Zoning Bylaw

REGIONAL DISTRICT NORTH OKANAGAN

One Region, One Future



REGIONAL DISTRICT OF NORTH OKANAGAN
BYLAW NO. 3000, 2023

CONSOLIDATED FOR CONVENIENCE

This document is an office consolidation of the above-noted Bylaw and includes the amendments listed below. This Bylaw has been consolidated for convenience and is intended for information and reference purposes only. This document is not the official version of the Bylaw. Be advised that plans, pictures, other graphics or text in the official version may be missing or altered in this consolidated version. Where accuracy is critical, please contact the Corporate Services Department at the Regional District of North Okanagan.

TEXT AMENDMENTS

Bylaw No.	Adopted	Amendment
3001	June 19, 2024	– To comply with Provincial Housing Regulations (Bill 44)
3017	Nov 20, 2024	– Add a 3,095 m^2 building for religious and community gatherings as a permitted use on the property legally described as Lot 2, Sec 11, Twp 8, ODYD, Plan 3717, Except Plan 34895 (5151 Alain Road, Electoral Area "B") to Section 15.2.3
3035	Feb 18, 2026	– Replace Section 15.2.4 to add a 826.73 m^2 building used as a school is permitted on the properties legally described as Lot 1, Sec 11, twp 8, ODYD, Plan KAP46354 & Lot 8, Sec 11, Twp 8, ODYD, Plan 18405 (5634 and 5646 MacDonald Road, Electoral Area "B") and renumber accordingly.

MAPPING AMENDMENTS

Bylaw No.	Adopted	Amendment
3001	June 19, 2024	– Zoning of multiple properties in the Pleasant Valley Road / Rimer Road area (Electoral Area "B") and Kingfisher area (Electoral Area "F") from ***R.1*** and ***R.2*** to ***R.8***.
3002	April 17, 2024	– Zoning of The NE ¼ of the SE ¼ of Sec 20, Twp 5, ODYD (Wallace Road, Electoral Area "C") from ***N.U*** to ***C.R.***
3003	April 17, 2024	– Zoning The E ½ of the SE ¼ of Sec 10, Twp 19, R9, W6M, KDYD (150 Crossridge Road, Electoral Area "F") from ***N.U*** to ***C.R.***
3004	April 17, 2024	– Zoning of a 100.44 ha portion of The Fractional North ½ of Section 36 Township 14 ODYD Except Plans B826, 37599 And H823 (Hwy 97, Electoral Area "B") from ***L.H*** to ***C.5***.
3005	April 17, 2024	– Zoning of Lot 24, District Lot 418, ODYD, Plan 19560 Except Part Lying North of a Line Parallel to and Perpendicularly Distant 80 Feet from North Boundary of Said Lot (701 Franklyn Road, Electoral Area "D") from ***C.3*** to ***R.1.***
3012	Oct 16, 2024	– Zoning of a portion of Lot A, DL 24, ODYD, Plan 41148 (5280 Hwy 6, Electoral Area "D") from ***N.U*** to ***I.2***.

3013	June 18, 2025	– Zoning Lot 1, Sec 26, Twp 18, R8, KDYD, Plan 28918 (Enderby Mabel Lake Rd, Electoral Area “F”) from ***C.R*** to ***S.H.***
3018	July 16, 2025	– Zoning of Parcel A (Plan B6715) of Lot 5, Secs 25 & 26, Twp 8, ODYD, Plan 1956, Except Plans 20384, H18404 & KAP68929 (7975 Greenhow Rd, Electoral Area “B”) from ***C.5*** to ***I.1.***
3019	Feb 19, 2025	– Zoning of Lot 1, DL 341, ODYD, Plan KAP55338 (5753 Ranch Road, Electoral Area “C”) from ***N.U*** to ***C.R.***
3020	Dec 17, 2025	– Zoning of Lot 3, Secs 25 & 26, Twp 8 ODYD, Plan 21873 (7710 Baker Hogg Road, Electoral Area “B”) from ***C.R.*** to ***R.2***
3035	Feb 18, 2026	– Zoning of Lot 8, Sec 11, Twp 8, ODYD, Plan 18405 (5646 MacDonald Road, Electoral Area “B”) from ***R.1*** to ***R.2***
3065	May 20, 2026	– Zoning of Lot B, Secs 27 & 34, Twp 45, ODYD, Plan EPP138957(1439 River Stone Rd, Electoral Area “E”) from ***N.U*** to ***C.R.***
3071	July 22, 2026	– Zoning of Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386 (3315 Mabel Lake Rd, Electoral Area “F”) from ***N.U and C.4*** to ***C.5.***
3077	May 20, 2026	– Zoning of a 3 ha portion of the W ½ of the NE ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317 & EPP76962 (64 Aumond Rd. Electoral Area “E”) from ***N.U*** to ***S.H*** and a 12.37 ha portion from ***N.U*** to ***C.R***.
3038	Sept 23, 2026	– Zoning of Lot 2, DL 3736, ODYD, Plan KAP72265, Except Plans KAP88361 & EPP78287 (44 Ladyslipper Rd, Electoral Area “D”) from ***N.U*** to ***S.H***.

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REGIONAL DISTRICT OF NORTH OKANAGAN

ZONING BYLAW NO. 3000, 2023

A BYLAW TO REGULATE THE USE, DENSITY, SUBDIVISION, AND DEVELOPMENT OF LAND WITHIN THE REGIONAL DISTRICT OF NORTH OKANAGAN

WHEREAS Section 479 of the *Local Government Act* authorizes the Regional District of North Okanagan to enact a Zoning Bylaw to establish use, density, subdivision and development regulations;

AND WHEREAS Section 524 of the *Local Government Act* authorizes the Regional District of North Okanagan to enact a Bylaw to establish floodplain regulations;

AND WHEREAS Section 525 of the *Local Government Act* authorizes the Regional District of North Okanagan to enact a Bylaw to establish off-street parking and loading regulations;

AND WHEREAS Section 526 of the *Local Government Act* authorizes the Regional District of North Okanagan to enact a Bylaw to establish signage regulations;

AND WHEREAS Section 527 of the *Local Government Act* authorizes the Regional District of North Okanagan to enact a Bylaw to establish screening and landscaping regulations;

AND WHEREAS Sections 298(1)(j) and (k) and 523 of the *Local Government Act* authorizes the Regional District of North Okanagan to enact a Bylaw to establish manufactured home and campground regulations;

AND WHEREAS *Riparian Areas Protection Act and Regulations* and Sections 394, 488, 491, 523 and 527 of the *Local Government Act* authorizes the Regional District of North Okanagan to enact a Bylaw to establish riparian area regulations;

NOW THEREFORE the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

SECTION ONE – SCOPE AND APPLICABILITY

1.1 Citation

This Bylaw may be cited as the ***"Regional District of North Okanagan Zoning Bylaw No. 3000, 2023"***.

1.2 Schedules

The following Schedules are attached to and form part of this Bylaw and are enforceable in the same manner as this Bylaw:

1. Schedule A – Zoning Maps of the Regional District of North Okanagan

1.3 Application

The provisions of this Bylaw shall apply to the land within the boundaries of Electoral Areas "B" and "C" (except for that part of Electoral Area "C" that is covered by the *Silver Star Official Community Plan Bylaw No. 1925, 2004*) and to Electoral Areas "D", "E" and "F" of the Regional District of North Okanagan and to the uses, buildings, and structures thereon.

1.4 Compliance with Other Legislation

Nothing in this Bylaw shall be taken to relieve any person from complying with the provisions of any other bylaw of the Regional District or applicable Provincial or Federal statute or regulation, including but not limited to the *Agricultural Land Commission Act and Regulations*.

1.5 Severability

If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw. This bylaw is a general bylaw and any disposition, if necessary, shall be limited to the applicable part and authority.

1.6 Zones

The area within the boundaries of the Electoral Areas of the Regional District of North Okanagan is divided into zones with the following designations and short form equivalents:

Zones	Short Form
Commercial	
− General Commercial	C.1
− Highway and Tourist Commercial	C.2
− Neighbourhood Commercial	C.3
− Service Commercial	C.4
− Recreation Commercial	C.5
− Recreation Vehicle Campground/Resort Commercial	C.6
Industrial	
− Light Industrial	I.1
− General Industrial	I.2
− Agricultural Industrial	I.3
Residential	
− Residential Single Family	R.1
− Residential Two Family	R.2
− Residential Multi-Family	R.3
− Residential Manufactured Home Subdivision	R.4
− Residential Manufactured Home Community	R.5
− Residential Seasonal Single Family	R.6
− Residential Dwelling and Recreational Vehicle	R.7

Rural

- Small Holding S.H.
- Country Residential C.R.
- Non-Urban N.U.
- Large Holding L.H.

Special Use

- Spray Irrigation S.1
- Residential Attendance Program S.2
- Community Park and Public Use S.3

Comprehensive Development

- Fairhaven Ministries CD.1
- Mabel Lake CD.2
- Cottonwoods CD.3
- Mabel Lake Seasonal CD.4
- Sugar Lake CD.5

1.7 Zoning Maps

1. The area of each zone is as shown on the attached Schedule A, being the Zoning Maps of the Regional District of North Okanagan, which form an integral part of this Bylaw.

2. The boundary lines of each zone shall be the centre lines of road allowances, creeks, rivers, or railways unless referenced to the boundary of a township, section, quarter section, district lot, subdivision, lot, or deed; or shown otherwise on Schedule A.

3. Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Maps.

1.8 Measurements

Metric units are used for all measurements in this Bylaw.

1.9 Enforcement

1. Inspection

   The General Manager, Planning and Building, Building Inspectors, and Bylaw Enforcement Officers are authorized to enforce the provisions of this Bylaw and are authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with.

2. Violation

   a. It is an offence for any person to cause, suffer, or permit any building or structure to be constructed, reconstructed, altered, moved, extended, occupied, or used, or any land to be occupied or used, in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

b. It is an offence for any person to prevent or obstruct, or attempt to prevent or obstruct the authorized entry of the Building Inspectors or other appointed employee, authorized under Section 1.9.1 of this Bylaw.

3. Penalties

Any person who violates any of the provisions of this Bylaw shall, upon summary conviction, be liable to a fine of not less than $500.00, and not more than $10,000.00, plus the costs of prosecution, or a term of imprisonment not exceeding 30 days, or both. Each day that such violation is permitted to continue shall constitute a separate offence.

4. Remedial Powers

The Board may, in accordance with the provisions of the *Local Government Act*, authorize the demolition, removal, or the bringing up to standard of any building, structure, or thing, in whole or in part, that is in contravention of this Bylaw.

1.10 Repeal

The *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003* and any amendments thereto are hereby repealed.

1.11 Effective Date

This Bylaw shall come into force and take effect upon the final reading and adoption thereof.

Read a First Time	this	18th	day of	October, 2023
Read a Second Time, as amended	this	20th	day of	December, 2023
Advertised on	this	10th	day of	January, 2024
	this	15th	day of	January, 2024
Delegated Public Hearing held	this	24th	day of	January, 2024
Read a Third Time, as amended	this	24th	day of	January, 2024
Approved by Minister of Transportation and Infrastructure *[Transportation Act s. 52(3)]*	this	1st	day of	February, 2024

"signature on file"

ADOPTED	this	7th	day of	February, 2024

"signature on file"	"signature on file"
Chair	Deputy Corporate Officer

SECTION TWO – DEFINITIONS

In this Bylaw, unless the context requires otherwise:

ACCESSORY USE means a use which is customarily associated with and incidental to a principal use on the same lot.

ACCESSORY BUILDING OR STRUCTURE means a building or structure, the use or intended use of which is customarily associated with and incidental to a principal building on the same lot. Accessory buildings must not contain more than two plumbing fixtures which are limited to a toilet and a sink or two sinks.

AGRICULTURAL USE means the use of land, buildings, and structures for growing, producing, raising or keeping animals, plants and mushrooms.

AGRICULTURAL UNIT means the live weight of 455 kg of livestock, poultry or farmed game or any combination of them equaling 455 kg.

AGRICULTURAL WASTE STORAGE FACILITY means a facility used to contain agriculture liquid or solid waste, or biosolids prior to use or disposal, but does not include a vehicle or any mobile equipment used for transportation or disposal of agriculture solid or liquid waste. An agriculture waste storage facility includes a structure, reservoir, lagoon, cistern, gutter, tank or bermed area for containing agricultural waste prior to its use or disposal.

AGRI-TOURISM means any agri-tourism activity defined under the *Agricultural Land Commission Act* and related regulation or policy.

AGRI-TOURISM ACCOMMODATION means accommodation for short term rental to the public which is accessory to the farm use and agri-tourism use of a property. The use includes bed and breakfast, agri-tourism campsites and agri-tourism cabins. Use of campsites and cabins for agri-tourism accommodation must be seasonal as defined by this Bylaw.

AGRI-TOURISM ACCOMMODATION UNIT means one campsite, one bedroom within an agri-tourism cabin, or one bedroom within a dwelling used for bed and breakfast purposes.

AGRI-TOURISM CABIN means a detached building used for agri-tourism accommodation. The maximum gross floor area per cabin must not exceed 35 m^2. An agri-tourism cabin is not permitted to be used as a dwelling and may contain a kitchenette.

AGRI-TOURISM CAMPSITE means an area that may be occupied by no more than one tent or recreational vehicle used for agri-tourism accommodation. Agri-tourism campsites must not be used for storage. No one tent or recreational vehicle may occupy an agri-tourism campsite for more than 30 days in one calendar year.

AGRI-TOURISM CAMPGROUND means one or more agri-tourism campsites used to accommodate temporary and seasonal use by travellers in tents or recreational vehicles. Park model recreation vehicles are not permitted to be used within agri-tourism campgrounds.

ANIMAL UNIT means the total number of animals making up one agricultural unit:

4	swine (plus weaner pigs)
1	dairy cow (plus calf) or beef cow (plus calf), or bull
2.5	beef feeders to be fed to a maximum weight of 340 kg
1.67	beef feeders to be fed to a maximum weight of 500 kg

10	veal calves to be fed to a maximum weight of 140 kg
1	horse (mare and foal, or stallion or gelding or donkey or mule or hinny)
2	donkeys
5	sheep (plus lambs)
12	goats (plus kids) or feeder lambs
250	laying chicken hens
500	broiler chickens, roasters, or pullets
100	turkeys to be fed to a weight exceeding 5 kg
200	turkeys to be fed to a weight of 5 kg or less
125	geese or ducks
40	rabbits (bucks, or does plus progeny to weaning, or growers)
80	mink (males, or females plus progeny to weaning, or growers)
250,000	bees.

ANIMATED SIGN means a sign which includes sound, action, or motion.

APPROVING OFFICER means a person appointed as such under the provisions of the *Land Title Act* or the *Local Government Act.*

ASSEMBLY USE means a use provided by a not for profit corporation providing for the assembly of persons for religious, charitable, philanthropic, cultural, or educational purposes; limited to places of worship and a manse accessory to a place of worship, auditoriums, youth centres, social halls, schools, kindergartens, play schools, day nurseries, and day care schools.

AUTO DETAILING means cleaning, including the interior and exterior, of automobiles, recreational vehicles, and boats.

AUCTION MART means a place where goods are sold by auction on a regular basis.

BASEMENT means a space 2.2 m or more in height between two floors, the lower floor of which is buried between 0.3 m and 1.5 m below the average finished grade at the perimeter of the building.

BED AND BREAKFAST means a use that is carried out within a dwelling in which one or more bedrooms are rented out on a daily or weekly basis, and breakfast meals are provided, to persons other than persons occupying the dwelling unit as their residence, provided that the provision of such accommodation does not constitute a tenancy pursuant to the *Residential Tenancy Act*. For the purposes of this Bylaw a bed and breakfast use does not include a boarding house use.

BEDROOM means a room within a dwelling unit designed and used for the sleeping accommodation of one or more persons with or without sanitary facilities and containing no facilities for the cooking or preparation of food.

BEE means the honey producing insect Apis mellifera.

BEEHIVE means a structure which houses a colony of worker-bees with a queen and drones.

BILLBOARD means a sign of a permanent or semi-permanent nature intended for the display of advertising messages which can be readily changed or altered.

BOARD means the Governing and Executive Body of the Regional District of North Okanagan.

BOARDING HOUSE means the use of a dwelling unit within which sleeping units are rented on a monthly or yearly basis, with or without daily meals being provided, to persons other than members of the family of the leasee, tenant, or owner of the dwelling and specifically excludes bed and breakfast facilities, minor group homes, hotels, motels and the preparation of meals within the sleeping units.

BUFFER AREA means an area free of all buildings and structures, the purpose of which is to separate different land uses.

BUILDING means a structure wholly or partly enclosed by a roof or roofs supported by walls or columns and used for the shelter or accommodation of persons, animals, chattels, or things. When a building is separated by party walls located upon lot lines, then each portion of such building shall be deemed a separate building.

BUILDING INSPECTOR means the Chief Building Inspector of the Regional District of North Okanagan or their authorized designate.

BUSINESS DIRECTIONAL SIGN means a sign that is not located on a controlled access highway that simply shows travelling direction and distance to a business or facility and does not include advertising except for the name of the business or facility.

CABIN means a single detached building used for temporary or seasonal accommodation use.

CAMPGROUND means one or more campsites used for temporary or seasonal accommodation use by travellers in tents or recreational vehicles including park model recreational units where permitted by this Bylaw.

CAMPSITE means an area in a campground used for one tent, recreational vehicle or park model recreation unit.

CANNABIS means a cannabis plant as defined under the Federal *Cannabis Act* as amended or replaced from time to time.

CANNABIS LOUNGE means a building or part thereof including decks, patios and balconies used for medicinal or recreational consumption (smoking, oral or other means of consumption) of cannabis.

CANNABIS PRODUCTION FACILITY, AGRICULTURAL means a facility eligible for licencing by the Federal Government used solely for the production, manufacturing, processing, research, testing or packaging and shipping of cannabis products. The facility must be located on lands within the Agricultural Land Reserve.

CANNABIS PRODUCTION FACILITY, EXISTING means a facility that was used for the purpose of producing, manufacturing, processing, research, testing or packaging and shipping of medical marihuana products or cannabis products prior to October 17, 2018.

CANNABIS PRODUCTION FACILITY, INDUSTRIAL means a facility, eligible for licencing by the Federal Government used solely for the production, manufacturing, processing, research, testing or packaging and shipping of cannabis products.

CANNABIS RETAIL means the use of land, buildings or other structure for dispensing, selling or distributing cannabis or related controlled substances and derivatives in accordance with the provincial *Cannabis Control and Licensing Act and Cannabis Distribution Act* and their respective regulations.

CAPACITY means the maximum occupancy load based on the calculations of the BC Building Code.

CELEBRATION SIGN means a sign or decoration installed temporarily for the celebration of a religious, civic, or other holiday and which does not contain any advertising.

CELLAR means a space between two floors, the lower floor of which is 1.5 m or more below the average finished ground level at the perimeter of the building or a space between two floors less than 2.2 m high, the lower floor of which is below the average finished ground level at the perimeter of the building.

CHANNELIZED STREAM means permanent or relocated streams that have been dyked, diverted or straightened and carry drainage flows from headwaters or significant sources of groundwater. Reaches of channelized streams may be confined by roads and fences and in many cases also meander through fields. Channels that divert irrigation water from a stream but return overflow water back to a stream in a manner that allows fish access are classified as channelized streams.

CIVIC USE means a use providing for public functions; includes Federal, Provincial, and Municipal offices and yards, schools, colleges, public hospitals, community centres, libraries, museums, parks, playgrounds, pounds, cemeteries, roads, and waterways.

CLUB means a building or establishment used by an association or organization for fraternal, social, or recreation purposes which may include limited private sleeping unit accommodation with cooking facilities.

COMMUNITY means a specific principally residential geographic locality within an Electoral Area of the Regional District.

COMMUNITY CARE FACILITY means a use permitted and licensed under the *Community Care and Assisted Living Act* and includes such as day cares (major and minor) and group homes (major and minor).

COMMUNITY EVENTS SIGN means a sign advertising a special event or activity occurring within the community, which event or activity is sponsored by a government agency or by a registered association or society.

COMMUNITY IDENTIFICATION SIGN means a permanent sign that refers to and identifies a distinct community in the Regional District and may include an aerial map and a community name and slogan.

COMMUNITY SEWER SYSTEM means a system of sewage disposal which serves two or more lots and which is authorized by the authority having jurisdiction.

COMMUNITY WATER SYSTEM means a system of waterworks which serves two or more lots or sites and which is authorized by the authority having jurisdiction.

CONFINED LIVESTOCK AREA means an outdoor, non-grazing area where livestock, poultry or farmed game is confined by fences, other structures or topography including feed lots, paddocks, corrals, exercise yards and holding area, but not including feeding areas.

CONSTRUCTED CHANNELS AND DITCHES means man made drainage channels that carry drainage water from more than one property but do not carry water from headwaters or significant sources of groundwater. Flows in agricultural constructed channels may be year round and are not regulated. Constructed channels may also deliver water for irrigation purposes.

CONTROLLED ACCESS HIGHWAY means a road designated as a controlled access highway under the *Transportation Act*.

COPY means the wording or numbers on a sign surface.

COPY AREA means the area within the shortest line surrounding the copy.

DAY CARE, MAJOR means a use licensed as required under the *Community Care and Assisted Living Act* which is intended to provide care, educational services, and supervision for people. This use includes group day care centres, out-of-school centres, and drop-in centres, intended for more than 8 persons.

DAY CARE, MINOR means a use licensed as required under the *Community Care and Assisted Living Act* which is intended to provide care, educational services and supervision for people. This use includes drop-in centres and group day care centres for up to 8 persons; or up to 10 persons attending school, for the provision of care before and after school hours and during school holidays; or pre-schools for up to 15 persons.

DEGREE OF ATTACHMENT means the length or width of a common wall or common floor/ceiling system that is proposed to attach a portion of a dwelling to another portion of the dwelling or another dwelling or to attach a portion of a building used for accessory residential or agricultural purposes. Carports and breezeways shall not be permitted to attach a portion of a dwelling. The length or width of the common wall or common floor/ceiling system must not be less than 50%.

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 is inadequate stream flow data available. Where a large watercourse or body of water is controlled by a major dam, the designated flood shall be set on a case specific basis.

DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the designated flood, which is used in the calculation of the flood construction level.

DEVELOPMENT means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities to the extent that they are subject to local government powers under the *Local Government Act*:

a. removal, alteration, disruption or destruction of vegetation;
b. disturbance of soils;
c. construction or erection of buildings and structures;
d. creation of non-structural impervious or semi-impervious surfaces;
e. flood protection works;
f. construction of roads, trails, docks, wharves, and bridges;
g. provision and maintenance of sewer and water services;

h. development of drainage systems;
i. development of utility corridors;
j. subdivision as defined in Section 455 of the *Local Government Act*.

DIRECTIONAL SIGN means a sign intended solely to give direction to an entrance, exit, etc. to a building or facility that is located on the same lot as the sign itself but expressly does not include advertising or the name of the business.

DWELLING means any building used for human habitation and which is supported on a permanent foundation extending below ground level and specifically includes modular manufactured homes but excludes manufactured homes except where otherwise allowed in this Bylaw. Dwellings must comply with the degree of attachment provisions of this Bylaw.

DWELLING, FOUR FAMILY means any building divided into four dwelling units, by common walls or a common floor/ceiling systems, each of which is occupied or intended to be occupied as a permanent home or residence of one family.

DWELLING, MULTI-FAMILY means any building consisting of five or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family.

DWELLING, ROW HOUSING means a block of at least four and not more than eight side-by-side family dwelling units, with each dwelling unit on a separate lot attached to its neighbour at its side, and in which each family dwelling unit must be separated from each other by a party wall.

DWELLING, SECONDARY means a dwelling or manufactured home ancillary to an existing single family dwelling, or a dwelling ancillary to an existing manufactured home.

DWELLING, SECONDARY SUITE means a self-contained, accessory dwelling unit located within, or attached to a single family dwelling. A secondary suite has its own separate cooking, sleeping and bathing facilities and has direct access to outside without passing through any part of the principal single family dwelling unit.

DWELLING, SEASONAL MULTI-FAMILY means any building consisting of five or more dwelling units which are occupied or intended to be occupied on a seasonal basis at various times of the year.

DWELLING, SEASONAL SINGLE FAMILY means any building consisting of one dwelling unit which is occupied or intended to be occupied on a seasonal basis at various times of the year.

DWELLING, SINGLE FAMILY means any building consisting of one dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one family.

DWELLING, STUDIO means a dwelling unit which contains bathing facilities and cooking and sleeping facilities limited to one room.

DWELLING, THREE FAMILY means any building divided into three dwelling units, by common walls or a common floor/ceiling systems, each of which is occupied or intended to be occupied as a permanent home or residence of one family.

DWELLING, TWO FAMILY means any building divided into two dwelling units connected by a common wall or by an adjoining ceiling/floor system each of which is occupied or intended to be occupied as a permanent home or residence of one family.

DWELLING UNIT means one or more rooms used for the residential accommodation of only one family when such room or rooms contain or provide for the installation of sleeping and bathing facilities and cooking facilities limited to only one kitchen.

EXERCISE YARDS means an area used to exercise horses and includes outdoor equestrian riding arenas and training tracks.

FAMILY means the persons sharing a single dwelling unit, consisting of: a couple; or parents and children related to the parent(s) by blood, adoption, or foster parenthood; or five or fewer unrelated persons living as a single housekeeping unit.

FARM PRODUCTS means a commodity that is produced from an agricultural use.

