall be of a height no greater than 5.5 metres.

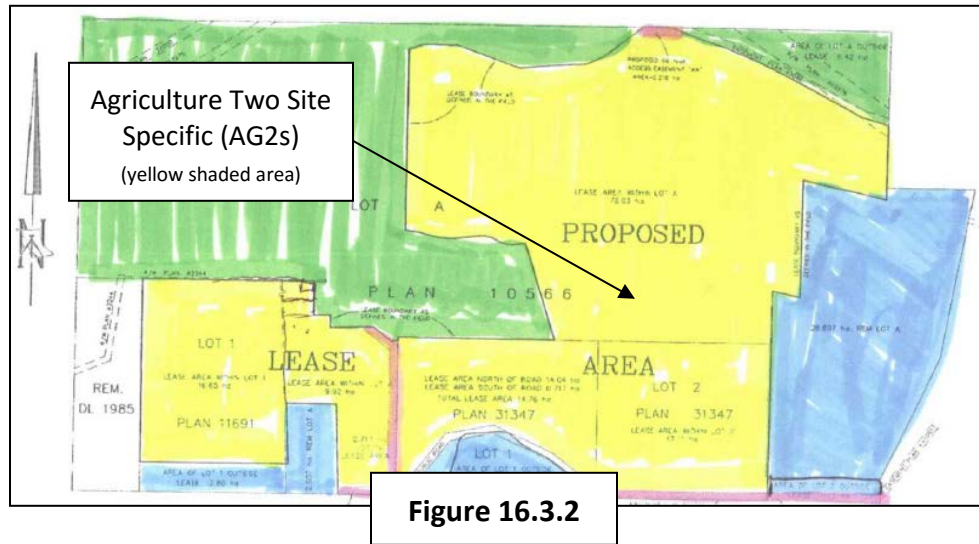


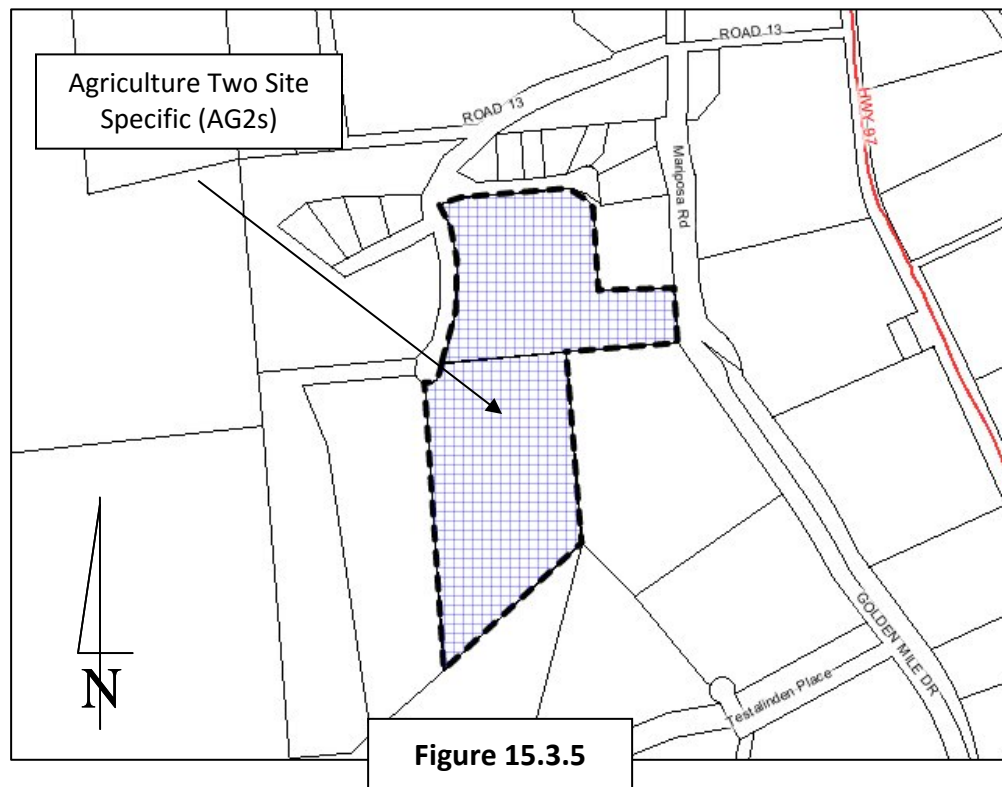
Figure 16.3.2

- .3 in the case of the land legally described as Lot B, District Lot 2450s, SDYD, Plan KAP87895, the following provisions shall apply:
 - i) the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products shall not exceed 2550 m², with the retail sales area not exceeding 400m²;
 - ii) notwithstanding the general parking requirements, the number of off-street parking stalls required for the winery lounge, offices and conference room shall be 1 stall per 3.25 winery lounge seats;
 - iii) permitted uses shall include 'special events'; and
 - iv) the definition of 'special events' shall mean occasional outdoor entertainment that may include seating up to a maximum of 400 persons.^{lxxxvii}
- .4 in the case of the land contained at Lot A, District Lot 3108, SDYD, Plan KAP89890, the following provisions shall apply:
 - i) secondary uses shall include "boarding home";
 - ii) despite Section 4.0, the definition of "boarding home" shall mean a building providing lodging and cooking facilities for a maximum of ten (10) persons;
 - iii) the "boarding home" shall have a floor area no greater than 210 m²;