FARM RETAIL SALES AREA means the floor area or dedicated outside area on which the farm retail sales are taking place and includes areas used for retail purposes inside buildings (indoors) and areas outside buildings (outdoors). It does not include parking, driveways, office space, washrooms or areas for processing or farm product storage.

FARM UNIT means agricultural land on which a single farm operation is conducted, regardless of whether activities are conducted over one property or multiple properties, or whether, in the case of multiple properties, the properties are adjacent.

FARMED GAME means any animal held under the authority of a license under the Game Farm Regulation and includes fallow deer, bison and reindeer.

FEEDING AREA means an area used for forage or other crop production or used seasonally for feeding livestock, poultry or farmed game that is primarily sustained by supplemental feed, but does not include a confined livestock area or grazing area.

FEED LOT means a fenced area where livestock, poultry or farmed game are confined solely for the purpose of growing or finishing, and are sustained by means other than grazing.

FINISHED GRADE means the lowest of the average levels of finished ground adjoining each exterior wall of a building or structure, except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average level of finished ground.

FLASHING SIGN means a sign which is partially or wholly illuminated by an intermittent light source and specifically excludes public service signs displaying time, temperature, etc.

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

FLOODPLAIN means an area which is susceptible to flooding from an adjoining watercourse, lake, or other body of water and that which is designated in Section 6.1 of this Bylaw.

FLOODPLAIN SETBACK means the required minimum distance from the natural boundary or other reference line of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood construction level, so as to maintain a floodway and allow for potential land erosion.

FLOODPLAIN WATERCOURSE means any natural or man-made depression with well-defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water including rivers, creeks, springs, ravines, swamps and gulches, whether usually containing water or not.

FLOOR AREA means the space on any storey of a building between the outside of the exterior walls, firewalls or supporting structures including the space occupied by interior walls and partitions, but not including the floor area of basements, attached garages, sheds, open porches, or breezeways.

FLOOR SPACE means a portion of a building being used for a specific use measured between the outside of the exterior walls or firewalls as appropriate and including the space occupied by interior walls and partitions.

FREEBOARD means a vertical distance added to a designated flood level, used to establish a flood construction level.

FREE STANDING SIGN means a sign which is supported independent of a building.

GROSS FLOOR AREA means the sum of all areas of each storey in each building on a lot measured between the outside of the exterior walls of such building.

GROUP HOME, MAJOR means a care facility licensed under the *Community Care and Assisted Living Act* to provide room and board for 7 or more residents with physical, mental, social or behavioural challenges that require professional care, guidance and supervision.

GROUP HOME, MINOR means the use of one dwelling unit as a care facility licensed under the *Community Care and Assisted Living Act* for a residence of no more than 10 persons, of which no more than 6 are residents with physical, mental, social or behavioral challenges that require professional care, guidance and supervision. This use does not include boarding houses.

G.S.C. means geodetic survey of Canada datum.

HEIGHT OF BUILDINGS, STRUCTURES and SIGNS means the greatest vertical distance from the finished grade to the highest point on such building, structure or sign.

HIGH WATER MARK means the high water mark or water level in a watercourse that is reached during annual flood events, as indicated by the presence of soil subject to the regulation inundation and/or vegetation that due to the frequent presence of water is distinctly different from the vegetation of adjacent upland areas.

HOME OCCUPATION means a business which is undertaken inside a dwelling unit or accessory residential building or is accessory to an agricultural use which does not alter the residential character of the premises and the character of the residential or rural district where the premises are situated.

HOTEL means a building providing temporary or seasonal accommodation to the public which establishments may include accessory entertainment, recreation and restaurant facilities.

ILLUMINATED SIGN means a sign which emanates or reflects artificial light.

IMPERVIOUS SURFACE means a building or constructed surface made of concrete, asphalt, plastic or other material that does not permit water to soak into the ground.

INDUSTRIAL USE means a use providing for the processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials, or things, and the selling of heavy industrial equipment, and farm machinery; includes accessory office and accessory retail facilities.

KITCHEN means any room or area in which food is cooked or prepared and which contains facilities and equipment used for the storage, preparation and serving of food. The facilities and equipment mentioned above may include kitchen cabinets, kitchen sinks, kitchen stoves, dishwashers, other appliances and associated plumbing and wiring services.

KITCHENETTE means any room or area in which food is cooked or prepared and which contains facilities and equipment used for the storage, preparation and serving of food. The facilities and equipment mentioned above may include a single compartment bar sink and a maximum of 2.4 m of cabinetry, measured lineally. A kitchenette may not include kitchen stoves, hood fans, dishwashers, other appliances and associated plumbing and wiring services.

LAND includes the surface of water but does not include improvements, mines or minerals belonging to the Crown, or mines or minerals for which title in fee simple has been registered in the land title office but for the purposes of assessment and taxation, land has the same meaning as in the *Assessment Act*.

LANE means a road allowance intended to serve lots created pursuant to the *Land Title Act* or Bare Land Strata Regulations which is more than 3 m but less than 10 m in width.

LIVESTOCK means cattle, horses, sheep, goats, swine, rabbits and fish.

LODGE means a building or establishment used by an association or organization for fraternal, social, or recreation purposes which may include limited private sleeping unit accommodation with cooking facilities.

LOT means a parcel of land, including Crown Land, which is defined by its own legal description.

LOT AREA means the area of a lot taken in a horizontal plane, excluding land covered by a natural body of water.

LOT COVERAGE means the area of a lot covered by buildings and structures.

LOT FRONTAGE means the length of a lot boundary which immediately abuts a road other than a lane or walkway. In the case where more than one lot line abuts a road, the lot frontage shall be considered only the front lot line. Where building sites cannot be serviced with an access that meets the provisions of Section 5.6 of this Bylaw from the front lot line, the lot frontage shall be the shortest lot line adjacent to a road from which an access that meets the provisions of Section 5.6 of this Bylaw can be provided.

LOT LINE means a legal boundary of a lot.

LOT LINE, EXTERIOR SIDE means the lot line or lines not being the front or rear lot line, common to the lot and a road.

LOT LINE, FRONT means the lot line or lines common to the lot and an abutting road, or where there is more than one abutting road, the shortest lot line or lines common to the lot and the abutting road. Where the abutting lot lines are equal in length then the front lot line shall be the lot line towards which the majority of the buildings on adjacent lots are faced.

LOT LINE, INTERIOR SIDE means the lot line or lines, not being the front or rear lot line, common to more than one lot.

LOT LINE, REAR means the lot line or lines opposite to the front lot line, and where the rear portion of the lot is bounded by intersecting side lot lines, shall be deemed to be the point of such intersection. Furthermore, the rear lot line or lines of 'pie-shaped' lots or other irregularly shaped or asymmetrical lots shall include all lot lines that form a continuation of the rear lot lines of adjacent lots located within the same plan of subdivision.

MANUFACTURED HOME means a transportable prefabricated building consisting of sleeping and bathing facilities and cooking facilities limited to one kitchen. Such buildings are occupied or intended to be occupied as a permanent home or residence of only one family and are designed to be transported on its own wheels or chassis. Such buildings are also designed to be supported on wheels, jacks, posts or piers, or with a permanent foundation.

MANUFACTURED HOME, MODULAR means a transportable sectional prefabricated building consisting of one dwelling unit. Such buildings are occupied or intended to be occupied as a permanent home or residence of one family and to conform with the CSA A277-92 standard. Such buildings are also designed to be supported on a permanent foundation and not designed to be transported on its own wheels or chassis.

MANUFACTURING means making, producing, assembling, repairing, fabricating and processing of goods, materials, products, and things, but does not include mining.

MODULAR STORAGE CONTAINER means a portable metal structure used or intended to be used for storing or transporting goods, whether or not it is actually being used for such a purpose.

MOTEL means a building providing temporary or seasonal accommodation to the public which establishments may include accessory entertainment, recreation and restaurant facilities.

NATURAL BOUNDARY means the visible high-water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water, character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself. as defined in Section 1 of the Land Act, and also includes the edge of dormant side channels of any lake, river, stream, or other body of water, and marshes.

NATURAL GROUND ELEVATION means the undisturbed ground elevation prior to site preparation.

NATURAL STREAM means watercourses that have not been significantly altered by human activity and are predominantly in their natural state.

OFF PREMISE SIGN means a sign which advertises or directs attention to a product, service, place, activity, person, institution, or business not sited on the same lot.

ON PREMISE EMPLOYEE means any person, other than persons residing on the property, who is employed in the carrying out of the home occupation and at any time carries out work on the property containing the home occupation.

PAD means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a manufactured home, or a concrete pad for supporting a dwelling including a manufactured home.

PARK MODEL RECREATION UNIT means a transportable unit consisting of sleeping and bathing facilities and cooking facilities limited to one kitchen. Such units are occupied or intended to be occupied as a seasonal accommodation use of one family and conform to the CSA Z241 Series standard. Such units are designed to be supported on a single chassis mounted on wheels and to facilitate relocation from time to time and may be connected to those utilities necessary for operation of installed fixtures and appliances.

PARKS means land which is dedicated to public use for recreation purposes.

PERMANENT FOUNDATION means a foundation that irreversibly alters the land that it is constructed upon and is physically difficult to remove but does not include concrete blocks, or concrete post footings, or slabs that are easily removed.

PETROLEUM DISTRIBUTION INSTALLATIONS means any building or land used or intended to be used for the wholesale of petroleum fuel or lubricants to commercial vehicles and industrial equipment, which may include key-lock methods of distribution, and excludes bulk storage facilities.

POLITICAL SIGN means a temporary sign promoting a political candidate, party, or issue related to an announced election.

PORTABLE/TEMPORARY SIGN means a sign, other than a political sign, real estate sign, community event sign, celebration sign that is not permanently attached to the ground, building, or structure and includes banners, pennants, flags, vehicles, search lights, balloons, and other similar devices.

POTABLE WATER SUPPLY means water which is approved for domestic purposes in accordance with the Acts and Regulations of the authority having jurisdiction.

PRINCIPAL BUILDING means an existing or proposed building which is the primary or main one among the buildings on a lot.

PRINCIPAL USE means the primary purpose for which land, buildings and structures are used.

PRIVY means an approved building over an approved sanitary earth pit for the receiving and disposal by decomposition of human excrement, and includes a latrine.

PROJECTIONS means all items of construction or other things attached to a building or structure and which project out from the exterior wall of such building or structure.

PUBLIC SERVICE USE means a use providing for the essential servicing with water, sewer, electrical, telephone, and similar services where such use is established by a governmental body, crown corporation, improvement district, or by a company operating under the *Water Utilities Act*; includes broadcast transmission facilities and refuse disposal areas.

REAL ESTATE SIGN means a temporary sign pertaining to the sale, lease, or rental of the subject property or real estate on the subject property.

RECREATIONAL VEHICLE means a transportable unit consisting of sleeping and bathing facilities and cooking facilities limited to one kitchen. Such units are occupied or intended to be occupied as a seasonal accommodation use of one family and meeting the CSA Z240 RV Series standard. Such units are designed to have its own motive power or is mounted on or towed by another vehicle, does not require a special highway use permit for operation on the highways and can be easily transported and set up on a daily basis by an individual.

REGIONAL DISTRICT means the Regional District of North Okanagan.

RESIDENTIAL ATTENDANCE PROGRAM USE shall mean a use accessory to an agricultural use or a resource use where a residential dwelling or a pre-manufactured building (excluding manufactured homes) is used for living accommodation for youths ordered into the care of the authority having jurisdiction. Residential Attendance Program buildings shall not be used for permanent residency nor for rental purposes.

RESOURCE USE, INTENSIVE means a use providing for the conservation, management, and extraction of primary forest, mineral, and other resource materials grown on or originating from the same lot and includes the preliminary grading, cutting, or crushing of such materials for shipment.

RESOURCE USE, LIMITED means a use providing for the conservation, management, and extraction of primary forest, mineral, and other resource materials grown on or originating from the same lot.

RETAIL SALES means the business of selling or renting goods, merchandise, parts and accessories to a consumer and not for resale purposes.

RETIREMENT HOUSING USE means any combination of single family dwellings, two, three and four family dwellings and multi-family dwellings each of which is intended to be used by persons 55 years of age or older.

ROAD means a road allowance intended to serve lots created pursuant to the *Land Title Act* or Bare Land Strata Regulations. A road includes all access routes, public streets, roads, strata roads, ways, trails, lanes, bridges, trestles, ferry landings and approaches, and any other public way.

ROOF SIGN means a sign erected upon or above the roof of a building or structure.

SEASONAL USE means a use providing for the accommodation of persons for a period not exceeding 182 days of accommodation of any person during a calendar year.

SERVICE BUILDING means a building, other than a privy, housing toilet or bathing facilities or such other sanitation facilities as are required by this Bylaw.

SERVICE STATION USE means a use providing for the retail sale of motor fuels or lubricating oils including the servicing or repair of motor vehicles, the sale of automobile accessories, and the rental of recreation vehicles and motor vehicles; excludes all other sales and services, auto body shops, fender work, and painting.

SETBACK means the horizontal distance from a lot line to a building or structure.

SEWAGE DISPOSAL STATION means a place within a campground where recreational vehicle or park model recreation unit sewage storage tanks may be emptied and flushed.

SIGN or SIGNAGE means an identification, description, illustration, contrivance, or device visible from a public place which is intended to provide information for, advertise, or direct attention to a product, event, real estate, holiday, service, place, activity, person, organization, institution, business, or solicitation.

SIGN AREA means the area of the sign(s) within a perimeter which forms the outside shape including any frame which forms an integral part of the display.

SINGLE FAMILY CLUSTER HOUSING means a use providing more than one single family dwellings on a lot for family and/or retirement purposes.

SITE means a unit or part of land which is intended to be rented or occupied but is not a legally subdivided lot and is not registered in the Land Title Office as either a lot or a lease.

SITE COVERAGE means the area of a site covered by buildings and structures.

SLEEPING UNIT means one or more rooms used for the lodging of one family when such unit contains no kitchen facilities.

SOILLESS MEDIUM means a material that is manufactured for the growing of plants and may contain natural soils or organic compounds such as peat and bark.

SOLID AGRICULTURAL WASTE means agricultural waste that is 20% or more solid matter and will not flow when piled.

STANDARD DYKE means a dyke built to a minimum crest elevation equal to the flood level or flood construction level and meeting standards of design and construction approved by the authority having jurisdiction and maintained by an ongoing authority such as a local government body.

STORAGE, OUTDOOR means an area outside of an enclosed building where materials, goods, products, vehicles, equipment or machinery are displayed, stored, baled, piled, handled, sold, or distributed, but explicitly excludes an automobile wrecking yard or a junk yard.

STOREY means a habitable space between two floors or between any floor and the upper surface of the floor next above, except that the top most storey shall be that portion of a building included between the upper surface of the top most floor and the ceiling above.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water excluding fences.

TEMPORARY ACCOMMODATION USE means the use of cabins, hotels, motels and camping spaces for rental accommodation on a daily or weekly commercial basis. No person shall occupy a temporary accommodation facility for more than four consecutive weeks, nor for more than a total of eight weeks in any calendar year.

TEMPORARY RESIDENCE means the temporary residential use of a dwelling or manufactured home for the purpose of providing a residence during the period of constructing a new dwelling or manufactured home.

TOP OF BANK means the first break in a bank slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 m measured horizontally from the break. For multiple banks, the setback distance will be measured from the top of the bank that is farthest from the center of the stream.

TRANSPORTATION FACILITIES means a use providing for the shipping and receiving of goods and people including the operation of truck terminals, railways, freight handling, passenger and transit depots, and taxi dispatch offices.

USE means the purpose for which any lot, tract of land, building, or structure is used, occupied, or employed.

USEABLE OPEN SPACE means a compact, unobstructed area or areas available for safe and convenient use by all the building's occupants, having no dimensions of less than 6 m and no slope greater than 10%, provided for greenery, recreational space, and other leisure activities normally carried on outdoors. Useable open space shall exclude areas used for parking, loading, and driveways.

USED FOR means constructed, reconstructed, altered, moved, extended, or occupied as or for the purpose of.

WALL AREA means the area of all external, vertical wall surfaces, fascias, and trim bands making up any single face of a building facing a public road.

WALL SIGN means a sign that is painted on or incorporated into a building's awning, canopy, wall, fascia, or trim band surface.

WAREHOUSING means storage, distribution, and wholesaling.

WATERCOURSE means the *Water Act* definition of "stream" and includes a natural watercourse or source of water supply, whether usually containing water or not, ground water, and a lake, river, creek, spring, ravine, swamp, wetland and gulch.

ZONE means a zone established under the *Local Government Act* and this Bylaw.

SECTION THREE – GENERAL USE REGULATIONS

3.1 Existing Lots

1. Lots existing at the time of the effective date of this Bylaw which do not conform with the lot area or frontage requirements of these regulations may be used for any of the permitted uses outlined in the respective zone provided that all other requirements applicable to that zone can be met and provided that no other regulations of this Bylaw are contravened.

3.2 Permitted Uses of Land, Buildings and Structures

1. The use of land, including the surface of water, of buildings, and of structures shall be in accordance with the permitted uses specified in this Bylaw. All other uses, by exclusion are explicitly prohibited.

2. The regulations governing non-conforming use are set forth in the *Local Government Act* and a use that was non-conforming or unlawful under the *Regional District of North Okanagan Zoning Bylaw No. 1888, 2003* and amendments shall continue to be non-conforming or unlawful unless it is in full compliance with this Bylaw.

3. Public parks and playgrounds are permitted in all zones except Comprehensive Development zones.

3.3 Prohibited Uses of Land, Buildings and Structures

The following uses shall be prohibited in all zones:

1. No cellar may be used for dwelling purposes except for the storage of goods and for the use of mechanical or utility equipment.

2. Any use that is carried on wholly or partly in a tent, recreational vehicle, park model recreation unit, modular storage container, or manufactured home, except as may be specifically permitted under the provisions of this Bylaw. Notwithstanding the above, the use of one tent or one recreational vehicle not exceeding 10 m in length (excluding hitch), in other than a campground, shall be permitted for a period not exceeding 30 days in any calendar year.

3. A temporary building or structure shall not be used, occupied, placed, or erected on any lot for dwelling purposes except where permitted pursuant to the provisions of Section 3.22 of this Bylaw.

4. The unenclosed storage of automobiles and trucks (including parts thereof) which are in an advanced state of disrepair, wrecked, or being dismantled for salvage, except where permitted under the provisions of this Bylaw pursuant to Sections 3.28 and 14.2.

5. The manufacturing of petroleum except where permitted under the provisions of this Bylaw pursuant to Section 14.2.

6. The incinerating or processing of fish, animal, or vegetable waste products, except where specifically permitted under the provisions of this Bylaw pursuant to Section 14.3.

7. The manufacturing of pulp and paper.

8. The construction of sewage treatment plants and related facilities that discharge to a source of surface water.

9. Cannabis retail except where permitted under the provisions of this Bylaw pursuant to Sections 13.1, 13.2, 13.3, 13.4 and 13.5 and where permitted in accordance with provisions of the Agricultural Land Commission Regulations.

10. Cannabis lounge.

3.4 Uses in the Agricultural Land Reserve

1. Where this Bylaw identifies uses which are permitted on properties within the Agricultural Land Reserve, the use must also comply with the *Agricultural Land Commission Act* and Regulations.

3.5 Agricultural Use

1. For properties which are subject to the *Agricultural Land Commission Act* and Regulations, agricultural uses are permitted.

2. For properties which are subject to the *Agricultural Land Commission Act* and Regulations, agricultural use includes the storing, packing, preparing and processing of farm products if at least 50% of the farm product is:

   a. produced either on that agricultural land or by an association to which the owner of the agricultural land belongs; or

   b. feed required for farm use on that agricultural land.

3. For properties which are zoned Residential, Commercial or Industrial, agricultural use shall only be permitted on properties which are subject to the *Agricultural Land Commission Act* and Regulations.

4. Notwithstanding Section 3.5.1, agricultural uses on properties which are not subject to the *Agricultural Land Commission Act* and Regulations must comply with the following:

   a. the keeping of bees, horses, sheep, goats, cattle, dairy cows, fur bearing animals (except mink and fox), rabbits, poultry, or other animals or birds of like kind in concentrations of six animal units or less per hectare.

   b. the keeping of swine must be for personal use of the owner only.

   c. the growing and harvesting (including preliminary grading) of mushrooms is prohibited.

5. For all properties where agricultural uses are permitted, there are no restrictions on the number of plumbing fixtures in buildings used for agricultural purposes except that buildings used for machine and crop storage must not contain more than two plumbing fixtures which are limited to a toilet and a sink or two sinks.

3.6 Restricted Agricultural Use

1. Restricted agricultural uses are permitted on properties which are not subject to the *Agricultural Land Commission Act* and Regulations and where zoning permits such uses.

2. Restricted agricultural uses must comply with the following:

   a. a restricted agricultural use shall not be permitted on lots smaller than 1 ha.

   b. buildings used for restricted agricultural uses shall not be permitted on lots which do not contain a principal dwelling.

   c. buildings used for restricted agricultural uses must not contain more than two plumbing fixtures which are limited to a toilet and a sink or two sinks.

   d. the keeping of horses, sheep, goats, cattle or other animals of like kind is permitted in concentrations of three animal units or less per hectare.

   e. nurseries, greenhouses, and the keeping of pigeons, rabbits, poultry, doves, bees, and other animals or birds of like kind must be for the personal use of the owner only.

   f. the keeping of swine, fur bearing animals and the growing and harvesting (including preliminary grading) of mushrooms is prohibited.

3.7 Laying Hens

For properties which are not subject to the *Agricultural Land Commission Act* and Regulations, the keeping of laying hens must comply with the following:

1. A maximum of:

   a. four hens may be kept on lots which are less than 4,047 m^2;
   b. ten hens may be kept on lots that are 4,047 m^2 or larger.

2. No roosters shall be permitted on any lot:

   a. zoned Residential;
   b. that is less than 1 ha and zoned Rural.

3. All hens must be housed within a building or structure that:

   a. has a minimum floor area of 0.37 m^2 per hen, and a maximum floor area of 9.2 m^2;
   b. has a maximum height of 2 m as measured from the finished grade;
   c. has a minimum setback of 3 m from any door or window of any dwelling;
   d. has a minimum setback of 2 m from any lot line;
   e. is located to the rear of a single family dwelling; and
   f. is screened from view from an adjacent road or park.

4. On all properties that have a lot area of less than 4,047 m^2, all hens must be:

    a. provided with an attached secure open enclosure (run) with a minimum floor area of 0.92 m^2 per hen; and

    b. completely enclosed within either the secure open enclosure (run) or enclosed within a building or structure at all times.

3.8 Hobby Beekeeping

For properties which are not subject to the *Agricultural Land Commission Act* and Regulations, the keeping of bees must comply with the following:

1. A maximum of:

    a. two colonies and two nucleus colonies may be kept on lots which are between 0.1 ha and 0.2 ha;

    b. four colonies and four nucleus colonies may be kept on lots which are greater than 0.2 ha and 0.4 ha or less;

    c. four additional colonies and four additional nucleus colonies may be kept for each additional 0.4 ha on lots greater than 0.4 ha in size.

2. All beehives and/or nucleus colonies must be registered with the apiculture registration system for British Columbia.

3. Beehives must:

    a. be located to the rear of a single family dwelling, two family dwelling or manufactured home which has a continuous fence or hedge that is 2 m in height, except as restricted by Section 9.1, running parallel to any lot line and extending at least 6 m beyond the beehive in both directions so as to facilitate an appropriate flight path for bees;

    b. have an entrance that faces away from the closest neighbouring property;

    c. not be located within 4.5 m of lot lines fronting a road; and

    d. for human protection from potential dangerous wildlife encounters, be located so that they can be seen from a safe distance from any direction which a person may approach.

4. A water supply must be provided on the property to deter bees from seeking water from off-site sources.

5. Products derived from hobby beekeeping may only be sold in accordance with Section 3.10 of this Bylaw, in addition to any applicable Provincial regulations.

3.9 Agri-Tourism Accommodation

Agri-tourism accommodation must comply with the following:

1. Agri-tourism accommodation may only permitted on lots which are 4 ha or larger and are located within the Agricultural Land Reserve.

2. Agri-tourism accommodation must comply with the Regulations of the Agricultural Land Commission.

3. A maximum of:

    a. 5 agri-tourism accommodation units may be located on lots between 4 ha and 8 ha in size;

    b. 10 agri-tourism accommodation units may be located on lots larger than 8 ha in size.

4. Bed and Breakfast units permitted elsewhere by this Bylaw, which are located on the same lot, shall be included towards the maximum number of permitted agri-tourism accommodation units.

5. Agri-tourism accommodation units may only be used and located on a lot that is classified as "farm" under the *BC Assessment Act*.

6. The total developed area for buildings, landscaping and access for the accommodation must be less than 5% of the lot.

7. No one person shall stay within an agri-tourism accommodation unit for more than 30 days in one calendar year.

3.10 Farm Retail Sales

Farm retail sales must comply with the following:

1. Farm retail sales shall not include the sale of any products other than farm products.

    a. Notwithstanding the above, for properties within the Agricultural Land Reserve, the sale of other than farm products is permitted provided that 50% of the sales area is dedicated to farm products produced either on the agricultural land or by an association to which the owner of the agricultural land belongs.

2. Farm retail sales shall not occupy a farm retail sales area of more than 300 m^2.

    a. Notwithstanding the above, for properties within the Agricultural Land Reserve, a farm retail sales area shall not be limited in size where the sales area is dedicated only to farm products produced either on the agricultural land or by an association to which the owner of the agricultural land belongs.

3. If lighting is provided to illuminate the building used for farm sales use; the outdoor storage area; or access driveways and parking areas, the lighting shall not cause undue glare to neighbouring properties or to persons travelling on adjacent public roads.

3.11 Alcohol Production Facilities

Alcohol production facilities including breweries, cideries, distilleries, meaderies and wineries must comply with the following:

1. For properties which are located within the Agricultural Land Reserve, the alcohol production facility must comply with the Regulations of the Agricultural Land Commission.

2. The alcohol production facility and the sale of alcohol must comply with the Regulations of the Liquor and Cannabis Regulation Branch.

3. The farm product that is the primary ingredient used in a fermentation process to make an alcohol product must comply with at least one of the following:

    a. at least 50% of the farm product used to make the alcohol product produced each year is harvested from the farm unit on which the alcohol production facility is located; or

    b. the property on which the alcohol production facility is located is more than 2 ha in area and at least 50% of the farm product used to make the alcohol product produced each year is:

        i. harvested from that property; or

        ii. both harvested from that property and received from a farm operation located in British Columbia that provides that farm product to the alcohol production facility under a contract having a term of at least 3 years.

4. The area of a food and beverage service lounge associated with a facility must not exceed 125 m^2 indoors and 125 m^2 outdoors.

5. Retail sales must comply with the provisions of Section 3.10 of this Bylaw.

6. Notwithstanding other provisions of this Bylaw, breweries, distilleries, and meaderies are not permitted on properties outside the Agricultural Land Reserve.

3.12 Dog Kennels

Dog kennels are permitted on properties where agricultural use is permitted and must comply with the following:

1. Dog kennels located outside the Agricultural Land Reserve shall not be permitted on lots less than 2 ha in size.

2. All kennels and pens must be sited in accordance with Section 7 of this Bylaw.

3.13 Agricultural Cannabis Production Facilities

Agricultural cannabis production facilities must comply with the following:

1. The facility must be located on lands within the Agricultural Land Reserve.

2. The total footprint of all buildings and structures used for an agricultural cannabis production facility use and all ancillary and support uses may not exceed 500 m^2 per property for buildings with a base not consisting entirely of soil.

3. Notwithstanding the above, for properties which are located within Electoral Area "D" and are at least 8 ha in size, the total footprint of all buildings and structures used for an agricultural cannabis production facility use and all ancillary and support uses may not exceed 1400 m^2 for buildings with a base not consisting entirely of soil.

4. The use must not discharge or emit: odorous, toxic or noxious matter or vapour; heat, glare or radiation; recurrently generated ground vibration; noise in excess of ambient noise at the property boundary; electrical interference; or any other health or safety hazards.

5. There is no restriction on the number of plumbing fixtures in cannabis production facilities.

6. For the purpose of this Bylaw, buildings and structures does not include production facilities which are considered a 'farm use' that may not be prohibited in accordance with the *Agricultural Land Commission Act* and Regulations.

3.14 Temporary Use Permits for Existing Cannabis Production Facilities

1. A Temporary Use Permit may be issued to legalize an existing cannabis production facility located on lands outside of the Agricultural Land Reserve in the following zones:

   a. General Commercial (C.1) zone;
   b. Highway and Tourist Commercial (C.2) zone;
   c. Neighbourhood Commercial (C.3) zone;
   d. Service Commercial (C.4) zone;
   e. Recreation Commercial (C.5) zone;
   f. Small Holding (S.H) zone;
   g. Country Residential (C.R) zone;
   h. Non-Urban (N.U) zone; and
   i. Large Holding (L.H) zone.

2. A Temporary Use Permit to legalize an existing cannabis production facility will be subject to the following:

   a. Matters the Board deems appropriate based on consideration of the criteria in Section 3.14.3 below.

b. A covenant registered as a priority charge on the property's title, pursuant to Section 219 of the *Land Title Act* to prohibit the existing cannabis production facility except in accordance with the Temporary Use Permit. The covenant must also include an agreement by the owner to indemnify and save harmless the Regional District against all costs and expenses incurred by the Regional District, in default by the owner, in converting, demolishing or removing the existing cannabis production facility, and/or legal costs incurred in pursuing such legal remedies as the Regional District sees fit.

c. A blanket statutory right-of-way registered on the property's title to grant the Regional District permission to enter onto the owner's land for the purpose of converting, demolishing or removing the existing cannabis production facility as required by this Bylaw.

d. A letter of credit must be provided to the Regional District or a deposit shall be held by the District as security for performance by the owner with respect to the removal, demolition or conversion of the existing cannabis production facility to a permitted use in the underlying zone. The amount of the letter of credit must be 1.25 times the estimated cost of the conversion, demolition or removal of the existing cannabis production facility which estimate must be obtained from a qualified building, demolition or moving contractor.

e. The use of the land and a termination date of the Permit, including early termination if Federal Government licencing is not issued, or is suspended or revoked.

3. In considering the issuance of a Temporary Use Permit to support legalization of an existing cannabis production facility, the Board will use criteria it deems reasonable which may include that:

a. the temporary use will operate at an intensity of use suitable to the surrounding area.

b. the temporary use will be compatible with regard to use, design and operation with other surrounding land uses.

c. the level of activity is appropriately serviced with water, sewerage disposal and any other servicing the Regional District deems necessary.

3.15 Limited Resource Use

A limited resource use must comply with the following:

1. Limited resource use shall not be permitted on a lot of less than 2 ha.

2. Limited resource use shall specifically exclude all manufacturing of products and any processing not mentioned below:

a. Within Electoral Areas "D", "E" and "F", limited resource use includes the following processing activities: preliminary grading, cutting or crushing of such materials to allow for shipment.

b. Within Electoral Areas "B" and "C", limited resource use excludes all processing activities.

3. For properties within the Agricultural Land Reserve, limited resource use is only permitted if it complies with the Agricultural Land Commission Regulations or unless authorized by the Agricultural Land Commission.

3.16 Intensive Resource Use

An intensive resource use must comply with the following:

1. Intensive resource use shall not be permitted on a lot less than 2 ha in size;

2. Intensive resource use may include the storage, repair or maintenance of heavy equipment of an off-site logging, mining or other resource based use provided the use is:

   a. sited on a lot which is not less than 7.2 ha;

   b. sited more than 60 m from any property boundary; and

   c. screened from any abutting public road in accordance with the requirements of Section 9.1 of this Bylaw applicable to Industrial zones.

3. Within Electoral Areas “D”, “E” and “F”, intensive resource use may utilize on or off-site logs or timbers for the manufacturing of dimension lumber, shakes, and other similar wood products provided the use:

   a. does not employ more than six persons other than members of the immediate family of the owner of the business;

   b. is sited on a lot not less than 7.2 ha in Electoral Area “F”;

   c. is sited more than 60 m from any property boundary; and

   d. is screened from any abutting public road meeting the requirements of Section 9.1 of this Bylaw applicable to Industrial zones.

4. For properties within the Agricultural Land Reserve, intensive resource use is only permitted if it complies with the Agricultural Land Commission regulations or unless authorized by the Agricultural Land Commission.

3.17 Home Occupations

Home occupation must comply with the following:

1. The home occupation is accessory to an existing residential dwelling use of the property and does not change the character of the property or have any exterior evidence of the use.

2. More than one home occupation may be undertaken on the property provided the home occupation complies with all other provisions of this Bylaw.

3. All activities associated with the use, including storage of materials, vehicles and equipment, must be completely enclosed within a dwelling or accessory building.

4. The floor space of all home occupations must not exceed:

    a. 50 m^2 in a Residential zone;
    b. 75 m^2 on lots smaller than 2 ha in a Rural zone;
    c. 100 m^2 on lots 2 ha or larger but smaller than 7.2 ha in a Rural zone;
    d. 185 m^2 on lots 2 ha or larger in Rural zones in Electoral Areas "D" and "E";
    e. 185 m^2 on lots 7.2 ha or larger in Rural zones in Electoral Areas "B", "C" and "F.

5. Within Electoral Areas "B" and "C", a home occupation shall not be permitted to be carried out, in whole or in part, within an accessory building with a gross floor area larger than 100 m^2 on lots smaller than 7.2 ha.

6. Within Electoral Areas "D", "E" and "F", there shall be no restriction on the size or number of buildings within which home occupations may be carried out provided that the total floor space used for home occupation purposes does not exceed the floor space regulations outlined in Section 3.17.4.

7. The number of on premise employees for all home occupations must not exceed:

    a. one on premise employee in a Residential zone; or

    b. two on premise employees in a Rural zone, except that four on premise employees shall be allowed in Rural zones in Electoral Area "E".

8. The use does not discharge or emit: odorous, toxic or noxious matter or vapour; heat, glare or radiation; recurrently generated ground vibration; noise in excess of ambient noise at the property boundary; electrical interference; or any other health or safety hazard.

9. The use does not generate traffic that results in the on-street parking of vehicles.

10. The use does not involve the sale of a commodity on the premises, unless it is produced on the premises.

11. The use does not include auto body and paint shops, automobile sales, vehicle wrecking yards, and heavy equipment sales, service and repair.

12. The use does not include community care facilities licenced pursuant to the *Community Care and Assisted Living Act*.

13. The use is operated on a full time basis, by at least one of the persons designated on the records of the Land Title Office as the registered owner of the property or, in the case of a rental premises or properties owned by corporations, societies or otherwise, by persons permanently residing on the property.

3.18 Day Cares and Group Homes

Major or minor day cares or group homes must comply with the following:

1. The use and the number or type of persons who may be cared for within the facility must be carried out pursuant to the provisions of the *Community Care and Assisted Living Act*.

2. For properties within the Agricultural Land Reserve, the use and the number or type of persons who may be cared for within the facility must comply with the Agricultural Land Commission Regulations or be authorised by the Agricultural Land Commission.

3. In Residential zones:

   a. minor day cares and minor group homes must be contained wholly within a single family dwelling located on the subject property; and

   b. minor day cares must be restricted to operating weekdays for a maximum period of 13 hours per day, between the hours of 6:30 am and 7:30 pm.

4. In Rural zones:

   a. minor group homes must be wholly contained within a single family dwelling located on the subject property; and

   b. minor day cares must be wholly contained within a single family dwelling located on the subject property, or within an accessory residential building.

5. The use is operated on a full time basis, by at least one of the persons designated on the records of the Land Title Office as the registered owner of the property or, in the case of a rental premises or properties owned by corporations, society or otherwise, by persons permanently residing on the property.

6. In Rural and Residential zones, the number of staff members that are employed to provide minor day care or minor group homes must not exceed one person. For the purposes of this section, staff members must not include the property owners or other persons residing in the residence.

3.19 Bed and Breakfasts

A bed and breakfast must comply with the following:

1. A bed and breakfast must be contained wholly within a single family dwelling.

2. The single family dwelling within which the use is carried on and the lot upon which the single family dwelling is located must be occupied by at least one of the persons designated on the records of the Land Title Office as the registered owner of the lot and dwelling unit.

3. The number of bedrooms for a bed and breakfast shall be subject to the following:

   a. No more than two bedrooms shall be permitted on lots smaller than 0.1 ha in area;

   b. No more than three bedrooms shall be permitted on lots ranging in area from 0.1 ha to 0.99 ha;

   c. No more than five bedrooms shall be permitted on lots 1 ha or larger in area.

4. Bedrooms used or reserved for bed and breakfast shall have a floor area of not less than 7.5 m^2 excluding closet areas and the minimum horizontal dimension for any such bedroom must be 2.5 m.

3.20 Boarding Houses

A boarding house must comply with the following:

1. A boarding house use must be contained wholly within a single family dwelling.

2. A boarding house use shall not be permitted on lots smaller than 1 ha where the lot is serviced with on-site septic tank effluent disposal systems.

3. The single family dwelling must not contain more than five sleeping units.

4. Meals shall not be prepared within the sleeping units.

5. There shall be no indication, from the outside, that the dwelling unit is being used for boarding house purposes.

6. For properties within the Agricultural Land Reserve, a boarding house use is not permitted unless authorized by the Agricultural Land Commission.

3.21 Manufactured Homes

1. Within Electoral Areas "B" and "C", the installation of a manufactured home as a dwelling must comply with the following:

    a. Where the manufactured home is installed on a property which is zoned Country Residential (C.R), Non-Urban (N.U) or Large Holding (L.H), the property must be least 1 ha or larger.

    b. The manufactured home must be CSA Z240-92MH Series Standard.

2. Within Electoral Areas "D", "E" and "F", the installation of a manufactured home as a dwelling must comply with the following:

    a. The manufactured home conforming with the CSA Z240-92MH Series Standard; or

    b. The owner providing the Regional District Building Department with the following reports and plan confirming that the manufactured home substantially complies with or is equivalent to following codes or standards:

        i. A report from a Registered Professional which states that the manufactured home substantially complies with the current structural design requirements of the BC Building Code.

        ii. A report from a licensed tradesperson or the Electrical Safety Officer which states that the manufactured home substantially complies with the Canadian Electrical Code.

        iii. A report from a licensed tradesperson or the Gas Safety Officer which states that the manufactured home substantially complies with the Natural Gas and Propane Installation Code.

iv. A floor plan showing room and building egress, electrical smoke alarm(s) installation and solid fuel burning appliance(s) installation to substantially comply with the BC Building Code.

3.22 Temporary Residence During the Period of Construction of a New Residence

A temporary residential use for the purpose of providing a residence during the period of constructing a new residence must comply with the following:

1. No more than one temporary residence shall be permitted on a property and the property must not be smaller than 0.4 ha.

2. A temporary residence may include an existing legally constructed dwelling or a new or existing manufactured home or modular manufactured home.

3. A temporary residence shall not be permitted on lots containing a secondary dwelling.

4. The temporary residence must be removed from the owner's land within 90 days of issuance of a provisional occupancy permit of the new residence except that a temporary residence which is an existing legally constructed dwelling may be converted to an accessory building permitted within the applicable zone within 90 days of issuance of a provisional occupancy permit subject to compliance with all other regulations of the applicable zone with respect to density and the siting, size and dimensions of the building.

5. For properties within the Agricultural Land Reserve, a temporary residence shall not be permitted unless authorized by the Agricultural Land Commission.

6. For the purposes of this section, "period of construction" shall mean the period of time commencing when a Building Permit is issued for the new residence and ending either one year from the date of issuance of the permit or within 90 days of the date of issuance of a provisional occupancy permit, whichever occurs first.

7. Prior to issuance of a Building Permit which authorizes a temporary residential use as outlined above the following must be provided:

    a. A covenant registered as a priority charge on the property's title, pursuant to Section 219 of the *Land Title Act* to permit the temporary residence during the period of construction and to prohibit the temporary residential use from continuing after the period of construction ends. The covenant must also include an agreement by the owner to indemnify and save harmless the Regional District against all costs and expenses incurred by the Regional District, in default by the owner, in the conversion, demolition, or removal of the temporary residence, and/or legal costs incurred in pursuing such legal remedies as the Regional District sees fit.

    b. A blanket statutory right-of-way registered on the property's title to grant the Regional District permission to enter onto the owner's land for the purpose of converting, demolishing, or removing the temporary residence in the event that the owner does not comply with converting, demolishing, or removing the temporary residence as required by this Bylaw.

c. A letter of credit must be provided to the Regional District or a deposit shall be held by the District as security for performance by the owner with respect to the conversion, demolition or removal of the temporary residence. The amount of the letter of credit must be 1.25 times the estimated cost of conversion, demolition, or removal of the temporary residence, which estimate must be obtained from a qualified building, demolition, or moving contractor.

3.23 Single Family Dwellings in the Agricultural Land Reserve

1. For properties that are located within the Agricultural Land Reserve the floor area of a single family dwelling must not exceed 500 m^2 as specified in the total floor area provisions of the *Agricultural Land Commission Act* and Regulations unless authorized by the Agricultural Land Commission.

3.24 Secondary Suites

1. ***For properties that are not within the Residential Small-Scale , Multi-Unit Housing (R.8) zone,*** Secondary suites ~~on lots that are 0.4 ha and larger~~ must comply with the following:

   a. Secondary suites must be located in a single family dwelling.

   b. No more than one secondary suite shall be permitted within a single family dwelling.

   c. The degree of attachment of a secondary suite must comply with the provisions of this Bylaw.

   d. No more than one secondary suite shall be permitted per lot.

   e. Secondary suites must be located on property which is a single real estate entity. No strata titling will be permitted.

   f. For properties that are located within the Agricultural Land Reserve, the floor area of a single family dwelling with suite must not exceed 500 m^2 as specified in the total floor area provisions of the *Agricultural Land Commission Act* and Regulations unless authorized by the Agricultural Land Commission.

~~2. Secondary suites on lots that are less than 0.4 ha must comply with the following:~~

   ~~a. The single family dwelling which contains the secondary suite must be connected to community water and community sewer systems.~~

   ~~b. The maximum floor area of a secondary suite must not exceed 90 m^2.~~

   ~~c. The secondary suite must comply with Section 3.24.1 above.~~

3.25 Secondary Dwellings

1. Secondary dwellings on lots that are 1 ha and larger must comply with the following:

   a. No more than one secondary dwelling shall be permitted per lot.

b. Secondary dwellings shall not be permitted on lots containing a temporary residence.

c. For properties that are located within the Agricultural Land Reserve:

i. And are 40 ha or less, the floor area of a secondary dwelling must not exceed 90 m^2 as specified in the total floor area provisions of the Agricultural Land Commission Regulations;

ii. And are larger than 40 ha, the floor area of a secondary dwelling must not exceed 186 m^2 as specified in the total floor area provisions of the Agricultural Land Commission Regulations;

iii. Any portion of the building used for the accessory residential or agricultural use and located below the secondary dwelling may be excluded from the calculation of the gross floor area provided it complies with provisions of the Agricultural Land Commission Regulations.

d. For properties that are located outside the Agricultural Land Reserve:

i. The gross floor area of a secondary dwelling must not exceed 186 m^2.

ii. Any portion of the building used for the accessory residential or agricultural use and located below or beside the secondary dwelling may be excluded from the calculation of the gross floor area.

iii. Secondary dwellings may be located above or beside (attached to) an accessory residential or agricultural use subject to the following:

i. No plumbing fixtures may be located within the portion of the building used for an accessory residential or agricultural use.

ii. No portion of the building used for accessory residential or agricultural use may be partitioned into rooms.

iii. The degree of attachment of the secondary dwelling must comply with the provisions of this Bylaw.

e. Secondary dwellings must be located on property which is a single real estate entity. No strata titling will be permitted.

2. Secondary dwellings on lots that are less than 1 ha must ***be connected to community water and community sewer systems*** ~~comply with Section 3.25.1 above and the following~~:

~~a. The single family dwelling and secondary dwelling must be connected to community water and community sewer systems.~~

~~b. The gross floor area of a secondary dwelling must not exceed 90 m^2.~~

~~c. The secondary dwelling must not be a manufactured home.~~

~~d. Maximum height of secondary dwellings must not exceed 5 m.~~

~~e. Notwithstanding the setback requirements cited elsewhere in this Bylaw, a secondary dwelling shall be sited not less than:~~

~~i. 12 m from any front lot line;~~
~~ii. 4.5 m from any exterior side lot line;~~
~~iii. 2 m from any interior side lot line;~~
~~iv. 3 m from any rear lot line; and~~
~~v. 3 m from any other building or structure.~~

~~f. Useable open space must be provided on the lot for each dwelling unit based on the following ratio:~~

~~i. Minimum 45 m^2 for each three bedroom or larger unit;~~
~~ii. Minimum 35 m^2 for each two bedroom unit; and~~
~~iii. Minimum 25 m^2 for each one bedroom unit or studio unit.~~

3.26 Two Family Dwellings

1. Two family dwellings on lots that are 1 ha and larger must comply with the following:

   a. No more than one two family dwelling shall be permitted per lot.

   b. The degree of attachment of a two family dwelling must comply with the provisions of this Bylaw.

   c. For properties that are located within the Agricultural Land Reserve, two family dwellings are not permitted unless authorized by the Agricultural Land Commission.

2. Two family dwellings on lots that are less than 1 ha ~~must comply with Section 3.26.1 above and~~ must be connected to community water and community sewer systems.

3.27 Dwellings in Commercial, Industrial and Comprehensive Development Zones

A dwelling unit for the use of the owner, operator, or employee of the principal and permitted use must comply with the following:

1. The number of dwellings is limited to one per property.

2. The dwelling must be located either at the second storey level or behind the building(s) used for the principal use.

3. The dwelling may be attached or detached from the building(s) used for the principal use.

3.28 Unenclosed Parking and Storage

Unenclosed parking and storage use must comply with the following:

1. For properties zoned Residential Single Family (R.1), Residential Two Family (R.2), Residential Multi-Family (R.3), Residential Manufactured Home Subdivision (R.4), Residential Manufactured Home Community (R.5), Seasonal Single Family Dwelling

(R.6), ***Residential Small-Scale, Multi-Unit Housing (R.8)*** and Small Holding (S.H) no person at any time shall park or store any commercial vehicle, truck, bus, recreational vehicle, tow truck (or parts of any of the above) or any equipment or building material except:

a. one truck or commercial vehicle not exceeding 6,350 kg G.V.W. rated capacity;

b. one recreational vehicle not exceeding a length of 10 m;

c. trucks or equipment required for construction, repair, servicing, or maintenance of the premises when parking during normal working hours;

d. one boat or vessel not exceeding a length of 10 m;

e. building materials when the owner, lessee, or occupier of the premises is in possession of a valid Building Permit for a building on the same premises.

2. For properties zoned Country Residential (C.R), Non-Urban (N.U) and Large Holding (L.H), no person shall park or store any unlicensed or wrecked vehicle or parts thereof on a lot unless said vehicle or part is completely enclosed within a building. The vehicle(s) or part(s) must be for the personal use of the owner only or be part of a home occupation use.

3. For properties zoned Residential Dwelling and Recreational Vehicle (R.7), no person shall park or store any commercial vehicle, truck, bus, tow truck (or parts of any of the above) or any equipment or building material in a Residential zone except:

a. one recreational vehicle, unrestricted in size;

b. trucks or equipment required for construction, repair, servicing, or maintenance of the premises when parking during normal working hours;

c. one boat or vessel not exceeding a length of 10 m;

d. building materials when the owner, lessee, or occupier of the premises is in possession of a valid Building Permit for a building on the same premises.

3.29 Modular Storage Containers

Modular storage containers must comply with the following:

1. Modular storage containers are not permitted on lots less than 1 ha.

2. Containers must not be stacked vertically and must not exceed a height of 4.5 m.

3. Containers must not be used for fencing, screening or signage.

4. Containers must be screened in accordance with the provisions of Section 9.1 of this Bylaw.

5. Containers must be setback in accordance with the provisions of this Bylaw except that containers must be setback at least 15 m from all lot lines in any Rural zone.

6. Containers must not be used for the storage of explosives, gasoline, propane, or any flammable, combustible liquid or compressed gas, and including any equipment or vehicles containing these.

7. Notwithstanding Sections 3.29.1, 3.29.4 and 3.29.5 above, one storage container may be used for temporary storage:

   a. during the period of construction in any zone, provided that a valid Building Permit has been issued authorizing construction of a building or structure. The storage container must be removed upon completion of the construction but in no case may be used for more than one year from its placement. For the purpose of this section, construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied, or expiry of the Building Permit; or

   b. for a period not exceeding 30 days for the purpose of loading or unloading goods related to the relocation of a dwelling or business.

3.30 Outdoor Storage

1. Outdoor storage shall not be permitted in a required front yard, nor in any required yard which abuts a lot in a Residential zone, or is separated by a road or main thoroughfare.

4.1 Siting, Size, and Dimensions of Buildings and Structures

1. The construction, reconstruction, alteration, moving, or extension of buildings and structures within any zone shall be in conformity with the regulations for the siting, size, and dimensions of buildings and structures specified in this Bylaw.

4.2 Lot Area for Civic and Public Service Uses

Notwithstanding the provisions of this Bylaw:

1. Lots that are proposed to be used or subdivided for a civic use must have an area of not less than:

    a. 1100 m^2 where the lot is serviced with community water and community sewer systems.

    b. 1 ha where the lot is serviced with an on-site septic tank effluent disposal system.

2. There shall be no minimum lot area requirement for a park and playground use.

3. Lots that are proposed to be used or subdivided for a public service use must have an area of not less than:

    a. 200 m^2 provided that there is no sewage generated from the proposed use.

    b. 1100 m^2 where the lot is serviced with community water and community sewer systems.

    c. 1 ha where the lot is serviced with an on-site septic tank effluent disposal system.

4.3 Height Exceptions

Notwithstanding the provisions of this Bylaw:

1. the following structures or projections are not limited in height:

    a. radio and television antennas;
    b. spires, belfries, or domes associated with places of worship;
    c. fire and hose towers.

2. The following projections may exceed the height of buildings and structures by no more than 2.5 m:

    a. elevator shafts;
    b. stair towers;
    c. chimneys and smoke stacks;
    d. roof top mechanical works.

4.4 Setback Exceptions

1. The following projections attached to a building or structure may exceed the setback provisions in this bylaw:

a. Chimneys, cornices, built in hutches, gutters, pilasters, belt courses, bay windows or ornamental features may extend into a setback by not more than 0.6 m.

b. Steps, decks, eaves, sunlight control projections, canopies, balconies, covered decks or open porches may extend into a setback by not more than 1 m.

2. The interior side and rear lot line setback provisions cited elsewhere in this Bylaw do not apply to a building or structure that:

a. is less than 10 m^2;
b. is no more than 2.5 m in height;
c. does not shed water directly onto any adjacent property.

3. An underground structure may be sited in any portion of a lot provided that the top surface of such structure shall at no point extend above the average finished ground elevation.

5.1 Subdivision in the Agricultural Land Reserve

1. The subdivision of properties within the Agricultural Land Reserve must be authorized by the Agricultural Land Commission.