 - iv) the "boarding home" shall be of a height no greater than 6.5 metres;
 - v) despite Section 10.2.5, the maximum number of accessory dwellings shall be one (1).^{lxxxviii}

^{lxxxvii} Amendment Bylaw No. 2453.07, 2010 – June 3, 2010

^{lxxxviii} Amendment Bylaw No. 2453.04, 2009 - April 1, 2010

- .5 in the case of land shown hatched on Figure 16.3.5:^{lxxxix}
- i) despite Section 10.3.3, the minimum parcel size shall be 9.16 ha.



16.4 Site Specific Large Holdings (LHs) Provisions:

- .1 *blank*

16.5 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 *blank*

16.6 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 *blank*

16.7 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 *blank*

^{lxxxix} Amendment Bylaw No. 2453.19, 2014 – adopted September 4, 2014

16.8 Site Specific Residential Single Family One (RS1s) Provisions:

.1 *blank*

16.9 Site Specific Residential Single Family Two (RS2s) Provisions:

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16.10 Site Specific Residential Two Family (Duplex) (RS3s) Provisions:

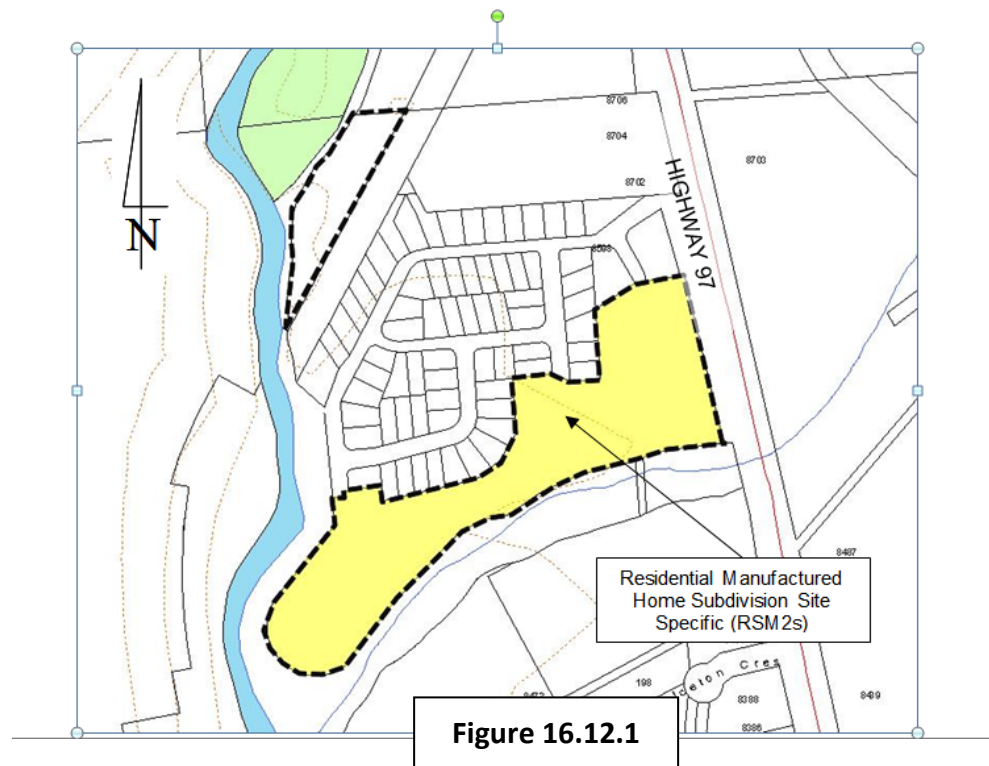
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16.11 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