5.2 Lot Severance Subdivisions

Notwithstanding the provisions of this Bylaw:

1. Any property may be subdivided to establish a legal boundary along the boundaries of the Shuswap River subject to the following:

    a. The property is physically severed by the Shuswap River.

    b. The subdivision does not create any lots smaller than 0.4 ha.

2. Any property may be subdivided to establish a legal boundary along the frontage of a public road subject to the following:

    a. The property is physically severed by an existing public road constructed to the standards of the authority having jurisdiction.

    b. The subdivision does not create any lots smaller than 0.4 ha.

5.3 Subdivision for an Owner or Relative

Notwithstanding the provisions of this Bylaw:

1. Any property located outside of the Agricultural Land Reserve may be subdivided to create a lot which is smaller than required in the Country Residential (C.R), Non-Urban (N.U) and Large Holding (L.H) zones subject to the following:

    a. The subdivision meets the requirements of Section 514 of the *Local Government Act*.

    b. No lot created is less than 1.0 ha.

    c. In the Country Residential (C.R) and Non-Urban (N.U) zones, the remainder lot must meet the minimum lot area requirement of the relevant zone.

    d. In the Large Holding (L.H) zone the remainder lot must not be less than 7.2 ha.

5.4 Lot Area Averaging

Notwithstanding the provisions of this Bylaw:

1. Any property may be subdivided to create lots smaller than required in the Country Residential (C.R), Non-Urban (N.U) and Large Holding (L.H) zones subject to the following:

a. The number of lots created is not greater than the number of lots that could have been subdivided in compliance with the minimum lot area requirements of the applicable zone.

b. The minimum lot area is not less than:

i. 1.0 ha in the Country Residential (C.R) zone;
ii. 2.0 ha in the Non-Urban (N.U) zone;
iii. 7.2 ha in the Large Holding (L.H) zone.

c. The maximum lot area is not greater than 1.5 times the minimum lot area requirement of the applicable zone.

5.5 Boundary Adjustment Subdivisions

Notwithstanding the provisions of this Bylaw:

1. Minimum lot area and lot frontage requirements of this Bylaw do not apply to boundary adjustment subdivisions between two or more existing lots subject to the following:

a. There is no increase in the number of lots.

b. No lot is enlarged to a size permitting further subdivision under the existing zoning.

c. No lot that complies with the minimum lot area requirement is reduced to a size that does not comply.

d. No lot that is greater than 1 ha in size is reduced to a size that is less than 1 ha where it is serviced by an on-site sewage disposal system.

e. The subdivision complies with the permitted use, number of buildings per lot, and lot coverage provisions of this Bylaw.

f. The subdivision complies with the lot frontage requirements of this Bylaw, unless otherwise waived by the Regional District.

g. Where a property is located within the Agricultural Land Reserve, the Provincial Approving Officer has approved the subdivision plan in accordance with the Agricultural Land Commission Regulations or the subdivision has been authorized by the Agricultural Land Commission.

5.6 Building Sites and Private Access Driveways

1. All lots created within a Rural zone must have a building site area which complies with the following:

a. The building site must have a contiguous area of at least 2,000 m^2.

b. The building site must be less than 30% natural slope.

c. The building site must be accessible from a public road in accordance with the provisions of Section 5.6.2 below.

2. All lots created within a Rural zone must have a private access driveway which complies with the following:

    a. Private access driveways must be as close to right angles as practicable to the finished road surface for a minimum distance of 6 m.

    b. Private access driveways must have a minimum width of 5.5 m for the distance specified above and 4 m minimum width thereafter.

    c. Private access driveways must have a maximum slope of 2% from the ditch line for a minimum distance of 10 m and a maximum slope of 15% thereafter.

    d. Private access driveways must be wholly contained within the property being created.

5.7 Minimum Frontage

1. This Bylaw exempts all newly created parcels from the statutory 10% of the frontage perimeter requirement of the *Local Government Act*, provided the minimum frontage identified in the zone is satisfied.

2. Notwithstanding the above, there shall be no minimum lot frontage required for lots created for public parks and playgrounds.

3. An owner may seek an exemption from this Bylaw's requirement for minimum frontage from the Board.

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6.1 Floodplain Management Regulations

Flood construction levels and floodplain setbacks of buildings and structures for all development must conform with the following:

1. The following land is designated as floodplain:

    a. Land shown as Floodplain on Provincial Floodplain Maps.

    b. Land lower than the flood construction levels specified in Section 6.1.2 of this Bylaw.

    c. Land within the floodplain setbacks specified in Section 6.1.4 of this Bylaw.

2. The following elevations are specified as flood construction levels, except that where more than one flood construction level is applicable, the higher elevation shall be the flood construction level:

    a. the flood construction levels for a specific property, as determined by interpolation from those flood construction levels shown on Provincial Floodplain Maps;

    b. 351.1 m G.S.C. datum for land adjacent to Mara Lake;

    c. 393.2 m G.S.C. datum for land adjacent to Kalamalka Lake;

    d. 604.72 m G.S.C. datum for land adjacent to Sugar Lake;

    e. 3 m above the natural boundary of Mabel Lake;

    f. 3 m above the Shuswap River between Shuswap Falls and Sugar Lake;

    g. 1.5 m above the natural boundary of any other watercourse, lake, marsh, or pond.

3. Notwithstanding Section 6.1.2 above, the following types of development are exempt from the flood construction level requirements of this bylaw:

    a. A renovation of an existing building or structure that does not involve an addition thereto;

    b. That portion of a building or structure to be used as a carport, garage or entrance foyer;

    c. Farm buildings other than dwelling units and closed-sided livestock housing;

    d. Hot water tanks and furnaces behind standard dykes;

    e. Closed-sided livestock housing behind standard dykes;

    f. Heavy industry behind standard dykes;

    g. On-loading and off-loading facilities associated with water-oriented industry and portable sawmills;

h. Closed-sided livestock housing not behind standard dykes provided that they are located within the underside of a wooden floor system or the top of the pad (or in the case of a manufactured home, the top of pad or the ground surface on which it is located) no lower than 1 m above the natural ground elevation taken at any point on the perimeter of the building, or no lower than the flood construction levels specified herein whichever is the lesser;

i. Industrial uses, other than main electrical switchgear, provided that they are located within the underside of a wooden floor system or the top of the pad (or in the case of a manufactured home, the top of pad or the ground surface on which it is located) no lower than 1 m above the natural ground elevation taken at any point on the perimeter of the building, or no lower than the flood construction levels specified herein minus freeboard. Main electrical switchgear must be no lower than the flood construction level.

4. The following distances are specified as floodplain setbacks, except that where more than one floodplain setback is applicable, the greater distance shall be the floodplain setback:

   a. 30 m from the natural boundary of Ashton Creek, Bessette Creek, Cherry Creek, Duteau Creek, Ferry Creek, Kettle River, Kingfisher Creek, Monashee Creek, Shuswap River, Tsuius Creek and Wap Creek;

   b. 15 m from the natural boundary of any other watercourse, lake, marsh, or pond;

   c. 15 m from any standard dyke right-of-way, or structure for flood protection or seepage control;

   d. 15 m from the 601.72 m G.S.C. datum contour adjacent to Sugar Lake.

5. The underside of any floor system, or the top of any pad supporting any space or room, including a manufactured home or modular manufactured home, that is used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater must be above the flood construction level specified in Section 6.1.2 above.

6. Any landfill required to support a floor system or pad must not extend within any setback from a watercourse or body of water specified in this Bylaw.

7. Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the Flood Construction Level. Where landfill is used, the face of the landfill slope shall be protected against erosion from flood flows, wave action, ice, and other debris.

8. The flood level or flood construction level for any watercourse identified in Sections 6.1.2 and 6.1.4 above shall be taken perpendicular to the natural boundary of the watercourse at its highest perpendicular point.

9. The Building Inspector, or such person appointed by the Board of the Regional District may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the floodplain construction levels and setbacks specified in Sections 6.1.2 and 6.1.4 of this Bylaw.

10. Pursuant to Section 524(7) of the *Local Government Act*, the Regional District of North Okanagan may grant exemptions from the application of floodplain setbacks and flood construction levels provided that:

    a. The property owner submits a written request for an exemption to the Regional District of North Okanagan Board of Directors; and

    b. The exemption is consistent with the Provincial Guidelines; or

    c. A professional engineer or geoscientist, or other prescribed person, certifies that the property can be safely used for the intended use.

6.2 RIPARIAN AREAS PROTECTION REGULATIONS

Riparian assessment area setbacks for all development must conform with the following:

1. Development may not occur within the riparian assessment area unless a lesser setback is determined by an assessment completed by a Qualified Environmental Professional under the Riparian Areas Protection Regulation or an approval is granted under the Riparian Areas Protection Regulation by the applicable provincial agency except subdivisions which comply with the following:

    a. No modifications are proposed within the riparian assessment area;

    b. It has been deemed that a sufficient building envelope, suitable building site and sewage disposal area can be provided; and

    c. A covenant registered as a priority charge on the property's title, pursuant to Section 219 of the *Land Title Act* has been registered on the title of the property prohibiting development within the riparian assessment area.

7.1 AGRICULTURAL SETBACKS IN RURAL ZONES

1. Principal farm buildings, structures and areas must have a setback of not less than the following distances:

Setbacks:	**Apiculture** (hives, honeyhouses & shelters)	**Greenhouse, Nursery, Specialty Wood, & Turf Crops** (greenhouses, boiler rooms, header houses, machine storage & crop storage)	**Dog Kennels, Livestock, Poultry, Game, & Fur, Agricultural Cannabis** (barns, brooder houses, confined livestock areas, agricultural cannabis production facilities, fur farming sheds, hatcheries, kennels, livestock shelters, milking facilities, indoor and outdoor riding arenas & stables)	**Mushrooms** (mushroom barns)	**Tree, Vine, Field, & Forage Crops** (alcohol production facilities, crop storage, direct farm marketing, granaries, on-farm processing & on-farm product preparation)
From Residential zones	15 m	15 m for boilers & walls w/fans otherwise 7.5 m	30 m (30 m for indoor and outdoor riding arenas)	30 m	15 m for boilers & walls w/fans otherwise 7.5 m
From Other Than Residential zones					
Exterior side & Front	7.5 m	7.5 m	30 m (15 m for indoor and outdoor riding arenas)	15 m	7.5 m
Interior side & Rear	7.5 m	4.5 m	30 m (15 m for indoor and outdoor riding arenas)	7.5 m	4.5 m
All lot lines	–	15 m for boilers & walls w/fans	–	15 m for boilers & walls w/fans	15 m for boilers & walls w/fans

2. Accessory farm buildings, structures and areas must have a setback of not less than the following distances from lot lines adjacent to Residential zones:

Setbacks From Residential zones	Apiculture	Greenhouse, Nursery, Specialty Wood, & Turf Crops	Livestock, Poultry, Game, & Fur	Mushrooms	Tree, Vine, Field, & Forage Crops
agricultural waste storage facility		30 m	30 m	30 m	30 m
confined livestock area			30 m		
compost storage		30 m	30 m	30 m	30 m
incinerator			30 m		
on-farm composting		30 m	30 m	30 m	30 m
on-farm soilless medium production		30 m	30 m		30 m
retention pond		30 m	30 m	30 m	30 m
silo			30 m		
solid agricultural waste field storage		30 m	30 m	30 m	30 m
chemical storage	15 m	15 m	15 m	15 m	15 m
composting materials (non-manures storage)		15 m	15 m	15 m	15 m
generator shed		15 m			
detention pond		7.5 m	7.5 m	7.5 m	7.5 m
farm retail sales	7.5 m	7.5 m	7.5 m		7.5 m
grain & hay storage			7.5 m		
machine storage	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
on-farm processing		7.5 m	7.5 m	7.5 m	
on-farm product preparation		7.5 m	7.5 m	7.5 m	
silage storage in plastic bags			7.5m		
soilless medium storage		7.5 m	7.5 m		7.5 m
straw storage (non-composting material)			7.5 m		7.5 m
woodwaste storage		7.5 m	7.5 m		7.5 m

3. Accessory farm buildings, structures and areas must have a setback of not less than the following distances from lot lines adjacent to other than Residential zones:

Setbacks From Other Than Residential zones	Apiculture	Greenhouse, Nursery, Specialty Wood, & Turf Crops	Livestock, Poultry, Game, & Fur	Mushrooms	Tree, Vine, Field, & Forage Crops
Exterior Side & Front					
detention pond		7.5 m	7.5 m	7.5 m	7.5 m
direct farm marketing	7.5 m	7.5 m	7.5 m		7.5 m
grain & hay storage			7.5 m		
silage storage in plastic bags			7.5 m		
straw storage (non-composting material)			7.5 m		7.5 m
Interior Side & Rear					
detention pond		4.5 m	4.5 m	4.5 m	4.5 m
direct farm marketing	4.5 m	4.5 m	4.5 m		4.5 m
grain & hay storage			4.5 m		
silage storage in plastic bags			4.5 m		
straw storage (non-composting material)			4.5 m		4.5 m
All lot lines					
compost storage		30 m	30 m	30 m	30 m
incinerator			30 m		
on-farm composting		30 m	30 m	30 m	30 m
silo			30 m		
solid agricultural waste field storage		30 m	30 m	30 m	30 m
agricultural waste storage facility		30 m	30 m	30 m	30 m
confined livestock area			30 m		
retention pond		30 m	30 m	30 m	30 m
composting material (non-manures storage)		15 m	15 m	15 m	15 m
generator shed		15 m			
on-farm soilless medium production		15 m	15 m		15 m
chemical storage	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
detention pond		7.5 m			
on-farm processing		7.5 m	7.5 m	7.5 m	
on-farm product preparation		7.5 m	7.5 m	7.5 m	7.5 m
soilless medium storage		7.5 m	7.5 m		7.5 m
woodwaste storage		7.5 m	7.5 m		7.5 m
machine storage	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m

4. Farm buildings and facilities must have a setback from watercourses of not less than the following distances*[ae]:

Watercourse Type	Category 1**	Category 2**	Category 3***	Category 4***
	• Confined Livestock Area > 10 agricultural units • Feeding area • Solid Agricultural Waste Field Storage with >2 weeks storage time	• Agricultural Waste Storage Facility • Chemical, compost, and woodwaste storage • Confined livestock area < 10m agricultural units • Incinerator • Mushroom barn • On-farm composting • On-farm soilless medium production and storage • Silo • Petroleum Storage	• Agricultural Cannabis Production Facility Brooder house • Hatchery • Fur farming shed • Livestock barn • Livestock Shelter • Milking facility • Stable	• Boiler Room • Cidery • Cold Frame • Crop Storage • Detention Pond • Direct Farm Marketing • Granary • Greenhouse • Machinery Storage • On Farm Processing • On Farm Product Preparation • Retention Pond • Impervious Surfaces
Natural Streams	30m	15m	15m	15m
Channelized Streams	30m	15m	15m	2 X channel width [b] Minimum 10m Maximum 15m
Constructed Channels and Ditches [d]	30m	15m	5m[c]	5m[c]

* Section 6 of this Bylaw may require larger setbacks in some instances and will then override the setback standards shown here.
** Categories 1 and 2 are set by the applicable Provincial Acts and Regulations.
*** Unless a lesser setback is determined by an assessment completed by a Qualified Environmental Professional and in accordance with Floodplain regulations.
[a] Setback distances are measured horizontally from the watercourse top of bank to the outside of the foundation wall.
[b] Channel width is determined from the top of bank to top of bank.
[c] The minimum building setback distance from a constructed channel or constructed ditch which the province is responsible for maintaining is 7 m.
[d] There is no differentiation between constructed channels and constructed ditches for the purposes of building setbacks, only for drainage maintenance purposes.
[e] The setback from a domestic water intake for uses noted within this table is 30 m.

8.1 PARKING REGULATIONS

Parking spaces must be provided for all uses, buildings and structures in accordance with the following and other applicable provisions of this Bylaw:

1. The size of all parking spaces must be at least 6 m in length, 2.8 m in width, and 2.2 m in height except that:

    a. in Industrial zones, Commercial zones and the Residential Multi-Family (R.3) zone, 25% of the total number of required parking spaces may be made up of small car parking spaces that must be at least 5.2 m in length, 2.3 m in width, and 2.2 m in height. All small car parking areas must be identified by a sign indicating "Small Car Parking Only".

2. Ingress and egress to and from all parking spaces shall be by means of unobstructed aisles of not less than:

    a. 8 m for two way aisles that provide access to parking spaces and one way aisles that provide access to parking spaces with angles between 61°-90°;

    b. 6 m for one way aisles that provide access to parking spaces with angles between 46°-60° and for two-way aisles with no parking on either side;

    c. 4 m for one way aisles that provide access to parking spaces with angles up to 45°;

    d. 3 m for one-way aisles with no parking on either side.

3. The layout of all parking areas must be designed as follows:

    a. Where more than 4 parking spaces are provided, vehicles cannot back out onto a road.

    b. Two parking spaces may be configured end-to-end in all Residential zones provided both parking spaces are clearly allocated to a specific dwelling unit and are located immediately beside, in front, or to the rear of the dwelling unit to which they have been allocated.

4. Every parking area must:

    a. be curbed with raised asphalt or concrete to prevent vehicles from travelling beyond the boundaries of the parking area;

    b. be graded to provide an even surface;

    c. be drained so that no surface water:

        i. accumulates thereon;
        ii. runs off onto any sidewalk; or
        iii. runs off onto any road if the area is not paved;

    d. be surfaced with asphalt having a minimum thickness of 6 cm or reinforced concrete having a minimum thickness of 10 cm;

e. Notwithstanding Sections 8.1.4.a and 8.1.4.d, parking spaces may be surfaced with gravel and without curbs within the Residential, Rural and Special Use zones provided that:

i. the parking area is kept free of weeds and is treated to suppress dust; and

ii. no more than three parking spaces are required for the use in a Residential zone.

5. Any lighting used to illuminate any parking area must be so arranged that all direct rays of light are reflected upon the parking area and not on any adjoining business, residence or property, and be designed to prevent light from spilling into the sky.

6. Where a use requires parking, the parking spaces must be provided on the same lot.

7. In Residential and Rural zones, all parking related to minor day cares, minor group homes and home occupation uses shall not be permitted within a required front lot line setback.

8. In Multi-Family Residential zones, parking spaces must not be located closer than 1.5 m to a residential building, and not more than 30 m from an entrance to a residential building.

9. In Commercial zones, parking spaces must not be located closer than 1.5 m to a residential or commercial building, and not more than 90 m from an entrance to a residential or commercial building.

10. All parking lots for more than ten vehicles, other than for gasoline service stations, must have directional signs.

11. When a lot is used for the purposes outlined in the following table, the minimum number of parking spaces provided must be as follows:

Uses	Minimum Number of Parking Spaces Required
Dwelling Units	
1 - 4 Family Dwellings including Manufactured and Modular Homes	~~2~~ ***1.5*** per dwelling unit
Multi Family Dwellings	1.25 per dwelling unit
Secondary Dwellings and Secondary Suites	1 per dwelling unit up to 90 m^2 ~~2~~ ***1.5*** per dwelling unit larger than 90 m^2
Residential/Rural Uses	
Farm Retail Sales	Greater of 5.0 spaces per 100 m^2 gross floor area or 4 spaces
Alcohol Production Facilities	4.4 spaces per 100 m^2 gross floor area used for alcohol tasting and sales including indoor/outdoor lounges
Bed & Breakfast	1 per sleeping unit
Agri-Tourism Accommodation	1 per sleeping unit
Cannabis Production Facilities, Agricultural	Greater of 2 spaces or 0.5 spaces per 100 m^2 gross floor area

Minor Day Cares and Minor Group Homes	1 per 3 persons licenced to receive care plus 1 per on premise employee
Boarding House	1 per sleeping unit
Kennels	3 spaces per 100 m^2 gross floor area
Home Occupations	1 per 50 m^2
Nurseries/Greenhouses	1 per 15 m^2 gross floor area retail sales building
Institutional Uses	
Clubs, Lodges and Halls	1 per 4 occupant capacity
College	Greater of 1 per employee and 1 per 5 students or 2 spaces per 100 m^2 gross floor area
Place of Worship	1 per 2 occupant capacity
Nursing Care Home	1 per 3 beds capacity
Hospital	1.8 per beds capacity
School, Elementary	Greater of 1 per employee or 1 spaces per 100 m^2 gross floor area
School, Secondary	Greater of 1 per employee plus 1 per 10 students or 1.5 spaces per 100 m^2 gross floor area
Police Office	4 spaces per 100 m^2 gross floor area
Pool, Swimming	1 per 4 m^2 pool water surface
Post Office	Greater of 2 spaces or 0.5 spaces per 100 m^2 gross floor area
Prison	1 space per 2 inmates capacity
Recreation Centre	1 per 10 m^2 of ice area and 1 per 4 m^2 of pool surface and 1 per 4 player capacity for other sports
Commercial/Industrial Uses	
Animal Clinics	Greater of 1 per 2 employees and 3 per veterinarian or 3 spaces per 100 m^2 gross floor area
Major Day Cares and Major Group Homes	1 per 3 persons in care plus 1 per employee
Auction	1 per 10 m^2 auction floor
Auto Repair	1.5 per service bay
Financial Institutions and Services	1 per 20 m^2 gross floor area
Drop Off Car Wash	1 per bay plus 4 spaces
Billiard Hall	2 per table
Boat and Recreation Vehicle Sales	1 per 90 m^2 sales display area (covered and outside)
Bowling Alley	3 per alley
Building Materials Supply	1 per 180 m^2 covered sales and storage
Cannabis Production Facilities, Existing and Industrial	Greater of 2 spaces or 0.5 spaces per 100 m^2 gross floor area
Campground	1.25 per campsite
Other Commercial	4.4 per 100 m^2 gross floor area
Contractors Yard including public utility structures	Greater of 2 spaces or 0.5 spaces per 100 m^2 gross floor area
Cultural Facilities including museums and art galleries	1 per 40 m^2 gross floor area
Dance, Music, and Photo Studio	1 per 30 m^2 gross floor area
Funeral Home	1 per 4 seats capacity
Fuel Station	1 per pump
Golf Course	6 spaces per hole

Golf Driving Range	1 plus 1 per tee
Health Salon including spas, hairdressers, beauty salons, barber shops, tattoo and piercing parlours, tanning salons, aesthetician shops and similar businesses	1 per 10 m² gross floor area
Hotel/Motel	0.8 per room
Ice Cream Stand	7 per register
Other Industrial	1.5 per 100 m² gross floor area
Laboratory	Greater of 2 spaces or 1 spaces per 100 m^2 gross floor area
Laundromat	1 per 3 washing machines
Laundry/Dry Cleaning	Greater of 2 spaces or 1 spaces per 100 m^2 gross floor area
Machinery Sales	1 per 90 m^2 sales floor
Marina	1 per 2 boat spaces
Manufactured Home Sales	2 plus 1 per 450 m^2 of display yard and service
Nurseries/Greenhouses	1 per 15 m^2 gross floor area of the retail sales building
Offices	2.8 per 100 m² gross floor area
Restaurants, Pubs, Coffee Shops and Similar Businesses (Dine in and take out)	1 per 4 seats capacity
Restaurants, Coffee Shops and Similar Businesses (Take out only)	3 per register
Retail Sales	1 per 50 m^2 gross floor area
Stadium	1 per 3 seats capacity
Taxi Stand	2 plus one 1 per taxi
Television and Radio Studios	Greater of 2 spaces or 0.5 spaces per 100 m^2 gross floor area
Theatre	1 per 4 seats
Tire Repair	1.5 per bay
Tourist Attraction	1 per 4 persons capacity
Warehouse	Greater of 2 spaces or 0.5 spaces per 100 m^2 gross floor area

12. The minimum number of parking spaces required for any use not specified in the table above shall be the minimum number of parking spaces required for the specified permitted use which is the most similar.

13. When the calculation of parking requirements results in a fractional parking space, one parking space shall be provided to meet this fractional requirement.

14. Where a lot is used for multiple purposes, the total requirements for the parking facilities shall be the sum of the requirements for the various uses computed separately.

15. Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating, or storage.

16. Where the number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work, at any time of the day or night in a particular building or for a particular use during any season of the year, or, where applicable, it shall mean the number of employees counted as the total of two shifts, whichever is greater.

17. Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths, and the like, each 0.5 m of width of such seating shall be counted as one seat.

18. Where parking facilities are provided when not required, the location, design, and operation of such facilities must comply with the regulations of this section.

19. Required parking spaces must not be used for loading, driveways, commercial repair work, display, sale, or storage of goods of any kind.

8.2 LOADING REGULATIONS

Loading spaces must be provided for all uses, buildings and structures in accordance with the following and other applicable provisions of this Bylaw:

1. All loading spaces must be at least 9 m in length, 2.4 m in width, and 3.7 m in height.

2. Each loading space must be surfaced with asphalt or concrete and must be graded and drained so as to properly dispose of all surface water.

3. Loading spaces and facilities must be located on the same lot as the use served, but not within the required front yard, nor closer than 15.5 m to the nearest point of intersection of any two road allowances.

4. On every site used for industrial or commercial (other than hotels, clubs, lodges and office buildings) purposes or other similar use, the minimum number of spaces must be as follows:

Total Gross Floor Area of Building(s)	Spaces Required
less than 450 m^2	1
450 m^2 to 2,300 m^2	2
2,300 m^2 to 4,600 m^2	3
each additional 4,600 m^2 or each fraction thereof in excess of 2,300 m^2	1 additional

5. On every site used as an office building, place of public assembly, hospital, institution, hotel, club or lodge, auditorium, public utility, school, or other similar use, the minimum number of spaces must be as follows:

Total Gross Floor Area of Building(s)	Spaces Required
less than 2,700 m^2	1
2,700 m^2 to 5,500 m^2	2
each additional 5,500 m^2 or fraction thereof in excess of 2,700 m^2	1 additional

6. When the calculation of loading requirements results in a fractional loading space, one loading space must be provided to meet this fractional requirement.

7. Where a lot is used for multiple purposes, the total requirements for loading facilities shall be the sum of the requirements for the various uses computed separately.

8. When calculating loading requirements, the gross floor area shall include the floor area of accessory buildings or basements, except where they are only used for parking or heating.

9. Any lighting used to illuminate any loading area must be so arranged that all direct rays of light are reflected upon the loading area and not on any adjoining business, residence or property, and be designed to prevent light from spilling into the sky.

9.1 SCREENING REGULATIONS

Screening must be provided for all uses, buildings and structures in accordance with the following and other applicable provisions of this Bylaw:

1. Landscape screening consisting of a solid 2.5 m fence or wall or a compact evergreen hedge not less than 2 m in height must be provided as follows:

    a. In Commercial, Industrial and Special Use zones, any part of a lot used or intended to be used as an outdoor storage area including the use of modular storage containers, must be closed by screening on any side not facing directly upon a building on the lot, and no material shall be piled to extend above such screening.

    b. Required front screening must meet the front lot line setback provisions of the applicable zone.

    c. Where a parking or display area associated with a lot used for commercial, industrial, special use or multi-family residential purposes abuts a Residential zoned lot, screening of 2 m in height must be provided along the common property boundary.

    d. Notwithstanding the above:

        i. screening along a lane must not be less than 0.7 m and not more than 1.1 m in height for a distance of not less than 6 m from all points of ingress and egress to and from such parking or display area.

        ii. screening of over 1 m in height or any lesser height which constitutes a traffic hazard must not be permitted within the area described by three lines interconnecting an exterior lot corner, a point on the front lot line 6 m from the exterior lot corner and a point on the exterior side lot line 6 m from the exterior lot corner, the exterior lot corner being the point of intersection of the exterior side lot line and the front lot line when such lines form an interior angle of 135° or less.

2. The height of screening shall be determined by measurement from the surface of the ground which the screening supports.

3. The portions of a retaining wall which project above the surface of the ground which it supports shall be considered as a screen and subject to the regulations of this section.

4. Notwithstanding Section 9.1.3 above, in cases where a retaining wall has been constructed along a lot line, the height of screening shall be determined by the measurement from the surface of the ground which the retaining wall support.

5. Subject to the vision clearance provisions of Section 9.1.1.d above, the height limitations of Section 9.2 below shall apply.

6. Section 9.1.5 above shall not apply to open mesh or chain link type fences erected on cemetery, public playground, park, playfield, elementary, or highschool areas, and in Commercial and Industrial zones. In these cases, no such fence shall exceed a height of 3.5 m.

9.2 FENCING AND RETAINING WALL REGULATIONS

Where they are required as a screen or provided voluntarily on a lot, fences and retaining walls must comply with the following:

1. Fences and hedges not greater than 1.2 m in height may be located anywhere on a lot.

2. Except in Industrial zones, fences and hedges not greater than 2 m in height may be located on any portion of a lot outside of a required exterior side or front lot line setback.

3. In Industrial zones or for agricultural uses in Rural zones, fences and hedges not greater than 2.5 m in height may be located on any portion of a lot outside of a required front lot line setback.

4. Notwithstanding the above, screening of over 1 m in height or any lesser height which constitutes a traffic hazard shall not be permitted within the area described by three lines interconnecting an exterior lot corner, a point on the front lot line 6 m from the exterior lot corner and a point on the exterior lot line 6 m from the exterior lot corner, the exterior lot corner being the point of intersection of the exterior side lot line and the front lot line when such lines form an interior angle of 135° or less.

5. Retaining walls within setback areas must not exceed a height of 1.2 m measured from grade on the lower side, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.

6. Retaining walls outside setback areas must not exceed a height of 2.4 m measured from grade on the lower side, and must be constructed so that multiple retaining walls are spaced to provide at least a 1.2 m horizontal separation between them.

7. The combined height of a fence on top of a retaining wall at the lot line or within 1 m of a lot line must not exceed 2.4 m measured from grade on the lower side.

8. A retaining wall may be higher than 1.2 m measured from grade, where the natural grade of the subject property is lower than the abutting property.

10.1 LANDSCAPING REGULATIONS

Landscaping must be provided for all uses, buildings and structures in accordance with the following and other applicable provisions of this Bylaw:

1. For all properties within Commercial and Industrial zones, a landscaped buffer area must be provided with a minimum of:

    a. 2 m where the property abuts a lot in a Residential zone.

    b. 7.5 m where the property abuts a controlled access highway.

    c. 3 m where the property abuts any other road.

    d. Notwithstanding the above, where a property is developed as a campground, the landscaped buffer provisions of Section 12.1.9 of this Bylaw shall apply.

2. The remainder of the property that is not used for buildings, display, parking, or access driveways must be suitably landscaped.

3. Landscaping must consist of the following:

    a. A grass to shrubbery ratio of from 6:4 to 8:2.

    b. A minimum of 5% of the landscaped area must be planted in trees using the canopy area of the trees as a measure of the number and size of trees required.

    c. Other accepted landscape materials may be utilized under the supervision of a landscape contractor or landscape architect.

    d. Notwithstanding the above, in no case shall codling moth host trees including apple and crabapple trees (*Malus* spp.), pear trees (*Pyrus* spp.), quince trees (*Cydonia oblonga*) and flowering quince or japonica trees (*Chaenomeles aponica*) be used for landscaping.

11.1 SIGNAGE REGULATIONS

Within Electoral Areas "B", "C", "D" and "F", signage must comply with the following:

1. With the exception flag poles and those signs identified in Section 11.1.3 of this Bylaw, a sign permit must be obtained from the Building Inspector prior to the location, relocation, construction, installation, reconstruction, alteration, or extension of any sign. The necessity for engineering will be determined by the Building Inspector based on the requirements of the BC Building Code.

2. Subject to the provisions of this Bylaw, signs shall be permitted to be located on a property only if they relate to, provide information for, direction attention to, or advertise a product, service, place, event, activity, person, institution, organization, or business located on the same property.

3. Notwithstanding the provisions of Section 11.1.1 above and subject to the regulations contained elsewhere in this Bylaw, the following general signs shall be permitted to be located on any property:

   a. community events signs;
   b. construction signs;
   c. business directional signs;
   d. government signs;
   e. "neighbourhood watch" signs;
   f. political signs;
   g. real estate signs;
   h. celebration signs;
   i. community identification signs.

4. Notwithstanding the above, the location, placement, installation or construction of the following signs on any property is expressly prohibited:

   a. animated signs;
   b. billboards;
   c. flashing signs;
   d. portable/temporary signs;
   e. roof signs.

5. Notwithstanding the above, the placement of one off premise sign is permitted on a Rural zoned property which is 1 ha or larger in size and is located within Electoral Area "D" provided a home occupation sign is not located on the property.

6. All signs must be properly maintained and any sign located on a property which becomes vacant and unoccupied for a period of six months, and any sign which pertains to a time, event, or purpose which no longer applies, shall be deemed to have been abandoned, and must be removed by the owner of the land within 30 days of receipt of written notification from the Regional District.

7. A maximum of one free standing sign is permitted per property other than signs listed in Section 11.1.3 unless otherwise specified by this bylaw.

8. The maximum copy area must not be greater than 45% of the sign area, and double-sided freestanding signs or V-shaped freestanding signs (to a maximum angle of 60°) shall only consider one face in determining the maximum sign copy area.

9. The setback of free standing signs from all lot lines must not be less than 1.0 m unless otherwise specified by this bylaw and no sign shall be permitted to be located within a distance of 6 m from:

    a. a lot corner adjacent to the intersection of two public roads; and
    b. a lot corner adjacent to a public road and common to two lots.

10. Community events signs, construction signs, business directional signs, government signs, "neighbourhood watch" signs, political signs, real estate signs, celebration signs, and community identification signs must comply with the following:

    a. The maximum height of a freestanding sign must not exceed 3 m.

    b. For directional signs or business directional signs:

        i. Two directional signs shall be permitted along a public road that fronts the subject lot;

        ii. One business directional sign shall be permitted along each change in road name and direction leading to the subject business; and

        iii. Each sign must not be larger than 0.25 m^2.

    c. Real estate and political signs:

        i. located in a Residential zone must not be larger than 1 m^2.
        ii. located in other than a Residential zone must not be larger 3 m^2.

    d. Community events and community identification signs must not be larger than 5 m^2.

    e. Off premise signs located in a Rural zone in Electoral Area "D" must not be larger than 3 m^2.

    f. There shall be no size restrictions for celebration signs.

11. Signs related to minor day care and minor group home, home occupation, agri-tourism accommodation or bed and breakfast must comply with the following:

    a. Any property located within a Residential zone that contains a minor day care, minor group home, home occupation, agri-tourism accommodation or bed and breakfast is permitted a maximum of one sign related to the use which:

        i. may be double sided or may include two signs joined at one end to form a V having an angle not greater than 30°.

        ii. for free standing signs, must not be more than 1 m in height.

        iii. must not be greater than 0.5 m^2.

b. Any property located within a Rural zone that contains a minor day care, minor group home, home occupation, agri-tourism accommodation or bed and breakfast is permitted a maximum of one sign related to the use which:

i. may be double sided or may include two signs joined at one end to form a V having an angle not greater than 30°.

ii. for free standing signs, must not be more than 1.5 m in height.

iii. for home occupation uses, signs must not be greater than 1 m^2 except that if the property abuts a controlled access highway or is separated by a road or railway, then one sign not greater than 2 m^2 is permitted.

iv. on properties which are 1 ha or larger in size within Electoral Areas "D", a home occupation sign must not be greater than 3 m^2.

12. Signs related to farm retail sales or alcohol production facilities must comply with the following:

a. a maximum of one freestanding sign is permitted on the lot which:

i. may not be greater than 3 m in height;

ii. may not be larger than 3 m^2;

iii. may not be located closer than 2 m to any property boundary; and

iv. must be incorporated into an area of the lot that is not less than 10 m^2 in size and this area must be landscaped to the standards outlined in Section 10.1 of this Bylaw.

b. a maximum of one wall sign per wall fronting a road is permitted which may not be larger than the square root of (the total fronting wall area x 10).

13. For signs in Commercial and Industrial zones except the Recreation Commercial (C.5) zone and which are not signs listed in Section 11.1.3:

a. The maximum sign area must not be greater than:

i. the square root of (the total fronting wall area x 10) for wall signs; or

ii. the square root of (the total fronting wall area x 2) for freestanding signs, except that where no building exists on the subject property, the maximum sign area must not be greater than 3.5 m^2.

b. The maximum height must not be greater than 6 m for freestanding sign.

c. A maximum of one freestanding sign is permitted per property and one additional freestanding sign is permitted where the lot frontage exceeds 100 m.

d. The number of wall signs on a building shall not be restricted.

e. Internal and external illumination of signs are be permitted provided that the light source is not a nuisance to adjacent properties does not cause hazardous or undue glare to adjacent properties or persons travelling on adjacent public roads.

14. For signs within the Recreation Commercial (C.5) zone:

a. The maximum sign area must not be greater than:

i. the square root of (the total fronting wall area x 10) for wall signs; or

ii. 0.093 m^2 for each linear 0.3 m of total public road frontage, to a maximum sign area of 12m^2 for all freestanding signs proposed to be located on the subject property.

iii. Notwithstanding the above, the maximum sign area for any one sign must not be greater than 3.5 m^2.

iv. Notwithstanding the above, the maximum sign area for a freestanding sign over 3 m in height must have a sign area reduced to 50% of the maximum as calculated in Section 11.1.14.ii above.

b. The maximum height must not be greater than 6 m for a freestanding sign.

c. One freestanding sign is permitted per property and one additional freestanding sign is permitted where the lot frontage exceeds 100 m.

d. The number of wall signs on a building shall not be restricted.

e. Internal and external illumination of signs are be permitted provided that the light source is not a nuisance to adjacent properties does not cause hazardous or undue glare to adjacent properties or persons travelling on adjacent public roads.

15. Signs related to a manufactured home community must comply with the following:

a. One freestanding identification sign shall be permitted at each public entrance which must comply with the following:

i. The maximum height of a free standing sign must not exceed a height of 6 m.

ii. The maximum sign area must not be greater than 3 m^2.

iii. The free standing sign must not be located closer than 1 m from any rental space boundary.

16. Signs related to a campground must comply with the following:

a. One freestanding identification sign shall be permitted at the principal entrance to the campground which must comply with the following:

i. The maximum height of a free standing sign must not exceed a height of 2 m.

ii. The maximum sign area must not be greater than 3 m^2.

12.1 CAMPGROUND REGULATIONS

Where a lot is being used as a campground in accordance with this Bylaw, the campground must be developed and maintained in accordance with the following:

1. The provisions of this section apply to the construction of new campgrounds, additional construction on an existing campground and alterations to the layout of an existing campground.

2. No person shall construct, alter, extend, or expand a campground or agri-tourism campsite until written approval is received and a permit is issued by the Regional District.

3. Notwithstanding Section 12.1.1, only the provisions of the sections outlined below apply to the construction of new agri-tourism campground, additional construction on an existing agri-tourism campground and alterations to the layout of an existing agri-tourism campground:

   a. Section 12.1.8 – Campsites
   b. Section 12.1.20 – Water Supply and Sewerage Disposal
   c. Section 12.1.32 – Garbage Disposal

4. All permit applications must contain the following:

   a. The name and address of the applicant;

   b. A general description of the location of the land and a full legal description of the land on which the proposed campground is to be established, constructed, altered, or extended;

   c. Drawings to scale showing:

      i. the area and dimensions of the lot(s) of land;

      ii. the dimensions and location of the buffer area required under Section 12.1.9 of this Bylaw;

      iii. the number, location, dimensions, and designation of all campsites, and location and dimensions of all roadways, the owner's residential plot (if any), common recreation areas, and outdoor storage area (if any);

      iv. the location of service buildings, any sewage disposal station, or any other proposed structures;

      v. the internal layouts of all service ancillary buildings and other structures, apart from the owner's residence;

      vi. the location and details of the source of water, treatment plants, water distribution lines, and outlets;

      vii. the location and details of all connections to the sewer, sewer lines, septic tank(s) and sub-surface disposal field, or other private sewage treatment plants and disposal methods;

viii. the location of storm drains and catch basins;

ix. the location and details of all on-site garbage and refuse-disposal areas;

x. a north arrow and notation of the scales used;

xi. a general landscaping plan for the site;

xii. all water courses or water frontage within or adjacent to the proposed campground;

xiii. all steep banks or slopes within or adjacent to the land concerned.

5. If the holder of the permit does complete the construction permitted by the permit within 2 years of the date of the permit issued, the permit lapses.

6. Nothing in this Bylaw shall relieve owners of a campground from the responsibility to seek out and comply with all other applicable enactments.

7. Campgrounds must be constructed in accordance with an approved storm water management plan prepared by a professional engineer which ensures that all campsites and roadways are well drained.

8. Each campsite within a campground must:

   a. have a minimum area of 84 m^2 and be clearly identified by a number or similar designation;

   b. accommodate only one tent, recreational vehicle or park model recreation unit; and

   c. be no closer than 3 m to a constructed roadway;

   d. be no closer than 7.5 m to the boundary of the campground; and

   e. have one conveniently located parking space adjacent to the roadway, all or part of which may be within the setback required under Section 12.1.8.c above.

9. The owner of a campground must provide a landscaped buffer which complies with the following:

   a. Campgrounds must be provided with a landscaped buffer area not less than:

      i. 7.5 m wide adjacent to a front lot line.
      ii. 4.5 m wide adjacent to all other lot lines and within which no camping space, residential accommodation, parking, garbage disposal areas, privies, service buildings or recreational areas, except for waterfront recreation, shall be permitted.

   b. The only roadways permitted in the buffer area are those which cross it as close to right angles as practicable and connect directly with the roadway system contained within the remainder of the campground.

10. A campground must have open space for playground, park, sports, games and similar recreation areas to serve the campground in the amount of not less than 5% of the area of the campground.

11. The recreation areas must not include buffer areas, parking areas, ancillary buildings, campsites, driveways, and outdoor storage areas.

12. Within a campground, a dwelling unit including office space may be provided for the accommodation of the owner or operator of the campground. The minimum site area for such facility must be 550 m^2.

13. A retail facility for the purpose of selling groceries, camping supplies, and souvenirs is permitted to serve the campground provided the maximum floor area does not exceed as prescribed below:

Number of Campsites	Maximum Retail Floor Area
50 spaces or less	25 m^2
51 spaces or more	25 m^2 + 0.3 m^2 / space in excess of 50 up to a maximum of 50 m^2

14. At least one road access must be provided to a campground containing 80 or less campsites.

15. A secondary access from a public road, separated by at least 50 m from the first access must be provided to each campground containing 81 or more campsites.

16. Within 30 m of the campground entrance or office, there must be a customer parking area in an amount of 18 m^2 for each 10 campsites up to a maximum of 140 m^2.

17. Access to and from a campground must have a minimum roadway width of 13 m and a minimum hard surfaced or gravelled width of 6.7 m.

18. All campsites, owner's or operator's residence, service buildings, as well as other facilities where access is required must have access by an internal roadway system.

19. Roadways must comply with the following:

    a. Roadways giving access to and from campsites must have a minimum roadway width of 6.7 m and a minimum hard surfaced or gravelled width of 4.3 m.

    b. Roadways in a campground must be maintained in such a manner as to render them free from dust at all times.

    c. Dead end roadways and cul-de-sacs must have a turning circle at the end with a radius of at least 12 m.

20. The owner of a campground must provide a water supply system and a sewerage disposal system which complies with the following:

    a. a water supply system must be provided to supply potable water in compliance with the authority having jurisdiction.

b. a sewerage disposal system must be provided to dispose of sewer generated within the campground in compliance with the authority having jurisdiction.

c. Where water and sewer systems are provided to service individual campsites, each campsites must be provided with at least a 75 mm sewer connection. The sewer connection must be provided with a suitable fitting so that a water tight connection can be made between the drain and the sewer connection. The connection must be so constructed that it can be closed when not linked to a recreational vehicle or park model recreation unit, to prevent the escape of odours.

21. Where sewer and water systems are installed, the campground must be provided with at least one service building which is separated into at least two distinct and private areas which are each equipped with flush type fixtures and other sanitary facilities as prescribed below:

Number of Campsites	Toilets	Washbasins	Showers	Other Fixtures
1 - 15	1	1	1	1 utility sink
16 - 30	2	2	1	
31 - 45	2	3	1	
46 - 60	3	3	2	
61 - 80	4	4	2	
81 - 100	4	4	3	

22. For each campground having more than 100 campsites, there must be provided one additional toilet and washbasin, for each separate area, for each additional 30 campsites; one additional shower for each separate area for each additional 40 campsites; and one additional toilet for each additional 100 campsites.

23. Where at least two toilets are required, a urinal may be provided in place of a toilet to a maximum of two urinals.

24. Service buildings must be located at least 4.5 m and not more than 150 m from any campsite that is not serviced with a sewer connection.

25. Laundry facilities must be provided in the ratio of one laundry unit for each 30 campsites and must be in a separate room of a service building or in a separate building.

26. A laundry unit must consist of not less than one laundry tub and one clothes washing machine.

27. If there are laundry facilities available to the public within 8 km of a campground, the requirements under this section shall be waived.

28. Where a campground contains campsites for use by recreational vehicles or park model recreation units, the owner, must, except where privies are permitted or sufficient sewer connections are available in accordance with Section 12.1.20 of this Bylaw, provide a sewage disposal station for the purpose of receiving the contents of sewage storage tanks.

29. Sewage disposal stations must be located in an area apart from any roadway and out of which a recreational vehicle or park model recreation unit may be easily and conveniently moved.

30. Sewage disposal stations must be constructed in accordance with the design shown in Figure 1 below.

31. Where privies are permitted, all privy buildings shall be subject to the requirements of the authority having jurisdiction and must be no closer than 15 m to any campsite or building.

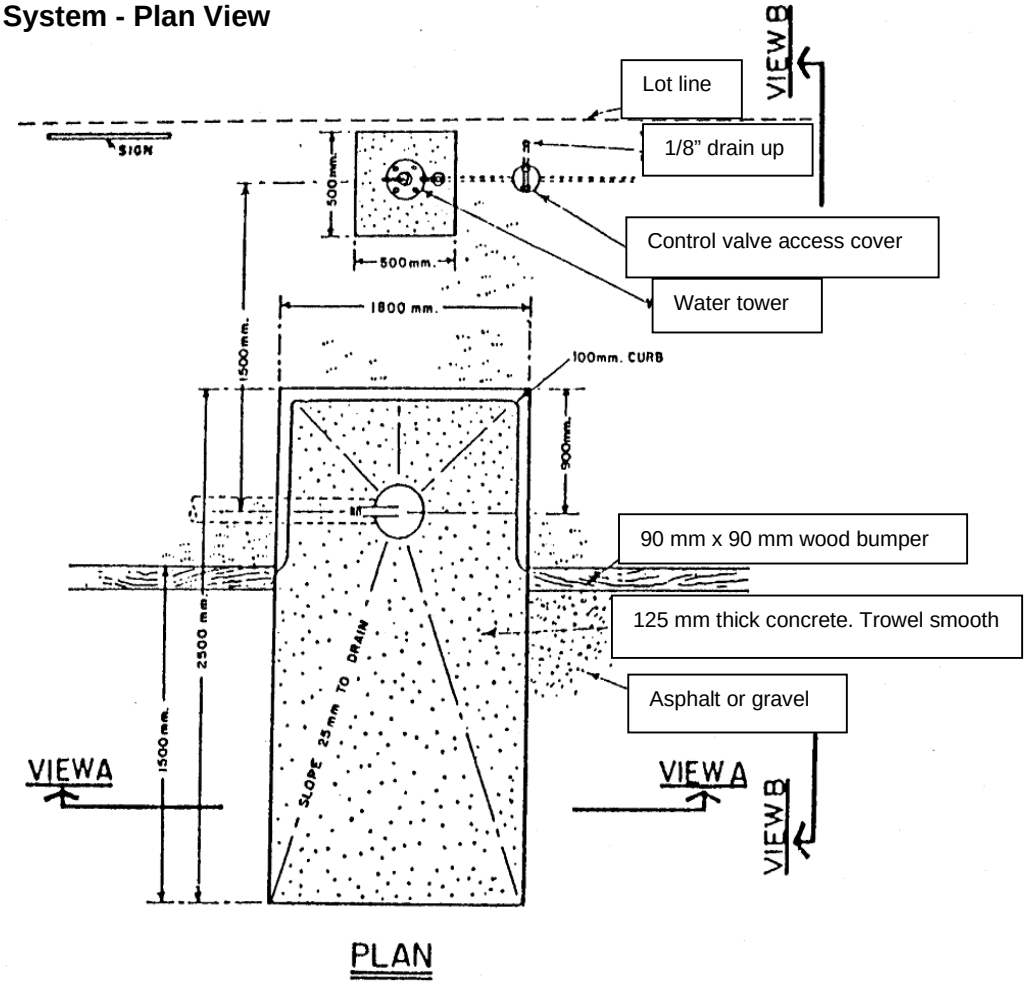
32. The owner of a campground must provide a garbage disposal system which complies with the following:

    a. The owner of a campground must dispose or arrange for disposal of garbage or refuse.

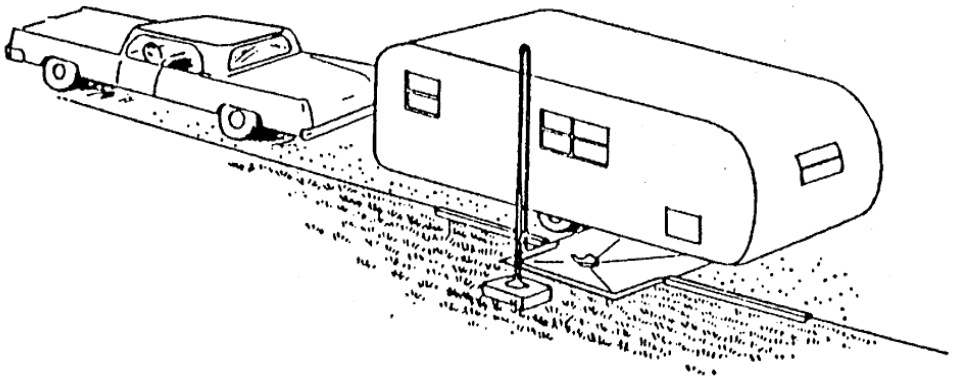
    b. The owner of a campground must provide at each campsite a container that is durable, fly tight, water tight, rodent proof for the disposal of all garbage.

Figure 1

SEWAGE DISPOSAL SYSTEM
Sewage Disposal System - Plan View



PLAN

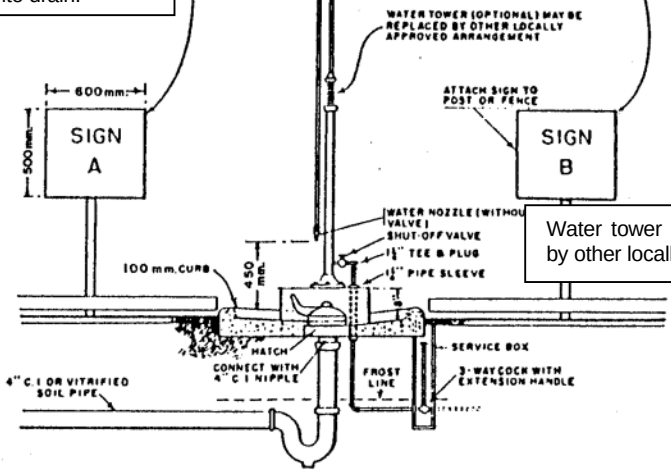


VIEW A

TRAILERS
Holding tank disposal instructions
Connect your hose to holding tank. Place end securely in drain opening while holding cover open with foot. Open trailer drain valve. Flush away any spillage on concrete into drain.