.1 *blank*

16.12 Site Specific Residential Manufactured Home Subdivision (RSM2s) Provisions:

- .1 in the case of part of the land shown shaded yellow on figure 16.12.1:
i) despite Section 11.5.3, the minimum parcel size shall be 350.0 m²



16.13 Site Specific Residential Multiple Family (RM1s) Provisions:

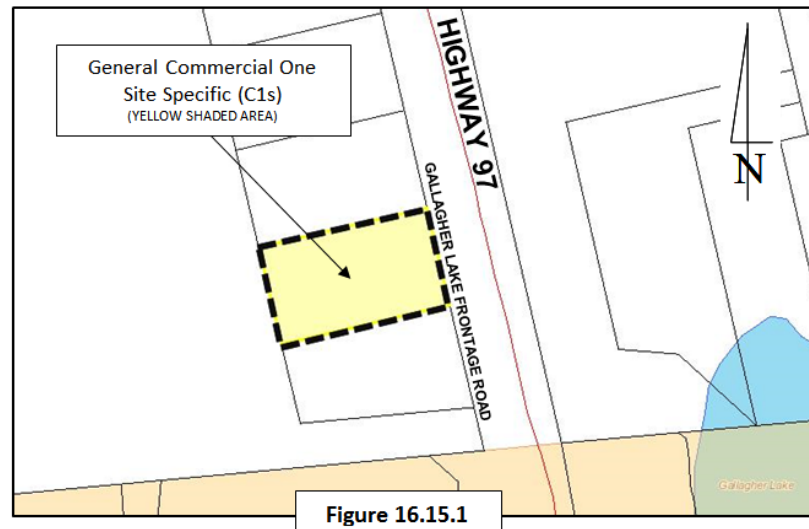
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16.14 Site Specific Integrated Housing (RM2s) Provisions:

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16.15 Site Specific General Commercial (C1s) Provisions:

- .1 In the case of the land described as Lot 4, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on Figure 16.15.1:^{xc}
- i) despite Section 13.1.1(f), the maximum gross floor area of an indoor self-storage use shall not exceed 1,176.0 m²; and
 - ii) despite Section 13.1.5(a)(iii), the minimum setback from an interior side parcel line for an indoor self-storage use shall be 3.5 metres.