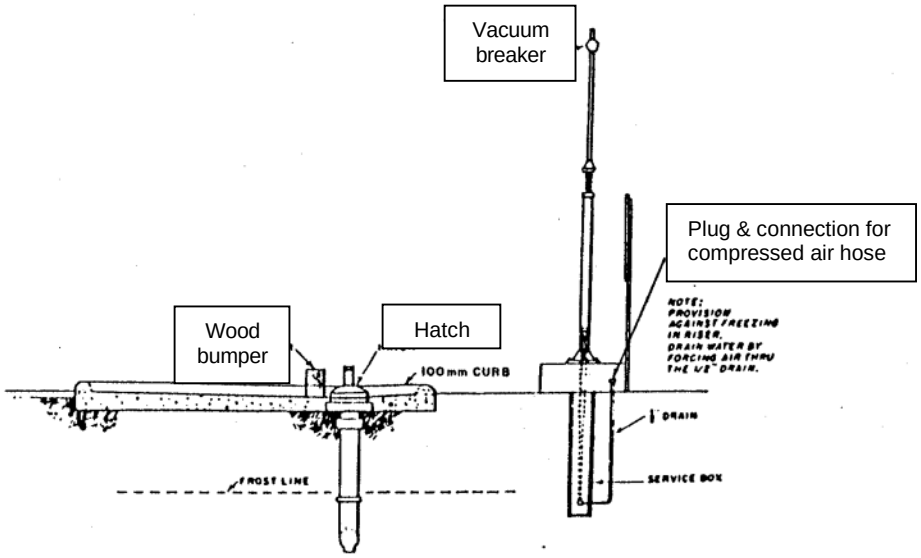
Vacuum breaker

NOTICE
This water for flushing and cleaning purposes only.



Water tower (optional) may be replaced by other locally approved arrangement.

VIEW B



SECTION THIRTEEN – COMMERCIAL ZONES

13.1 GENERAL COMMERCIAL (C.1) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the General Commercial (C.1) zone:

    a. Assembly, civic and public service uses
    b. Educational facilities and professional studios limited to art studios, business colleges, dance studios, music studios, photography studios, radio studios, television studios, and trade schools
    c. Entertainment and recreation facilities limited to arcades, billiard halls, bowling alleys, cabarets, fraternal lodges, health spas, museums, neighbourhood pubs, night clubs, social clubs, sport clubs, sports facilities, and theatres;
    d. Food service including dine in and take out only establishments limited to bakeries, butcher shops, caterers, coffee shops, fish shops, and restaurants (excluding drive-in restaurants)
    e. Major day cares and major group homes
    f. Office and commerce facilities limited to appraisers, architects, banks, bookkeepers, brokers, chartered accountants, credit unions, dentists, dental labs, engineers, finance companies, funeral homes, insurance agents, lawyers, management companies, medical offices, labs, and clinics, mortuaries, newspapers, notaries, publishers, real estate agents, surveyors, travel agents, and veterinarians
    g. Retail sales limited to appliances, automobile parts and accessories (new), beverages, bicycles, books, candy, cannabis only within Electoral Areas “B”, “D” and “E”, clothing, computers, draperies, drugs, electronic equipment, fabric, farm supplies and feed and seed (bagged), flowers, food, fruit, furniture, garden supplies, glass, gifts, groceries, hardware, hobby equipment, jewellery, liquor, medical supplies, musical supplies, novelties, office equipment and supplies, optical supplies, paint, pets, pet food, photographic supplies, plants, produce, sporting goods (including rental), stationery, tack, tools and small equipment, toys, and watches
    h. Service and repair limited to animal beauty parlours, appliance repair, automobile rental, barber shops, costume rental, dry cleaners, hairdressers, interior decorators, laundromats, locksmith shops, optical shops, shoe repair, tailor shops, video rental shops, and watch repair shops
    i. Temporary and seasonal accommodation limited to hotels and motels
    j. Transportation facilities limited to commercial parking lots and garages, passenger transportation depots, and taxi dispatch offices

2. The following accessory uses and no others shall be permitted in the General Commercial (C.1) zone:

    a. Accessory buildings and structures including modular storage containers;
    b. Dwelling units
    c. Dwelling unit for the owner, operator or employee of the principal commercial use
    d. Parts and accessories for items retailed as a principal use
    e. Gasoline and motor oil accessory to a convenience store or hardware store use
    f. Outdoor storage

Density Regulations

3. The gross floor area for bakeries must not be greater than 150 m^2.

4. Dwelling units must not exceed a gross density of 30 units per ha.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 13.1.12 below.

Development Regulations

6. The height of buildings and structures must not exceed the lesser of 12 m or 3 storeys.

7. Lot coverage must not be greater than 50%.

8. All buildings and structures must comply with the following setbacks:

    a. Not less than 4.5 m for an exterior side and front lot line.

    b. Not less than 7.5 m for a rear lot line.

    c. No interior side lot line setback is required except:

        i. Not less than 7.5 m for an interior side lot line where a lot abuts a Residential zone or is separated by a lane.

        ii. Not less than 5 m on at least one interior side where the lot is not served by a lane.

9. Every business or undertaking shall be conducted within a completely enclosed building, except for parking and loading facilities and outdoor storage areas.

10. Dwelling units:

    a. shall not be permitted unless served by a community water system and community sewer system;

    b. must be limited exclusively to storeys above the first storey of a building;

    c. must be the only use in a storey;

    d. must not be located below a commercial use;

    e. shall be permitted only where no signage is located above or extends above the first storey of the building; and

    f. must meet the density provisions noted above.

Subdivision Regulations

11. Lots created by subdivision within this zone must have a lot frontage of not less than:

    a. 10% of the perimeter of the lot where the lot is not serviced by community water and community sewer systems.

    b. 15 m where the lot is serviced by community water and community sewer systems.

12. Lots created by subdivision within this zone must have an area of not less than:

    a. 560 m^2 where the lot is serviced by community water and community sewer systems.

    b. 1 ha where the lot is not serviced by community water and community sewer systems.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

13.2 HIGHWAY AND TOURIST COMMERCIAL (C.2) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Highway and Tourist Commercial (C.2) zone:

    a. Agricultural use
    b. Assembly, civic and public service uses
    c. Food service including dine in and take out only establishments limited to coffee shops and restaurants
    d. Major day cares and major group homes
    e. Retail sales limited to automobiles, boats, cannabis only within Electoral Areas "B", "D" and "E", flowers, food, fruit, garden supplies, gasoline and motor oil, groceries, liquor, manufactured homes, motorcycles, plants, prefabricated dwellings, produce, recreation vehicles, tack and western apparel and trucks
    f. Service and repair limited to automobile rental, greenhouses, nurseries, petroleum distribution installations, recreation vehicle servicing and rental, and service stations
    g. Temporary or seasonal accommodation limited to campgrounds, hotels and motels
    h. Transportation facilities limited to commercial parking lots and garages, and passenger transportation depots

2. The following accessory uses and no others shall be permitted in the Highway and Tourist Commercial (C.2) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Dwelling unit for the owner, operator or employee of the principal commercial use
    c. Outdoor storage
    d. Parts and accessories for items retailed as a principal use
    e. Rental cabins within a campground
    f. Service limited to automobiles, boats, manufactured homes, motorcycles, recreation vehicles and trucks where retailed as a principal use

3. Notwithstanding the above, a service station use shall not include body or frame repairs or painting.

4. Notwithstanding above, the servicing and repair of motor vehicles including body or frame repair or painting is a permitted use on the property legally described as Lot 6, Section 26, Township 8, Plan 1956, except Plan B3946, ODYD and located at 7900 Redwing Road, Electoral Area "B". In the event that the above described property is further subdivided, all new vacant lots so created shall be subject to the provisions of Section 13.2.1 and 13.2.2 of this Bylaw.

Density Regulations

5. A property must be at least 2 ha to permit campground use.

6. The gross floor area for retail sales of flowers, food (including meat and fish), fruit, groceries, plants, and produce must not be greater than 200 m^2.

7. The minimum lot area of lots created within this zone must meet the requirements in Section 13.2.13 below.

Development Regulations

8. The height of buildings and structures must not exceed:

    a. the lesser of 10 m or two storeys for motel use.
    b. the lesser of 12 m or three storeys for hotel use.
    c. 10 m for all other uses.

9. Lot coverage must not be greater than 50%.

10. All buildings and structures must comply with the following setbacks:

    a. Not less than 4.5 m for an exterior side and front lot line.
    b. Not less than 7.5 m for a rear lot line.
    c. Not less than 3 m for an interior side lot line.

11. All auto parts, dismantled vehicles, and similar articles must be stored within a building.

Subdivision Regulations

12. Lots created by subdivision within this zone must have a lot frontage of not less than:

    a. 10% of the perimeter of the lot where the lot is not serviced by community water and community sewer systems.

    b. 15 m where the lot is serviced by community water and community sewer systems.

13. Lots created by subdivision within this zone must have an area of not less than:

    a. 560 m^2 where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

    b. 2,000 m^2 for hotel and motel use where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

    c. 1 ha where the lot is not serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

    d. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    e. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

13.3 NEIGHBOURHOOD COMMERCIAL (C.3) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Neighbourhood Commercial (C.3) zone:

    a. Assembly, civic and public service uses
    b. Entertainment and recreation facilities limited to arcades, billiard halls, bowling alleys, neighbourhood pubs, and theatres
    c. Food service including dine in and take out only establishments limited to bakeries, butcher shops, caterers, coffee shops, and fish shops
    d. Major day cares and major group homes
    e. Office and commerce facilities limited to branch banks, bookkeepers, credit unions, dentists; medical offices, labs and clinics; and notaries
    f. Professional studios limited to art studios, dance studios, music studios, and photography studios
    g. Retail sales limited to bicycles, books, candy, cannabis only within Electoral Areas "B", "D" and "E", clothing, drugs, flowers, food, fruit, garden supplies, gifts, groceries, hardware, hobby equipment, liquor, novelties, pets, pet food, plants, produce, sporting goods, stationery, tack and western apparel, toys and watches
    h. Service and repair limited to animal beauty parlours, barber shops, dry cleaners, hairdressers, laundromats, optical shops, shoe repair, tailor shops, video rental shops, and watch repair shops

2. The following accessory uses and no others shall be permitted in the Neighbourhood Commercial (C.3) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Dwelling unit for the owner, operator, or employee of the principal commercial use
    c. Parts and accessories for items retailed as a principal use
    d. Retail sales of meat and fish where food is retailed as a principal use
    e. Retail sales of beer and wine where associated with a neighbourhood pub
    f. Rental of sporting goods where retailed as a principal use
    g. Outdoor storage

Density Regulations

3. The minimum lot area of lots created within this zone must meet the requirements in Section 13.3.9 below.

4. The gross floor area for:

    a. bakeries, butcher shops, and fish shops must not be greater than 150 m^2.

    b. retail sales of bicycles, books, candy, clothing, drugs, flowers, food, fruit, garden supplies, gifts, groceries, hardware, hobby equipment, novelties, pets, pet food, plants, produce, sporting goods, stationery, toys, and watches must not be greater than 200 m^2.

    c. service and repair uses including animal beauty parlours, barber shops, hairdressers, optical shops, shoe repair, tailor shops, video rental shops, and watch repair shops must not be greater than 100 m^2.

d. service and repair uses including dry cleaners and laundromats must not be greater than 250 m^2.

Development Regulations

5. The height of buildings and structures must not exceed 8 m.

6. Lot coverage must not be greater than 50%.

7. All buildings and structures must comply with the following setbacks:

   a. Not less than 7.5 m for an exterior side, front and rear lot line.

   b. Not less than 3 m for an interior side lot line.

Subdivision Regulations

8. Lots created by subdivision within this zone must have a lot frontage of not less than:

   a. 10% of the perimeter of the lot where the lot is not serviced by community water and community sewer systems.

   b. 15 m where the lot is serviced by community water and community sewer systems.

9. Lots created by subdivision within this zone must have an area of not less than:

   a. 560 m^2 where the lot is serviced by community water and community sewer systems.

   b. 1 ha where the lot is not serviced by community water and community sewer systems.

   c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

13.4 SERVICE COMMERCIAL (C.4) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Service Commercial (C.4) zone:

   a. Assembly, civic and public service uses
   b. Educational facilities and professional studios limited to art studios, business colleges, dance studios, music studios, photography studios, radio studios, television studios, and trade schools
   c. Entertainment and recreation facilities limited to arcades, billiard halls, bowling alleys, drive-in theatres, fraternal lodges, health spas, social clubs, sports clubs, and sports facilities
   d. Food service including dine in and take out only establishments limited to bakeries, butcher shops, caterers, coffee shops, fish shops, and restaurants
   e. Major day cares and major group homes
   f. Office and commerce facilities limited to funeral homes, management companies, mortuaries, newspapers, publishing, and veterinarians
   g. Retail sales limited to appliances, automobiles, beverages (excluding liquor), bicycles, boats, building supplies, cannabis only within Electoral Areas “D” and “E”, chemicals, electronic equipment, farm equipment, feed and seed, fertilizers, flowers, furniture, garden supplies, gasoline and motor oil, glass, hardware, irrigation equipment, lumber, manufactured homes, motorcycles, paint, pets, pet food, plants, produce, recreation vehicles, sporting goods, tack and western apparel, tools and small equipment, and trucks
   h. Service and repair limited to animal beauty parlours, appliance repair, auction marts, automobile rental, automobile service and repair, barber shops, battery shops, boat service and repair, bottle depots, car wash, crematoriums, costume rental, dry cleaners, glass shops, greenhouses, hairdressers, hatcheries, laboratories, laundromats, locksmith shops, machine and millwork shops contained wholly within a building with no outside storage, self-storage facilities, nurseries, optical shops, petroleum distribution installations, printing shops, recreation vehicle servicing and rental, service stations, shoe repair, sign shops, tailor shops, taxidermists, tire shops, tools and small equipment servicing and rental, trade contractors’ offices, truck service and repair, truck wash, upholstery shops, video rental shops, watch repair shops, warehousing (wholesale and distribution), and weigh scales
   i. Transportation facilities limited to commercial parking lots and garages, passenger transportation depots, and taxi dispatch offices

2. The following accessory uses and no others shall be permitted in the Service Commercial (C.4) zone:

   a. Accessory buildings and structures including modular storage containers
   b. Dwelling unit for the owner, operator, or employee of the principal commercial use
   c. Parts and accessories for items retailed as a principal use
   d. Service of automobiles, boats, farm equipment, irrigation equipment manufactured homes, motorcycles, recreation vehicles and trucks where retailed as a principal use
   e. Storage related to trade contractors’ offices
   f. Rental of sporting goods where retailed as a principal use
   g. Outdoor storage

Density Regulations

3. The minimum lot area of lots created within this zone must meet the requirements in Section 13.4.9 below.

Development Regulations

4. The height of buildings and structures must not exceed the lesser of 10 m or two storeys.

5. Lot coverage must not be greater than 50%.

6. All buildings and structures must comply with the following setbacks:

    a. Not less than 4.5 m for an exterior side lot line.

    b. Not less than 7.5 m for a front and rear lot line.

    c. No interior side lot line setback is required except:

        i. Not less than 8 m for an interior side lot line where a lot abuts a Residential zone or is separated by a lane.

        ii. Not less than 5 m on at least one interior side where the lot is not served by a lane.

7. All auto parts, dismantled vehicles, and similar articles shall be stored within a building.

Subdivision Regulations

8. Lots created by subdivision within this zone must have a lot frontage of not less than:

    a. 10% of the perimeter of the lot where the lot is not serviced by community water and community sewer systems.

    b. 15 m where the lot is serviced by community water and community sewer systems.

9. Lots created by subdivision within this zone must have an area of not less than:

    a. 560 m^2 where the lot is serviced by community water and community sewer systems.

    b. 1 ha where the lot is not serviced by community water and community sewer systems.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

13.5 RECREATION COMMERCIAL (C.5) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Recreation Commercial (C.5) zone:

    a. Agricultural use
    b. Assembly, civic and public service uses
    c. Entertainment and recreation facilities limited to arcades, art galleries and digital printing of art, arts, crafts and souvenir shops, billiard halls, bowling alleys, drive-in theatres, golf courses and driving ranges, health spas, marinas, museums, outdoor entertainment, amusement and recreation facilities, shooting ranges including clubhouse facilities, sports clubs, sports facilities, theatres, tourist amusement facilities, theme parks, and zoos
    d. Food service including dine in and take out only establishments limited to coffee shops and restaurants
    e. Retail sales limited to boats, cannabis only within Electoral Areas “D” and “E”, gasoline and motor oil, recreation vehicles, and sporting goods
    f. Storage limited to boats, gasoline and motor oil, recreation vehicles, and sporting goods
    g. Service and repair limited to recreation vehicle storage, servicing and rental, service stations, and taxidermists
    h. Temporary or seasonal accommodation limited to campgrounds, cabins, hotels and motels

2. The following accessory uses and no others shall be permitted in the Recreation Commercial (C.5) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Dwelling unit (including a manufactured home) for the owner, operator, or employee of the principal commercial use
    c. Parts and accessories for items retailed as a principal use
    d. Rapid infiltration and spray irrigation of treated sewage effluent
    e. Rental of sporting goods where retailed as a principal use

3. Notwithstanding the above, the shooting range facility for the Vernon Fish and Game Club located on that unsurveyed Crown Land in the vicinity of Coldstream Creek, ODYD and located 4 km from Highway 6 along Noble Canyon Road on Bardolph Lake Access Road, Electoral Area “D” shall be limited to shooting range facilities consisting of long gun ranges, pistol and archery ranges and accessory buildings ancillary to the operation of the shooting range only, and shall not include clubhouse or other related uses, and no other permitted uses listed under Sections 13.5.1 and 13.5.2.

Density Regulations

4. The gross floor area for retail sales of sporting goods must not be greater than 150 m^2.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 13.5.13 below.

Development Regulations

6. The height of buildings and structures must not exceed:

   a. 6 m for all accessory buildings or structures.
   b. 6 m for park model recreation units including additions thereto.
   c. the lesser of 10 m or two storeys for all other buildings or structures.

7. Lot coverage must not be greater than 30%.

8. All buildings and structures must comply with the following setbacks:

   a. Not less than 7.5 m for an exterior side, front and rear lot line.

   b. Not less than 2 m for an interior side lot line.

9. Each camping space located within a campground may contain one accessory building which:

   a. must be less than 10 m^2;

   b. must not contain plumbing fixtures;

   c. must not be used for sleeping quarters;

   d. must be located at least 3 m from any other building, structure, recreational vehicle or park model recreation unit; and

   e. must not be a modular storage container.

10. Each camping space located within a campground may contain an addition to a recreational vehicle or park model recreational unit which:

    a. must not exceed a gross floor area of 50 m^2;

    b. must not be used for sleeping quarters;

    c. must not be heated or contain electrical wiring services;

    d. must not contain plumbing fixtures;

    e. must not be used for parking of vehicles; and

    f. must have a floor system which is at least 0.3 m above finished grade or have posts which are spaced 2 m or less apart.

11. All auto parts, dismantled vehicles, and similar articles must be stored within a building.

Subdivision Regulations

12. Lots that are proposed to be subdivided within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

13. Lots created by subdivision within this zone must have an area of not less than:

    a. 1 ha for properties outside the Agricultural Land Reserve.

    b. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

13.6 RECREATION VEHICLE CAMPGROUND / RESORT COMMERCIAL (C.6) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Recreation Vehicle Campground / Resort Commercial (C.6) zone:

    a. Assembly, civic and public service uses
    b. Entertainment and recreation facilities limited to arcades, arts, crafts and souvenir shops, billiard halls, bowling alleys, drive-in theatres, golf courses and driving ranges, health spas, marinas, museums, outdoor entertainment, amusement and recreation facilities, sports clubs, sports facilities, theatres, tourist amusement facilities, theme parks, and zoos
    c. Food service including dine in and take out only establishments limited to coffee shops and restaurants
    d. Retail sales, rental, repair, and storage of boats, gasoline and motor oil, recreation vehicles, sporting goods, and groceries
    e. Seasonal single family dwellings
    f. Temporary or seasonal accommodation limited to campgrounds, rental cabins, hotels and motels

2. The following accessory uses and no others shall be permitted in the Recreation Vehicle Campground / Resort Commercial (C.6) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Dwelling unit for the owner, operator or employee of the principal commercial use
    c. Private airstrips limited to aircraft hangars, tie downs, taxiways, fuel pumps, and associated structures

Density Regulations

3. The gross floor area for retail sales of sporting goods must not be greater than 200 m^2.

4. The gross floor area for a cabin must not be greater than 95 m^2.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 13.6.12 below.

Development Regulations

6. The height of buildings and structures must not exceed 8 m.

7. The portion of a recreation vehicle space or seasonal single family site that abuts a private access road and must have a lot frontage of not less than 18 m except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road.

8. Recreation vehicle spaces and seasonal single family sites must not have an area of less than:

    a. 560 m^2 where the lot is serviced by community water and community sewer systems.

b. 1 ha where the lot is serviced with an on-site septic tank effluent disposal system.

9. Lot coverage must comply with the following:

   a. Lot coverage must not be greater than 30%.

   b. For the purpose of this section, lot coverage must also apply to each recreation vehicle space or seasonal single family site.

10. All buildings and structures must comply with the following setbacks:

    a. Not less than 4.5 m for an exterior side lot line.

    b. Not less than 7.5 m for a front and rear lot line.

    c. Not less than 2 m for an interior side lot line.

    d. The setback provisions of this section must also apply to any recreation vehicle space or seasonal single family site.

Subdivision Regulations

11. Lots created by subdivision within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

12. Lots created by subdivision within this zone must have an area of not less than:

    a. 4 ha.

    b. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

14.1 LIGHT INDUSTRIAL (I.1) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Light Industrial (I.1) zone:

    a. Assembly, civic and public service uses
    b. Food service limited to bakeries and coffee shops
    c. Retail sales limited to automobiles, building supplies, chemicals, farm equipment, gasoline and motor oil, irrigation equipment, lumber, manufactured homes, tools and small equipment, trucks, and other products manufactured or processed on site
    d. Service and repair limited to automobile body and paint shops, automobile service and repair, battery shops, boat service and repair; bottling plants, car wash, crematoriums, cold storage plants, frozen food lockers, laboratories, machine shops; manufacturing and processing; industrial cannabis production facilities; self-storage facilities, petroleum distribution installations, printing shops, recreation vehicle servicing and rental, service stations, sign shops, taxidermists, tire shops, tools and small equipment servicing and rental, trade contractors offices including storage, truck service and repair, truck wash, trucking yards and terminals including cartage and freighting, upholstery shops, warehousing (wholesale and distribution), weigh scales, and welding shops
    e. Transportation facilities limited to passenger transportation depots and taxi dispatch offices

2. The following accessory uses and no others shall be permitted in the Light Industrial (I.1) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Dwelling unit for the owner, operator, or employee of the principal industrial use
    c. Parts and accessories for items retailed as a principal use
    d. Service of farm equipment, irrigation equipment and manufactured homes where retailed as a principal use
    e. Restricted agricultural use
    f. Outdoor storage

3. Notwithstanding the above, the sale and repair of machinery and heavy equipment is a permitted use on the property legally described as Lot A, Section 11, Township 8, Plan 20063, ODYD and located at 6216 Pleasant Valley Road, Electoral Area “B”. In the event that the above-described properties are further subdivided, all new vacant lots so created shall be subject solely to the regulations of Section 14.1 of this Bylaw.

Density Regulations

4. The minimum lot area of lots created within this zone must meet the requirements in Section 14.1.11 below.

Development Regulations

5. The height of buildings and structures must not exceed 12 m.

6. Lot coverage must not be greater than 60%.

7. All buildings and structures must comply with the following setbacks:

    a. Not less than 6 m for an exterior side and front lot line.

    b. Notwithstanding the above, where a lot is separated from a lot in a Residential or Rural zone by a road, not less than 9 m for an exterior side lot line.

    c. No rear lot line setback is required except where a lot abuts a lot in a Residential or Rural zone or is separated by a lane, not less than 9 m for a rear lot line.

    d. No interior side lot line setback is required except where a lot abuts a lot in a Residential or Rural zone or is separated by a lane, not less than 6 m for an interior side lot line.

8. All permitted uses must be housed completely within an enclosed building, except for outdoor display, rental, sale or storage areas, parking and loading facilities, and restricted agricultural use.

9. Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

Subdivision Regulations

10. Lots created by subdivision within this zone must have a lot frontage of not less than:

    a. 10% of the perimeter of the lot where the lot is not serviced by community water and community sewer systems.

    b. 15 m where the lot is serviced by community water and community sewer systems.

11. Lots created by subdivision within this zone must have an area of not less than:

    a. 560 m^2 where the lot is serviced by community water and community sewer systems.

    b. 1 ha where the lot is not serviced by community water and community sewer systems.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

14.2 GENERAL INDUSTRIAL (I.2) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the General Industrial (I.2) zone:

    a. Agricultural use
    b. Retail sales limited to heavy equipment and machinery
    c. Service and repair limited to automobile wrecking and junk yards, bulk storage plants, contractors for general and heavy construction, machinery and heavy equipment repair, and the manufacturing, processing, and storage of:
        i. chemical and allied products limited to compressed gases, disinfectants, gum and wood chemicals, insecticides, primer and plastics, and rubber
        ii. food products limited to feed, flour, fruit, and grain
        iii. machinery and transportation equipment or other products of like character and kind such as agricultural implements, boats, compressors, electrical machinery, engines, pumps, and turbines
        iv. metal products limited to boilers and plates, fabricated and structural metals, and pipe tubing
        v. non-metallic mineral products or other products of like character and kind such as abrasive products, asbestos products; cement, plaster, lime, gypsum, and associated products; clay and clay products; concrete products or ready mix concrete; fiberglass products; rock, sand, and gravel; and stone products
        vi. petroleum and coal products limited to asphalt, coal and tar products, coke, creosote, paving and roofing materials, and petroleum products
        vii. synthetic fibres
        viii. wood products limited to lumber and building materials, millwork products, plywood and veneer, poles, prefabricated and structural wood products, shingles, and wood preserving
    d. Uses permitted in the Light Industrial (I.1) zone.

2. The following accessory uses and no others shall be permitted in the General Industrial (I.2) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Dwelling unit for the owner, operator, or employee of the principal industrial use
    c. Parts and accessories for items retailed as a principal use
    d. Outdoor storage

3. Notwithstanding the above, the use of the 4.9 ha General Industrial (I.2) zoned portion of the property legally described as That Part NW 1/4, Sec 2, Lying West of the Spallumcheen River, Twp 19, R9, W6M, KDYD, Except: (1) Plan R170 (2) Parcel A (DD134553F) and located at 6314 Highway 97A, Electoral Area “F” be limited to the manufacturing, processing, and storage of wood products including lumber and building materials, millwork products, plywood and veneer, poles, prefabricated and structural wood products, shingles, and wood preserving.

Density Regulations

4. The minimum lot area of lots created within this zone must meet the requirements in Section 14.2.11 below.

Development Regulations

5. The height of buildings and structures must not exceed 18 m.

6. Lot coverage must not be greater than 60%.

7. All buildings and structures must comply with the following setbacks:

    a. Not less than 6 m for an exterior side and front lot line.

    b. Notwithstanding the above, where a lot is separated from a lot in a Residential or Rural zone by a road, not less than 9 m for an exterior side lot line.

    c. No rear lot line setback is required except where a lot abuts a lot in a Residential or Rural zone or is separated by a lane, not less than 9 m for an interior side lot line.

    d. No interior side lot line setback is required except where a lot abuts a lot in a Residential or Rural zone or is separated by a lane, not less than 6 m for an interior side lot line.

8. Where practical all permitted uses must be housed completely within an enclosed building, except for outdoor display, rental, sale or storage areas, parking and loading facilities, and restricted agricultural use.

9. Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.

Subdivision Regulations

10. Lots created by subdivision within this zone must have a lot frontage of not less than:

    a. 10% of the perimeter of the lot where the lot is not serviced by community water and community sewer systems.

    b. 15 m where the lot is serviced by community water and community sewer systems.

11. Lots created by subdivision within this zone must have an area of not less than:

    a. 560 m^2 where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

    b. 1 ha where the lot is not serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

    c. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    d. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area

14.3 AGRICULTURAL INDUSTRIAL (I.3) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Agricultural Industrial (I.3) zone:

    a. Assembly, civic and public service uses
    b. Fabrication of biodegradable wooden cutlery using products from the agro-forestry industry, and other food grade products
    c. Fancy meat and sausage processing
    d. General agricultural industries limited to animal by-products and rendering plants, canneries, dairies, dehydration and freezing plants, feed and flour mills and related processing limited to bakeries, fertilizer storage and sales, fruit and vegetable processing, hatcheries, poultry dressers, meat packing establishments, and slaughter houses
    e. Industrial cannabis production facilities
    f. Agricultural use
    g. Livestock and farm equipment auctions
    h. Retail sales limited to products manufactured or processed on site.

2. The following accessory uses and no others shall be permitted in the Agricultural Industrial (I.3) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Dwelling unit or manufactured home for the owner, operator, or employee of the principal industrial use
    c. Outdoor storage

3. A 2.02 ha portion of the properties legally described as Lot 1, District Lot 434, ODYD, Plan KAP55683 and located at 973 Whitevale Road and Lot 2, District Lot 434, ODYD, Plan KAP55683 and located at 1051 Whitevale Road, Electoral Area “D” shall be permitted to be used in accordance with Section 14.3 of this bylaw and notwithstanding Section 14.3.1 of this Bylaw, the permitted use shall only include fruit and vegetable processing, a single family dwelling and 6 seasonal use agri-tourism campsites.

Density Regulations

4. The gross floor area for fancy meat and sausage processing must not be greater than 250 m^2.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 14.3.11 below.

Development Regulations

6. The height of buildings and structures must not exceed:

    a. 10 m for agricultural cannabis production facilities.
    b. 20 m for agricultural buildings or alcohol production facilities.
    c. 12 m for all other uses.

7. Lot coverage must not be greater than 30%.

8. All buildings and structures must comply with the following setbacks:

    a. Not less than 30 m for an exterior side and front lot line except that animal by-products plants, rendering plants, poultry dressers and slaughter houses must be setback at least 180 m from exterior side and front lot lines.

    b. Not less than 8 m for a rear lot and interior side lot line except that animal by-products plants, rendering plants, poultry dressers and slaughter houses must be setback at least 90 m from a rear lot line.

9. Industrial cannabis production facilities shall not create fire, explosion, or safety hazards; noise in excess of average intensity of road and traffic noise in the area in question; emit smoke, dust, dirt, toxic, or offensive odours or gas; and there is no production of heat or glare perceptible from any lot line of the site on which the use is located.

Subdivision Regulations

10. Lots created by subdivision within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

11. Lots created by subdivision within this zone must have an area of not less than:

    a. 8 ha for properties outside the Agricultural Land Reserve.

    b. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.1 RESIDENTIAL SINGLE FAMILY (R.1) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Residential Single Family (R.1) zone:

   a. Single family dwellings
   b. Agricultural use

2. The following accessory uses and no others shall be permitted in the Residential Single Family (R.1) zone:

   a. Accessory buildings and structures
   b. Boarding house
   c. Minor day cares and minor group homes
   d. Hobby beekeeping
   e. Laying hens
   f. Home occupation
   g. Restricted agricultural use
   h. Secondary suites
   ~~i. Secondary dwellings~~
   i. Unenclosed parking and storage

3. Notwithstanding the above and subject to the commercial requirements of Sections 8, 9 and 10 of this Bylaw, dog accommodation and a dog day care facility shall be permitted on that property legally described as Lot 5, Section 23, Township 8, ODYD, Plan 2728, Except Plans 16975, 21405, 28462 and H433 and located at 7432 Pleasant Valley Road, Electoral Area "B". Dog Accommodation and dog day-care means a use providing for the daytime and overnight boarding of dogs. During the daytime dogs may roam outdoors within the property, without being confined to kennels. Dogs will be enclosed within a confined area of the property during the night time. The boarding of dogs is permitted in concentrations of 89 dogs or less per ha.

4. Notwithstanding the above and the provisions outlined in Section 3.17 of this Bylaw, auto detailing is permitted as a home occupation on the property legally described as Lot 1, Sec 14, Twp 8, ODYD, Plan 7360, Except Plan 17141 and located at 6303 Pleasant Valley Road subject to the following:

   a. the total floor space occupied by the home occupation use shall not exceed 148.3 m^2 within a single family dwelling;

   b. paved off-street parking spaces are to be provided on the lot on which the home occupation is located, to meet the requirements of Section 8.1 of this Bylaw, including the following:

      i. 2 parking spaces per residential dwelling unit;
      ii. 1 parking space per 2 employees;
      iii. 1 parking space per vehicle service bay;
      iv. 4 parking spaces per vehicle wash bay;

c. landscape screening consisting of a solid 2.5 m high fence or wall, which shall be uniformly painted and well maintained and not used for advertising or display purposes or for the posting of notices, or a compact evergreen hedge not less than 2 m in height, which shall be maintained in good condition at all times, shall be provided as follows:

   i. any part of the lot used or intended to be used as parking or outside storage area shall be closed by screening on any side not facing directly upon buildings or structures on the lot and no material shall extend above the screening;

d. where the property abuts Pleasant Valley Road, a landscaped buffer area shall be provided in accordance with the commercial development provisions of Section 10.1 of this Bylaw; and

e. the maximum number of on premise employees for the home occupation use shall not exceed six.

Density Regulations

5. The number of dwellings allowed per lot must not be more than:

   ~~a. For properties which are connected to community water and community sewer systems: one single family dwelling and one secondary suite and one secondary dwelling.~~

   ~~b. For properties less than 0.4 ha which are not connected to community water and community sewer systems: one single family dwelling.~~

   a. For properties ~~0.4 ha or greater~~ which are not connected to community water and community sewer systems: one single family dwelling and one secondary suite.

6. The minimum lot area of lots created within this zone must meet the requirements in Section 15.1.10 below.

Development Regulations

7. The height of buildings and structures must not exceed:

   a. the lesser of 10 m or two storeys for ~~dwellings and~~ restricted agricultural buildings.
   b. 6 m for all other accessory buildings or structures.
   c. the lesser of 11 m or three storeys for dwellings.

8. Lot coverage must not be greater than 35% for all buildings and structures including accessory buildings and structures which must not have a lot coverage greater than 7.5%.

9. All buildings and structures must comply with the following setbacks:

   a. Not less than 6 m for exterior side and front lot lines to all entrances to garages and carports.

   b. Not less than 4.5 m for exterior side and front lot lines for all other buildings and structures.

c. Not less than ~~7.5~~ ***6*** m for a rear lot line except accessory buildings and structures must not be less than 2 m to a rear lot line.

d. Not less than 2 m for an interior side lot line.

Subdivision Regulations

10. Lots created by subdivision within this zone must have a lot frontage of not less than 18 m except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

11. Lots created by subdivision within this zone must have an area of not less than:

a. 560 m^2 where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

b. 1 ha where the lot is not serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

c. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

d. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.2 RESIDENTIAL TWO FAMILY (R.2) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Residential Two Family (R.2) zone:

    a. Single family dwellings
    b. Two family dwellings
    c. Agricultural use

2. The following accessory uses and no others shall be permitted in the Residential Two Family (R.2) zone:

    a. Accessory buildings and structures
    b. Boarding house
    c. Minor day cares and minor group homes
    d. Hobby beekeeping
    e. Laying hens
    f. Home occupation
    g. Restricted agricultural use
    h. Secondary suites
    ~~i. Secondary dwellings~~
    i. Unenclosed parking and storage

3. ***Notwithstanding the above, a 3,095 m^2 building for religious and community gatherings is permitted on the property legally described as Lot 2, Sec 11, Twp 8, ODYD, Plan 3717, Except Plan 34895 and located at 5151 Alain Road, Electoral Area "B".***

4. ***Notwithstanding the above, an 826.73 m^2 building used as a school is permitted on the properties legally described as Lot 1, Sec 11, Twp 8, ODYD, Plan KAP46354 & Lot 8, Sec 11, Twp 8, ODYD, Plan 18405 and located at 5634 MacDonald Road and 5646 MacDonald Road, Electoral Area "B".***

Density Regulations

5. The number of dwellings allowed per lot must not be more than:

    ~~a. For properties which are connected to community water and community sewer systems: one single family dwelling and one secondary suite and one secondary dwelling.~~

    ~~b. For properties less than 0.4 ha which are not connected to community water and community sewer systems: one single family dwelling.~~

    a. For properties ~~0.4 ha or greater but~~ less than 1 ha which are not connected to community water and community sewer systems one single family dwelling and one secondary suite.

    b. For properties 1 ha or greater which are not connected to community water and community sewer systems:

i. one single family dwelling and one secondary suite; or
ii. one two family dwelling.

6. The minimum lot area of lots created within this zone must meet the requirements in Section 15.2.9 below.

Development Regulations

7. The height of buildings and structures must not exceed:

a. the lesser of 10 m or two storeys for ~~dwellings and~~ restricted agricultural buildings.
b. 6 m for all other accessory buildings or structures.
c. the lesser of 11 m or three storeys for dwellings.

8. Lot coverage must not be greater than 35% for all buildings and structures including:

a. accessory buildings and structures which must not have a lot coverage greater than 7.5%.

b. restricted agricultural buildings which must not have a lot coverage greater than 10%.

9. All buildings and structures must comply with the following setbacks:

a. Not less than 6 m for exterior side and front lot lines to all entrances to garages and carports.

b. Not less than 4.5 m for exterior side and front lot lines for all other buildings and structures.

c. Not less than ~~7.5~~ ***6*** m for a rear lot line except accessory buildings and structures must not be less than 2 m to a rear lot line.

d. Not less than 2 m for an interior side lot line except that a two family dwelling that is proposed to be subdivided along a party wall must have no interior side setback requirement.

Subdivision Regulations

10. Lots created by subdivision within this zone must have a lot frontage of not less than:

a. 18 m for single family dwellings except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

b. 23 m for two family dwellings except that pie shaped lots must have a lot frontage of not less than 11.5 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

c. 11.5 m for each half of a two family dwelling that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements.

11. Lots created by subdivision within this zone must have an area of not less than:

a. 560 m^2 for single family dwellings where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

b. 700 m^2 for two family dwellings where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

c. 350 m^2 for each half of a two family dwelling that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

d. 1 ha where the lot is not serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

e. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

f. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.3 RESIDENTIAL MULTI-FAMILY (R.3) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Residential Multi-Family (R.3) zone:

   a. Major day cares and major group homes
   b. Multi-family dwellings
   c. Retirement housing
   d. Row housing
   e. Single family dwellings, two family dwellings, three family dwellings and four family dwellings
   f. Single family cluster housing

2. The following accessory uses and no others shall be permitted in the Residential Multi-Family (R.3) zone:

   a. Accessory buildings and structures
   b. Boarding house
   c. Minor day cares and minor group homes
   d. Hobby beekeeping
   e. Laying hens
   f. Home occupation
   g. Secondary suites
   h. ~~Secondary~~ ***Additional*** dwellings
   i. Unenclosed parking and storage

Density Regulations

3. For properties which are not connected to community water and community sewer systems, the number of dwellings allowed per lot must not be more than ***one single family dwelling and one secondary suite***:

   ~~a. For properties less than 0.4 ha: one single family dwelling.~~

   ~~b. For properties 0.4 ha or greater:~~

      ~~i. one single family dwelling and one secondary suite; or,~~
      ~~ii. one two family dwelling.~~

4. For properties which are connected to community water and community sewer systems, the number of dwellings allowed per lot must not be more than:

   a. 45 units per ha for multi-family dwellings.

   b. 20 units per ha for retirement housing and single family cluster housing use.

   c. For properties less than 1,300 m^2: four dwelling units which may be attached or detached.

5. The minimum lot area of lots created and used within this zone must meet the requirements in Section 15.3.13 below.

Development Regulations

6. The height of buildings and structures must not exceed:

   a. ***8 m for additional dwellings*** ~~the lesser of 10 m or two storeys for dwellings~~.
   b. the lesser of 12 m or three storeys for ***dwellings*** ~~multi-family use~~.
   c. 6 m for all other accessory buildings or structures.

7. Lot coverage must not be greater than 40% for all buildings and structures except that the lot coverage must not be greater than 50% for retirement housing and single family cluster housing.

8. All buildings and structures must comply with the following setbacks:

   a. Not less than 5 m for exterior side lot lines except multi-family dwellings must be setback not less than 8 m for exterior side lot lines.

   b. Not less than 7.5 m for the front lot line except:

      i. Row housing, retirement housing and single family cluster housing uses must have a front yard setback of at least 6 m.

      ii. Multi-family dwellings must have a front yard setback of at least 10 m.

   c. Not less than 7.5 m for the rear lot line except:

      i. Row housing, retirement housing and single family cluster housing uses must have a setback of at least 6 m for the ~~front~~ ***rear*** lot line.

      ii. Multi-family dwellings must have a setback of at least 10 m for the ~~front~~ ***rear*** lot line.

      iii. ***Additional dwellings and*** accessory residential buildings and structures must have a setback of at least 2 m for the ~~front~~ ***rear*** lot line.

   d. Not less than 1.5 m for an interior side lot line except:

      i. Two family dwellings must have a setback of at least 2 m for an interior side lot line and there shall be no setback required for the party wall of a two family dwelling that is proposed to be subdivided along said party wall meeting BC Building and Fire Code requirements for an interior side lot line.

      ii. Three and four family dwellings and multi-family dwellings having a wall without a window or with a window to a non-habitable room shall be setback at least 3 m for an interior side lot line.

      iii. The outside wall of the end units of a row housing project must have a setback of at least 4 m for an interior side lot line.

iv. Multi-family dwellings with a wall with a balcony or with a window to a habitable room must have a setback of at least 8 m for an interior side lot line.

9. Multi-family dwellings, retirement housing and row housing, and single family cluster housing shall not be permitted unless it is serviced with community water and community sewer systems meeting the requirements of the authority having jurisdiction.

10. Multi-family dwellings, retirement housing and row housing, and single family cluster housing must provide useable open space on the lot for each dwelling unit based on the following ratio:

    a. 45 m^2 for each three-bedroom unit.
    b. 35 m^2 for each two-bedroom unit.
    c. 25 m^2 for each one-bedroom unit or studio unit.

11. Row housing:

    a. must be designed in such a manner so as to stagger each pair of dwelling units, with a minimum of 1 m offset.

    b. must provide access to the rear of each dwelling unit from a public lane constructed to the standards cited in the Regional District of North Okanagan Subdivision Servicing Bylaw.

Development and Subdivision Regulations

12. Lots created by subdivision within this zone must have a lot frontage of not less than:

    a. 18 m ~~for single family dwellings~~ except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

    ~~b. 23 m for two family dwellings except that pie shaped lots must have a lot frontage of not less than 11.5 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.~~

    b. 11.5 m for each half of a two family dwelling that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements.

    ~~d. 30 m for three and four family dwellings.~~

    c. ~~35~~ ***30*** m for multi-family dwellings.

    d. 12 m for each dwelling unit of a retirement housing building and single family cluster building that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements retirement housing and single family cluster housing uses.

13. Each lot must have an area of not less than:

    a. 560 m^2 ~~for single family dwellings~~ where serviced by community water and community sewer systems.

    b. 350 m^2 for each half of a two family dwelling that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements where serviced by community water and community sewer systems.

    c. 350 m^2 for each dwelling unit of a retirement housing building and single family cluster building that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements where serviced by community water and community sewer systems.

    ~~d. 700 m^2 for two family dwellings where serviced by community water and community sewer systems.~~

    ~~e. 1,000 m^2 for three family dwellings where serviced by community water and community sewer systems.~~

    ~~f. 1,300 m^2 for four family dwellings where serviced by community water and community sewer systems.~~

    d. 220 m^2 for each unit of a row housing development except that the end units must have an area not less than 330 m^2 where serviced by community water and community sewer systems.

    e. ~~1,900~~ ***1,300*** m^2 for retirement housing, single family cluster housing and multi-family dwellings where serviced by community water and community sewer systems.

    f. 1 ha where not serviced by community water and community sewer systems.

    g. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.4 RESIDENTIAL MANUFACTURED HOME SUBDIVISION (R.4) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Residential Manufactured Home Subdivision (R.4) zone:

    a. Agricultural use
    b. Manufactured homes
    c. Modular manufactured homes

2. The following accessory uses and no others shall be permitted in the Residential Manufactured Home Subdivision (R.4) zone:

    a. Accessory buildings and structures
    b. Minor day cares and minor group homes
    c. Hobby beekeeping
    d. Laying hens
    e. Home occupation
    f. Unenclosed parking and storage

Density Regulations

3. The number of dwellings allowed per lot must not be more than: one manufactured home or one modular manufactured home.

4. The minimum lot area of lots created within this zone must meet the requirements in Section 15.4.9 below.

Development Regulations

5. The height of buildings and structures must not exceed

    a. 8 m for manufactured homes or modular manufactured homes.
    b. 6 m for all accessory buildings or structures.

6. Lot coverage must not be greater than 35% for all buildings and structures including accessory buildings and structures which must not have a lot coverage greater than 7.5%.

7. All buildings and structures must comply with the following setbacks:

    a. Not less than 6 m for exterior side and front lot lines to all entrances to garages and carports.

    b. Notwithstanding the above, all other buildings and structures must have an exterior side and front yard setback of not less than 4.5 m.

    c. Not less than 7.5 m for a rear lot line.

    d. Not less than 2 m for an interior side lot line.

Subdivision Regulations

8. Lots created by subdivision within this zone must have a lot frontage of not less than 15 m except that pie shaped lots must have a lot frontage of not less than 7 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

9. Lots created by subdivision within this zone must have an area of not less than:

   a. 450 m^2 where the lot is serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

   b. 1 ha where the lot is not serviced by community water and community sewer systems and is outside the Agricultural Land Reserve.

   c. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

   d. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.5 RESIDENTIAL MANUFACTURED HOME COMMUNITY (R.5) ZONE

Use Regulations

1. Subject to the provisions of the Regional District of North Okanagan Manufactured Home Community Bylaw, as amended from time to time, the following uses and no others shall be permitted in the Residential Manufactured Home Community (R.5) zone:

    a. Manufactured homes
    b. Modular manufactured homes

2. Subject to the provisions of the Manufactured Home Community Bylaw, as amended from time to time, the following accessory uses and no others shall be permitted in the Residential Manufactured Home Community (R.5) zone:

    a. Accessory buildings and structures
    b. Minor day cares and minor group homes
    c. Home occupation
    d. Multi-purpose service complex limited to a convenience store, coffee shop, cafe, administration offices, laundry facilities, recreation area, games room, and social or meeting areas
    e. Outdoor recreation areas and open space limited to tennis courts, swimming pools, skating rinks, and walking/hiking trails
    f. Dwelling unit for the owner, operator or employee of the manufactured home community
    g. Tenant's storage compound
    h. Utility storage facility
    i. Unenclosed parking and storage

Density Regulations

3. The number of dwellings allowed per lot must not be more than: one dwelling unit for the owner, operator or employee of the manufactured home community.

4. The number of dwellings allowed per site shall not be more than: one manufactured home or one modular manufactured home.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 15.5.22 below.

Development Regulations

6. The number of accessory residential buildings allowed per lot must not be more than: one detached accessory residential building per dwelling unit for the owner, operator or employee of the manufactured home community.

7. The number of accessory residential building allowed per site must not be more than: one detached accessory residential building per rental site.

8. The gross floor area for accessory buildings must not be greater than 30 m^2 having a horizontal dimension of not more than 7.32 m.

9. All uses permitted within this zone must be serviced with community water and community sewer systems.

10. The height of buildings and structures must not exceed:

    a. 8 m for all dwellings.
    b. 5 m for all other accessory buildings or structures.
    c. 12 m for all other uses.

11. Site coverage must not be greater than 50% for all buildings and structures.

12. Each site shall have a contiguous area of land not less than:

    a. 320 m^2 for single wide manufactured homes or modular manufactured homes located on an interior rental site.

    b. 400 m^2 for double wide manufactured homes or modular manufactured homes located on an interior rental site.

    c. 380 m^2 for single wide manufactured homes or modular manufactured homes located on an exterior (corner) rental site.

    d. 425 m^2 for double wide manufactured homes or modular manufactured homes located on an exterior (corner) rental site.

    e. 560 m^2 for the dwelling unit for the owner, operator or employee of the manufactured home community.

13. Each site shall have a private access road frontage of not less than:

    a. 11 m for single wide manufactured homes or modular manufactured homes located on an interior site.

    b. 13.5 m for double wide manufactured homes or modular manufactured homes located on an interior site.

    c. 13 m for single wide manufactured homes or modular manufactured homes located on an exterior (corner) site.

    d. 15.5 m for double wide manufactured homes or modular manufactured homes located on an exterior (corner) site.

    e. 15.5 m for the dwelling unit for the owner, operator or employee of the manufactured home community.

14. Notwithstanding the minimum private access road frontage requirements cited above, pie shaped lots shall have a lot frontage of not less than 6 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

15. All buildings and structures must comply with the following setbacks:

    a. Not less than 5 m for exterior side, front lot lines and rear lot lines except multi-purpose service complexes or storage facilities must be setback at least 8 m from the exterior side, front and rear lot lines.

    b. Not less than 3 m for an side lot line except:

        i. multi-purpose service complexes or storage facilities must have a setback of not less than 8 m for exterior side, front and rear lot lines.

        ii. where the adjacent use is an industrial or commercial use, all buildings and structures must be setback at least 4.5 m from the interior side lot lines.

        iii. where the adjacent property is within the Agricultural Land Reserve, all buildings and structures must be setback at least 10 m from the interior side lot lines.

16. Buildings and structures must be sited a minimum of:

    a. 5 m from any site boundary adjacent to a private access road except where parking is provided between a dwelling unit and a site boundary adjacent to a private access road, dwellings must be setback at least 6 m.

    b. 1.5 m from any interior side or rear site boundary.

17. All detached accessory residential buildings and structures must be sited behind or beside the site dwelling unit.

18. Buffer areas from agricultural, industrial, or commercial land uses must be in accordance with the construction and layout requirements of the Manufactured Home Community Bylaw, as amended from time to time.

19. Each manufactured home or modular manufactured home must be provided with a minimum of 40 m^2 of private, usable outdoor living area within each site.

20. The construction and layout of the manufactured home community must conform to the requirements of the Manufactured Home Community Bylaw, as amended from time to time.