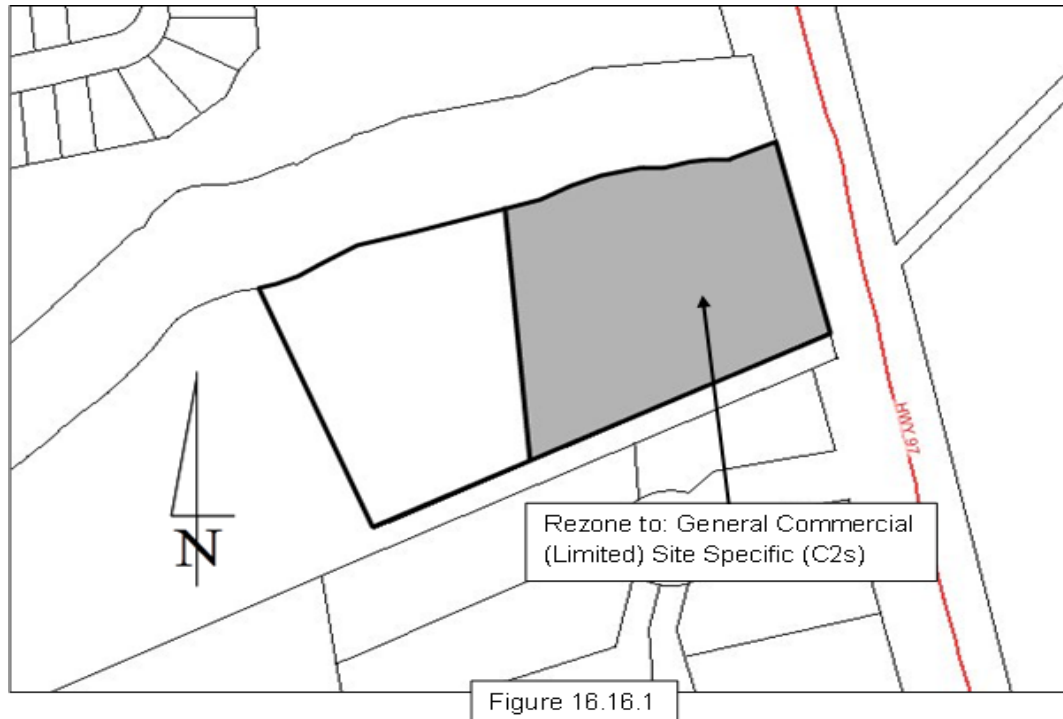


16.16 Site Specific General Commercial (Limited) (C2s) Provisions:

- .1 in the case of the land described as Lot A District Lot 28S Similkameen Division Yale District Plan KAP68598, and shown as shaded on Figure 16.16.1, the following provisions shall apply:
- i) the use of a distillery is allowed as a primary use. The industrial portion of the use may not exceed 40% of the building.
 - ii) Servicing shall be provided per the Subdivision Servicing Bylaw 2000, 2002.

^{xc} Amendment bylaw No. 2453.28, 2016 – adopted August 4, 2016

- iii) New building(s) within the rezone area shall be connected to the water and sewer utility extensions that are proposed along the frontage of the property.^{xci}



16.17 Site Specific Neighbourhood Commercial (C3s) Provisions:

- .1 *blank*

16.18 Site Specific Commercial Amusement (C6s) Provisions:

- .1 *blank*

16.19 Site Specific Tourist Commercial One (CT1s) Provisions:

- .1 *blank*

16.20 Site Specific Tourist Commercial Four (Campground) (CT4s) Provisions:

- .1 In the case of part of the land described as Lot 3, Plan KAP3579, District Lot 28S, SDYD, and shown shaded yellow on Figure 16.20.1:^{xcii}
- i) the following principal use and no other shall be permitted on the land:

^{xci} Amendment Bylaw No. 2453.13, 2011 – Adopted July 5, 2012

^{xcii} Amendment Bylaw No. 2453.24, 2015 – adopted July 16, 2015

- a) “campground”, which is defined as meaning a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents, tourist cabins or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. Tourist cabins are to contain a maximum of one sleeping unit and are not to be provided with plumbing. May include an office as part of the permitted use but does not include hotels, manufactured homes, manufactured home parks, motels or park model trailers.
- ii) Not more than 20% of all campsites within a campground shall be used for the placement of tourist cabins.
- iii) Tourist cabins may not exceed 5.0 metres in height and may not have a gross floor area exceeding 25.0 m² including additions such as covered patios and covered or uncovered decks.

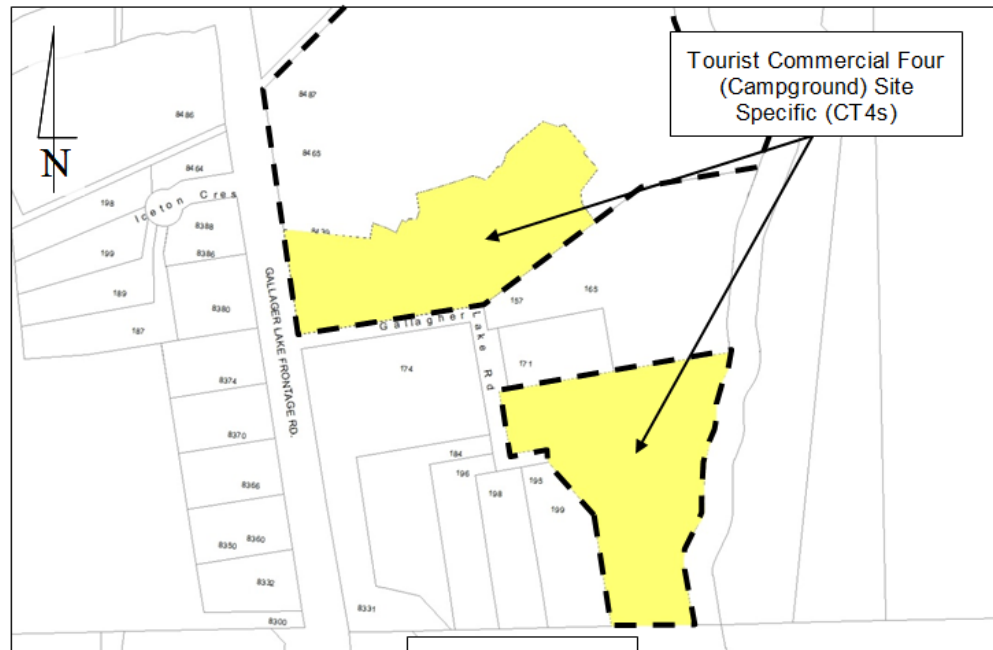
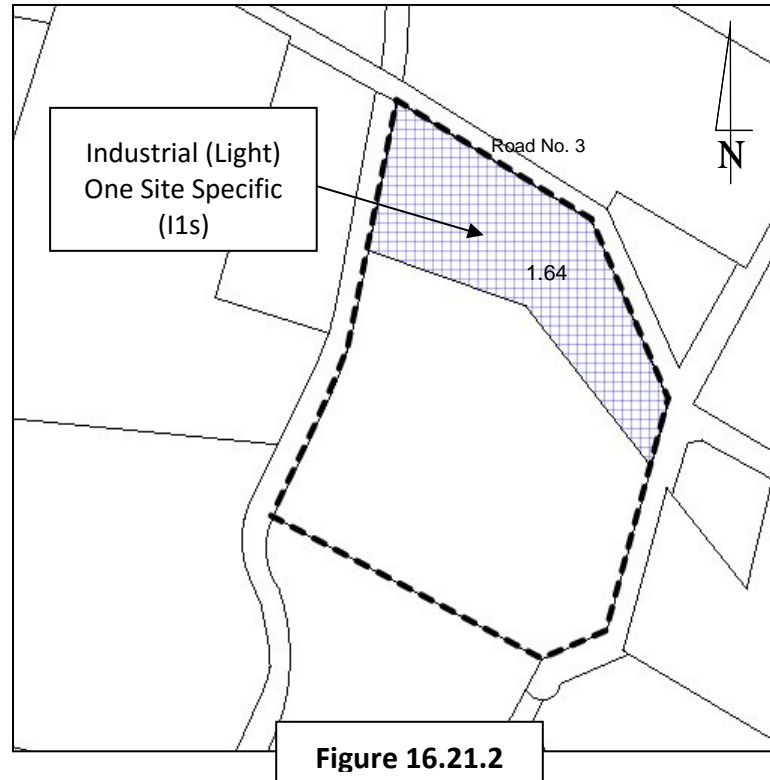


Figure 16.20.1

16.21 Site Specific Industrial (Light) One (I1s) Provisions:

- .1 In the case of Lot 2, Plan 17428, District Lot 2450S, Portion L 717, SDYD, principal uses include manufacturing, provided that use is entirely contained within a building; packing, storage and processing of food products; veterinary establishments; and “gravel processing” and shall exclude all others.
- .2 In the case of the land shown shaded on figure 16.21.2, the following provisions shall apply:

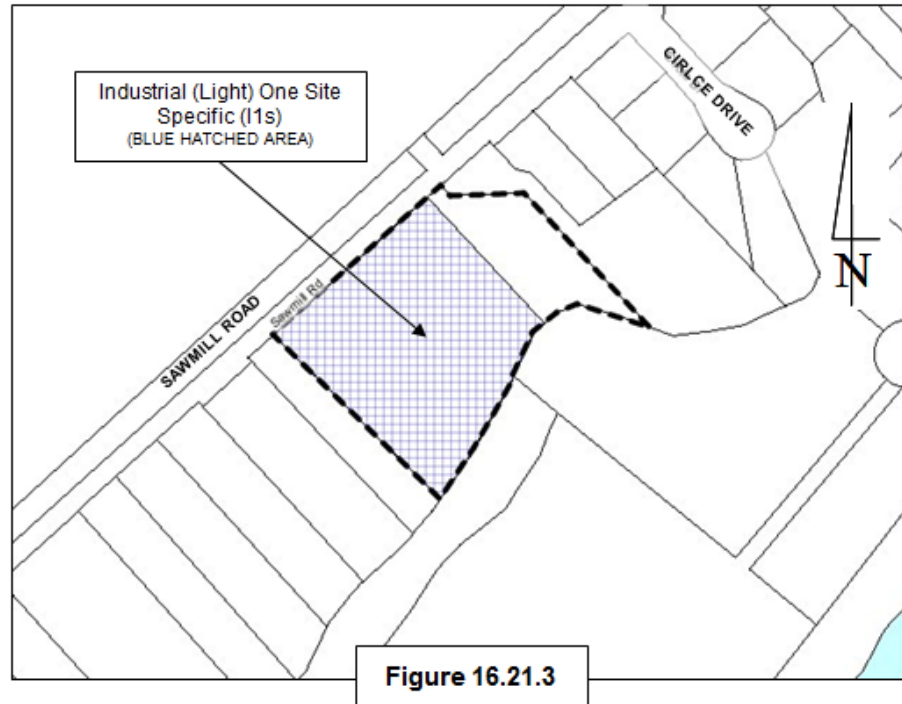
- i) permitted principal uses shall include agriculture, subject to Section 7.22; the packing, storage and processing of food products; and shall exclude all other uses;
- ii) permitted secondary uses shall include recreational vehicle site to a maximum of twelve (12) vehicles; one (1) accessory dwelling, subject to Section 7.11; accessory buildings and structures, subject to Section 7.13; and shall exclude all other uses; and
- iii) the minimum parcel size shall be 1.6 ha.^{xciii}



- .3 In the case of part of the land described as Lot 328, Plan KAP1862, District Lot 2450S, SDYD, and shown hatched on Figure 16.21.3:^{xciv}
- i) the following principal use and no other shall be permitted on the land:
 - a) “salvage operation”, which is defined as meaning a place where discarded metal materials, and more than two derelict vehicles are stored, kept, disassembled or repaired and where parts from derelict vehicles may be salvaged, purchased or reused.
 - ii) the following accessory use and no other shall be permitted on the land;
 - a) “accessory buildings and structures, subject to Section 7.13”.

^{xciii} Amendment Bylaw No. 2453.05, 2009 – adopted October 21, 2010

^{xciv} Amendment Bylaw No. 2453.21, 2013 – adopted June 19, 2014



16.22 Site Specific Industrial (Heavy) Two (I2s) Provisions:

- .1 In the case of Lot 1, Plan 17428, DL 2450s, Portion L. 717, SDYD, the following provisions shall apply:
 - i) principal uses include: ready-mix concrete plants, or portable ready-mix concrete plants, including the manufacturing of concrete products, and screening, sorting of any earth material, including sales, accessory buildings and structures including portable structures, and one (1) accessory dwelling, subject to Section 7.11, and exclude all others;
 - ii) the minimum setbacks for buildings and structures, including portables, from all parcel lines is 5.0 metres;
 - iii) no building or structure or portable structure shall exceed a height of 10.0 metres; and
 - iv) the maximum parcel coverage shall be 20%, including portable structures.

16.23 Site Specific Industrial (Specialised) Three (I3s) Provisions:

- .1 *blank*

16.24 Site Specific Administrative and Institutional (AIs) Provisions:

- .1 *blank*

16.25 Site Specific Park and Recreation (PRs) Provisions:

- .1 *blank*

16.26 Site Specific Conservation Area (CAs) Provisions:

- .1 In the case of Plan CG2098, DL 2450s, SDYD, RW#730 for water pipeline, SDYD, water licensed pump house, not to exceed 70 m².

16.27 Site Specific Small Holdings five (SH5s) Provisions:^{x_{CV}}

- .1 *blank*

~ end of Schedule '1' ~

^{x_{CV}} Amendment Bylaw No. 2453.25, 2015 – adopted October 1, 2105