Subdivision Regulations

21. Lots created by subdivision within this zone must have a lot frontage of not less than 10% of the perimeter of the proposed lot.

22. Lots created by subdivision within this zone must have an area of not less than:

    a. 2 ha and must be serviced with community water and community sewer systems.

    b. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.6 RESIDENTIAL SEASONAL SINGLE FAMILY (R.6) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Residential Seasonal Single Family (R.6) zone:

    a. Seasonal single family dwellings

2. The following accessory uses and no others shall be permitted in the Residential Seasonal Single Family (R.6) zone:

    a. Accessory buildings and structures
    b. Unenclosed parking and storage

Density Regulations

3. The number of dwellings allowed per lot must not be more than: one seasonal single family dwelling.

4. The minimum lot area of lots created within this zone must meet the requirements in Section 15.6.9 below.

Development Regulations

5. The height of buildings and structures must not exceed:

    a. the lesser of 10 m or two storeys for dwellings.
    b. 6 m for all other accessory buildings or structures.

6. Lot coverage must not be greater than 35% for all buildings and structures including accessory buildings and structures which must not have a lot coverage greater than 7.5%.

7. All buildings and structures must comply with the following setbacks:

    a. Not less than 6 m for exterior side and front lot lines to all entrances to garages and carports.

    b. Not less than 4.5 m for exterior side and front lot lines for all other buildings and structures.

    c. Not less than 2 m for a rear lot line for accessory buildings and structures.

    d. Not less than 7.5 m for a rear lot line for all other buildings and structures.

    e. Not less than 2 m for an interior side lot line.

Subdivision Regulations

8. Lots created by subdivision within this zone must have a lot frontage of not less than 18 m except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

9. Lots created by subdivision within this zone must have an area of not less than:

   a. 560 m^2 where the lot is serviced by community water and community sewer systems.

   b. 1 ha where the lot is serviced with an on-site septic tank effluent disposal system.

   c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.7 RESIDENTIAL DWELLING AND RECREATIONAL VEHICLE (R.7) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Residential Dwelling and Recreational Vehicle (R.7) zone:

    a. Seasonal use of a recreational vehicle
    b. Single family dwellings
    c. Two family dwellings

2. The following accessory uses and no others shall be permitted in the Residential Dwelling and Recreational Vehicle (R.7) zone:

    a. Accessory buildings and structures
    b. Boarding house
    c. Minor day cares and minor group homes
    d. Hobby beekeeping
    e. Laying hens
    f. Home occupation
    g. Secondary suites
    h. Unenclosed parking and storage

Density Regulations

3. The gross floor area for accessory buildings must not be greater than 12 m^2.

4. The number of ~~buildings~~ ***dwellings*** allowed per lot must not be more than:

    a. For properties 700 m^2 or greater which are connected to community water and community sewer systems:

        i. one single family dwelling and one secondary suite; or
        ii. one two family dwelling; and

    b. one accessory building per dwelling unit or recreational vehicle.

5. The minimum lot area of lots created within this zone must meet the requirements in Sections 15.7.11 and 15.7.12 below.

Development Regulations

6. The height of buildings and structures must not exceed:

    a. the lesser of 10 m or two storeys for dwellings.
    b. 4 m for all other accessory buildings or structures.

7. Lot coverage must not be greater than 35% for all buildings and structures.

8. All buildings and structures must comply with the following setbacks:

    a. Not less than 6 m for exterior side and front lot lines to all entrances to garages and carports.

b. Not less than 4.5 m for exterior side and front lot lines for all other buildings and structures.

c. Not less than 2 m for a rear lot line for accessory buildings and structures.

d. Not less than 7.5 m for a rear lot line for all other buildings and structures.

e. Not less than 2.4 m for an interior side lot line except that a two family dwelling that is proposed to be subdivided along a party wall must all have no interior side setback requirement.

9. Notwithstanding the regulations of Section 3.3.2 of this Bylaw, a recreational vehicle is permitted to be used subject to the following:

a. No more than one recreational vehicle shall be permitted per lot.

b. The occupation of a recreational vehicle shall not be permitted on a lot containing a dwelling.

c. The occupation of a recreational vehicle must not be permitted unless the recreational vehicle is connected to community water and community sewer systems.

d. The occupation of a recreational vehicle must not be permitted unless the Recreational vehicle complies with the setback provisions outlined in Section 15.7.8 of this Bylaw.

e. A park model recreational vehicle must not be used as a recreational vehicle.

f. The recreational vehicle must not be permitted to be used for temporary accommodation purposes.

Subdivision Regulations

10. Lots created by subdivision within this zone must have a lot frontage of not less than:

a. 18 m for single family dwellings except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

b. 23 m for two family dwellings except that pie shaped lots must have a lot frontage of not less than 11.5 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.

c. 11.5 m for each half of a two family dwelling that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements.

11. Lots created by subdivision within this zone where the lot is serviced by community water and community sewer systems must have an area of not less than:

a. 700 m^2.

b. 350 m^2 for each half of a two family dwelling that is proposed to be subdivided along a party wall meeting BC Building and Fire Code requirements.

c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

12. Lots created by subdivision within this zone where the lot is not serviced by community water and community sewer systems must have an area of not less than:

a. 1 ha.

b. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

15.8 *RESIDENTIAL SMALL-SCALE, MULTI-UNIT HOUSING (R.8) ZONE*

Use Regulations

1. ***The following principal uses and no others shall be permitted in the Residential Small-Scale, Multi-Unit Housing (R.8) zone:***

    a. ***Single family dwellings, two family dwellings, three family dwellings and four family dwellings***

2. ***The following accessory uses and no others shall be permitted in the Residential Small-Scale, Multi-Unit Housing (R.8) zone:***

    a. ***Accessory buildings and structures***
    b. ***Boarding house***
    c. ***Minor group homes***
    d. ***Home occupation***
    e. ***Secondary suites***
    f. ***Additional dwellings***
    g. ***Unenclosed parking and storage***

Density Regulations

3. ***The number of dwellings allowed per lot must not be more than:***

    a. ***For properties that are not connected to community water and community sewer systems which are provided as a service by a local government: one single family dwelling and one secondary suite.***

    b. ***For properties that are connected to community water and community sewer systems which are provided as a service by a local government: four dwelling units which may be attached or detached.***

4. ***The minimum lot area of lots created within this zone must meet the requirements in Section 15.1.10 below.***

Development Regulations

5. ***The height of buildings and structures must not exceed:***

    a. ***8 m for additional dwellings;***
    b. ***the lesser of 12 m or three storeys for dwellings;***
    c. ***6 m for all other accessory buildings or structures.***

6. ***Lot coverage must not be greater than 40% for all buildings and structures including accessory buildings and structures which must not have a lot coverage greater than 7.5%.***

7. ***All buildings and structures must comply with the following setbacks:***

    a. ***Not less than 6 m for exterior side and front lot lines to all entrances to garages and carports.***

b. Not less than 4.5 m for exterior side and front lot lines for all other buildings and structures.

c. Not less than 6 m for a rear lot line except additional dwellings and accessory buildings and structures must not be less than 2 m to a rear lot line.

d. Not less than 2 m for interior side lot lines.

Subdivision Regulations

8. ***Lots created by subdivision within this zone must have a lot frontage of not less than 18 m except that pie shaped lots must have a lot frontage of not less than 9 m provided that the average lot width throughout a depth of 30 m measured along a perpendicular line commencing at the centre of the property on the frontage road complies with the requirements above.***

9. ***Lots created by subdivision within this zone must have an area of not less than:***

a. 560 m^2 where the lot is connected to community water and community sewer systems which are provided as a service by a local government.

b. 1 ha where the lot is not connected to community water and community sewer systems which are provided as a service by a local government.

c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

16.1 SMALL HOLDING (S.H) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Small Holding (S.H) zone:

    a. Agricultural use
    b. Assembly, civic and public service uses
    c. Manufactured homes
    d. Single family dwellings
    e. Two family dwellings

2. The following accessory uses and no others shall be permitted in the Small Holding (S.H) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Bed and breakfast
    c. Boarding house
    d. Minor day cares and minor group homes
    e. Home occupation
    f. Restricted agricultural use
    g. Secondary suites
    h. Secondary dwellings
    i. Temporary residence during the period of construction
    j. Laying hens
    k. Hobby beekeeping
    l. Unenclosed parking and storage

Density Regulations

3. The number of dwellings allowed per lot for each of the following uses must not be more than:

    ~~a. For properties less than 0.4 ha:~~

        ~~i. one single family dwelling; or~~
        ~~ii. one manufactured home within Electoral Areas "D", "E" and "F" only.~~

    a. For properties ~~0.4 ha or greater but~~ less than 1 ha:

        i. one single family dwelling and one secondary suite; or
        ii. one manufactured home within Electoral Areas "D", "E" and "F" only.

    b. For properties 1 ha or greater:

        i. one single family dwelling and either one secondary dwelling or one secondary suite; or
        ii. one manufactured home and one secondary dwelling; or
        iii. one two family dwelling.

4. The minimum lot area of lots created within this zone must meet the requirements in Section 16.1.9 below.

Development Regulations

5. The height of buildings and structures must not exceed:

    a. 6 m for an accessory building or structure.
    b. 8 m for a secondary dwelling.
    c. 10 m for a restricted agricultural building.
    d. 12 m for all other uses.

6. Lot coverage must not be greater than 20% for all buildings and structures including accessory buildings and structures which must not have a lot coverage greater than 7.5%.

7. All buildings and structures must comply with the following setbacks:

    a. Not less than 7.5 m for exterior side and front lot lines.

    b. Not less than 2 m for a rear lot line for accessory buildings and structures.

    c. Not less than 7.5 m for a rear lot line for all other buildings and structures.

    d. Not less than 2 m for an interior side lot line.

Subdivision Regulations

8. Lots created by subdivision within this zone must have a lot frontage of not less than 20 m.

9. Lots created by subdivision within this zone must have an area of not less than:

    a. 1 ha for properties outside the Agricultural Land Reserve.

    b. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

16.2 COUNTRY RESIDENTIAL (C.R) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Country Residential (C.R) zone:

   a. Assembly, civic and public service uses
   b. Agricultural use
   c. Limited resource use
   d. Manufactured homes
   e. Single family dwellings
   f. Two family dwellings
   g. Alcohol production facilities
   h. Agricultural cannabis production facilities

2. The following accessory uses and no others shall be permitted in the Country Residential (C.R) zone:

   a. Accessory buildings and structures including modular storage containers
   b. Farm retail sales
   c. Agri-tourism accommodation
   d. Secondary dwellings
   e. Secondary suites
   f. Bed and breakfast
   g. Boarding house
   h. Minor day cares and minor group homes
   i. Home occupation
   j. Temporary residence during the period of construction
   k. Unenclosed parking and storage

3. Notwithstanding the provisions outlined in Section 3.17 of this Bylaw, a rhythmic gymnastics facility located on the property legally described as Lot 4, Sec 36, Twp 9, ODYD, Plan 351 and located at 2515 East Vernon Road, Electoral Area "C" is a permitted use consisting of a maximum floor space of 422 m^2 and a maximum of three on-premise employees.

4. Notwithstanding the provisions outlined in Section 3.17 of this Bylaw, a home based business on that property legally described as Lot 1, Sec. 7, Tp. 5, ODYD, Plan 30551, located at 5448 Dixon Dam Road, Electoral Area "C" is a permitted use within an accessory building of a maximum gross floor area of 355 m^2, with a maximum of eight employees to operate a custom meat processing, manufacturing and sausage production plant.

Density Regulations

5. The number of dwellings allowed per lot must not be more than:

   ~~a. For properties less than 0.4 ha:~~

      ~~i. one single family dwelling; or~~
      ~~ii. one manufactured home within Electoral Areas "D", "E" and "F" only.~~

a. For properties ~~0.4 ha or greater but~~ less than 1 ha:

   i. one single family dwelling and one secondary suite; or
   ii. one manufactured home within Electoral Areas "D", "E" and "F" only.

b. For properties 1 ha or greater but less than 2 ha:

   i. one single family dwelling and either one secondary dwelling or one secondary suite; or
   ii. one manufactured home and one secondary dwelling; or
   iii. one two family dwelling.

c. For properties 2 ha or greater but less than 4 ha:

   i. one single family dwelling and one secondary dwelling and one secondary suite; or
   ii. one manufactured home and one secondary dwelling; or
   iii. one two family dwelling and one secondary dwelling.

d. For properties 4 ha or greater:

   i. one single family dwelling and one secondary dwelling and one secondary suite and for properties outside the Agricultural Land Reserve one additional single family dwelling; or
   ii. one manufactured home and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite; or
   iii. one two family dwelling and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite where a lot does not contain a secondary dwelling; or
   iv. which are outside the Agricultural Land Reserve, one two family dwelling and one manufactured home and one secondary dwelling.

e. Notwithstanding the above, for properties that are located within the Agricultural Land Reserve, additional dwelling units are permitted if they are approved by the Agricultural Land Commission.

6. The minimum lot area of lots created within this zone must meet the requirements in Section 16.2.11 below.

Development Regulations

7. The height of buildings and structures must not exceed:

   a. 8 m for an accessory building or structure, or a secondary dwelling.
   b. 10 m for agricultural cannabis production facilities.
   c. 20 m for agricultural buildings or alcohol production facilities.
   d. 12 m for all other uses.

8. Lot coverage must not be greater than:

   a. 35% for all buildings and structures not including greenhouses; and

b. Where a lot is used for greenhouses, lot coverage must not be greater than:

i. 75% for where the lot does not contain other buildings and structures;

ii. 75% for all buildings and structures including greenhouses provided all buildings and structures complies with Section 16.2.8.a above.

9. All buildings and structures must comply with the following setbacks:

a. Not less than 7.5 m for exterior side, front and rear lot lines.
b. Not less than 4.5 m for an interior side lot line.

Subdivision Regulations

10. Lots created by subdivision within this zone must have a lot frontage of not less than 20 m.

11. Lots created by subdivision within this zone must have an area of not less than:

a. 2 ha for properties outside the Agricultural Land Reserve.

b. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

16.3 NON-URBAN (N.U) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Non-Urban (N.U) zone:

    a. Assembly, civic and public service uses
    b. Agricultural use
    c. Manufactured homes
    d. Rapid infiltration and spray irrigation of treated sewage effluent
    e. Intensive resource use
    f. Single family dwellings
    g. Two family dwellings
    h. Alcohol production facilities
    i. Agricultural cannabis production facilities

2. The following accessory uses and no others shall be permitted in the Non-Urban (N.U) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Farm retail sales
    c. Agri-tourism accommodation
    d. Secondary dwellings
    e. Secondary suites
    f. Bed and breakfast
    g. Boarding house
    h. Minor day cares and minor group homes
    i. Home occupation
    j. Temporary residence during the period of construction
    k. Unenclosed parking and storage

3. Notwithstanding the above, a dairy barn building located on the property legally described as Amended Lot 41 (DD204435F) DL 526, K (Formerly O) DYD, Plan 1010, Except Plan 42675 and located at 15 Grandview Bench Road, Electoral Area "F" may be used for retail sales of farm and off-farm products and for food services subject to the following:

    a. at least 50% of the total area must be limited to the sale of farm products produced on the farm on which the retail sales are taking place; and

    b. the total area, both indoors and outdoors, used for the retail sales of all products and for food services consisting of ice cream, coffee, tea, bakery items, soup and sandwiches, may not exceed 324 m^2.

Density Regulations

4. The number of dwellings allowed per lot must not be more than:

    ~~a. For properties less than 0.4 ha:~~

        ~~i. one single family dwelling; or~~
        ~~ii. one manufactured home within Electoral Areas "D", "E" and "F" only.~~

a. For properties ~~0.4 ha or greater but~~ less than 1 ha:

   i. one single family dwelling and one secondary suite; or
   ii. one manufactured home within Electoral Areas “D”, “E” and “F” only.

b. For properties 1 ha or greater but less than 2 ha:

   i. one single family dwelling and either one secondary dwelling or one secondary suite; or
   ii. one manufactured home and one secondary dwelling; or
   iii. one two family dwelling.

c. For properties 2 ha or greater but less than 14.4 ha:

   i. one single family dwelling and one secondary dwelling and one secondary suite; or
   ii. one manufactured home and one secondary dwelling; or
   iii. one two family dwelling and one secondary dwelling.

d. For properties 14.4 ha or greater but less than 21.6 ha:

   i. one single family dwelling and one secondary dwelling and one secondary suite and for properties outside the Agricultural Land Reserve one additional single family dwelling; or
   ii. one manufactured home and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite; or
   iii. one two family dwelling and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite where a lot does not contain a secondary dwelling; or
   iv. which are outside the Agricultural Land Reserve, one two family dwelling and one manufactured home and one secondary dwelling.

e. For properties 21.6 ha or greater:

   i. one single family dwelling and one secondary dwelling and one secondary suite and for properties outside the Agricultural Land Reserve two additional single family dwellings; or
   ii. one manufactured home and one secondary dwelling and for properties outside the Agricultural Land Reserve two additional single family dwelling and one secondary suite; or
   iii. one two family dwelling and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite where a lot does not contain a secondary dwelling and one additional single family dwelling; or
   iv. which are outside the Agricultural Land Reserve, one two family dwelling and one manufactured home and one secondary dwelling and one additional single family dwelling.

f. Notwithstanding the above, for properties that are located within the Agricultural Land Reserve, additional dwelling units are permitted if they are approved by the Agricultural Land Commission.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 16.3.10 below

Development Regulations

6. The height of buildings and structures must not exceed:

    a. 8 m for an accessory building or structure, or a secondary dwelling.
    b. 10 m for agricultural cannabis production facilities.
    c. 20 m for agricultural buildings or alcohol production facilities.
    d. 12 m for all other uses.

7. Lot coverage must not be greater than:

    a. 35% for all buildings and structures not including greenhouses; and

    b. Where a lot is used for greenhouses, lot coverage must not be greater than:

        i. 75% for where the lot does not contain other buildings and structures;

        ii. 75% for all buildings and structures including greenhouses provided all buildings and structures complies with Section 16.3.7.a above.

8. All buildings and structures must comply with the following setbacks:

    a. Not less than 7.5 m for exterior side, front and rear lot lines.
    b. Not less than 4.5 m for an interior side lot line.

Subdivision Regulations

9. Lots created by subdivision within this zone must have a lot frontage of not less than 20 m.

10. Lots created by subdivision within this zone must have an area of not less than:

    a. 7.2 ha for properties outside the Agricultural Land Reserve.

    b. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

16.4 LARGE HOLDING (L.H) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Large Holding (L.H) zone:

    a. Assembly, civic and public service uses
    b. Agricultural use
    c. Manufactured homes
    d. Rapid infiltration and spray irrigation of treated sewage effluent
    e. Intensive resource use
    f. Single family dwellings
    g. Two family dwellings
    h. Alcohol production facilities
    i. Agricultural cannabis production facilities

2. The following accessory uses and no others shall be permitted in the Large Holding (L.H) zone:

    a. Accessory buildings and structures including modular storage containers
    b. Farm retail sales
    c. Agri-tourism accommodation
    d. Secondary dwellings
    e. Secondary suites
    f. Bed and breakfast
    g. Boarding house
    h. Minor day cares and minor group homes
    i. Home occupation
    j. Temporary residence during the period of construction
    k. Unenclosed parking and storage

3. Notwithstanding the above the use of a private cemetery be permitted on that property legally described as DL 2746, ODYD, Except Plans 33656 and KAP78563, located at 1875 Trinity Valley Road, Electoral Area “D”.

Density Regulations

4. The number of dwellings allowed per lot must not be more than:

    ~~a. For properties less than 0.4 ha:~~

        ~~i. one single family dwelling; or~~
        ~~ii. one manufactured home within Electoral Areas “D”, “E” and “F” only.~~

    a. For properties ~~0.4 ha or greater but~~ less than 1 ha:

        i. one single family dwelling and one secondary suite; or
        ii. one manufactured home within Electoral Areas “D”, “E” and “F” only; or
        iii. one two family dwelling.

b. For properties 1 ha or greater but less than 2 ha:

   i. one single family dwelling and either one secondary dwelling or one secondary suite; or
   ii. one manufactured home and one secondary dwelling.

c. For properties 2 ha or greater but less than 30.5 ha:

   i. one single family dwelling and one secondary dwelling and one secondary suite; or
   ii. one manufactured home and one secondary dwelling; or
   iii. one two family dwelling and one secondary dwelling.

d. For properties 30.5 ha or greater but less than 45 ha:

   i. one single family dwelling and one secondary dwelling and one secondary suite and for properties outside the Agricultural Land Reserve one additional single family dwelling; or
   ii. one manufactured home and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite; or
   iii. one two family dwelling and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite where a lot does not contain a secondary dwelling; or
   iv. which are outside the Agricultural Land Reserve, one two family dwelling and one manufactured home and one secondary dwelling.

e. For properties 45 ha or greater:

   i. one single family dwelling and one secondary dwelling and one secondary suite and for properties outside the Agricultural Land Reserve one additional single family dwelling and one additional single family dwelling, or
   ii. one manufactured home and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite and one additional single family dwelling, or
   iii. one two family dwelling and one secondary dwelling and for properties outside the Agricultural Land Reserve one additional single family dwelling and one secondary suite where a lot does not contain a secondary dwelling and one additional single family dwelling; or
   iv. which are outside the Agricultural Land Reserve, one two family dwelling and one manufactured home and one secondary dwelling and one additional single family dwelling.

f. Notwithstanding the above, for properties that are located within the Agricultural Land Reserve, additional dwelling units are permitted if they are approved by the Agricultural Land Commission.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 16.4.10 below.

Development Regulations

6. The height of buildings and structures must not exceed:

    a. 8 m for an accessory building or structure, or a secondary dwelling.
    b. 10 m for agricultural cannabis production facilities.
    c. 20 m for agricultural buildings or alcohol production facilities.
    d. 12 m for all other uses.

7. Lot coverage must not be greater than:

    a. 35% for all buildings and structures not including greenhouses; and

    b. Where a lot is used for greenhouses, lot coverage must not be greater than:

        i. 75% for where the lot does not contain other buildings and structures;

        ii. 75% for all buildings and structures including greenhouses provided all buildings and structures complies with Section 16.4.7.a above.

8. All buildings and structures must comply with the following setbacks:

    a. Not less than 7.5 m for exterior side, front and rear lot lines.
    b. Not less than 4.5 m for an interior side lot line.

Subdivision Regulations

9. Lots created by subdivision within this zone must have a lot frontage of not less than 20 m.

10. Lots created by subdivision within this zone must have an area of not less than:

    a. 30.5 ha for properties outside the Agricultural Land Reserve.

    b. 30.5 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

17.1 SPRAY IRRIGATION (S.1) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Spray Irrigation (S.1) zone:

    a. Assembly, civic and public service uses
    b. Rapid infiltration and spray irrigation of treated sewage effluent;
    c. Sanitary landfill refuse disposal;
    d. Septic tank pumpage;

2. The following accessory uses and no others shall be permitted in the Spray Irrigation (S.1) zone:

    a. Accessory buildings and structures

Density Regulations

3. The minimum lot area of lots created within this zone must meet the requirements in Section 17.1.8 below.

Development Regulations

4. The height of buildings and structures must not exceed 8 m for all buildings and structures.

5. Lot coverage must not be greater than 10%.

6. All buildings and structures must be setback at least 4.5 from an exterior side, front, rear and interior side lot line.

Subdivision Regulations

7. Lots that are proposed to be subdivided within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

8. Lots that are proposed to be subdivided within this zone must have an area of not less than:

    a. 2 ha.

    b. Where a lot is a panhandle lot, that access strip or panhandle shall not be calculated as part of the minimum lot area.

17.2 RESIDENTIAL ATTENDANCE PROGRAM (S.2) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Residential Attendance Program (S.2) zone:

    a. Agricultural use
    b. Intensive resource use

2. The following accessory uses and no others shall be permitted in the Residential Attendance Program (S.2) zone:

    a. Accessory buildings and structures
    b. Residential attendance program
    c. Dwelling unit for the owner, operator, or employee of the residential attendance program

Density Regulations

3. The gross floor area for a residential attendance program building must not be greater than 150 m^2.

4. The minimum lot area of lots created within this zone must meet the requirements in Section 17.2.9 below.

Development Regulations

5. The height of buildings and structures must not be greater than 12 m

6. Lot coverage must not be greater than 10%.

7. All buildings and structures must comply with the following setbacks:

    a. Not less than 45 m for exterior side and front lot lines.
    b. Not less than 30 m for rear and interior side lot lines.

Subdivision Regulations

8. Lots that are proposed to be subdivided within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

9. Lots that are proposed to be subdivided within this zone must have an area of not less than:

    a. 16 ha for properties outside the Agricultural Land Reserve.

    b. 8 ha for properties within the Agricultural Land Reserve or as approved by the Agricultural Land Commission.

    c. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

17.3 COMMUNITY PARK AND PUBLIC USE (S.3) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Community Park and Public Use (S.3) zone:

    a. Assembly and civic uses
    b. Farmers markets
    c. Riding academies
    d. Golf courses
    e. Campgrounds
    f. Parking areas

2. The following accessory uses and no others shall be permitted in the Community Park and Public Use (S.3) zone:

    a. Accessory buildings and structures
    b. Dwelling unit for the owner, operator, or employee of the principal use

Density Regulations

3. The minimum lot area of lots created within this zone must meet the requirements in Section 17.3.9 below.

Development Regulations

4. The height of buildings and structures must not exceed:

    a. 8 m for an accessory building or structure.
    b. 20 m for assembly and civic uses.
    c. 12 m for all other uses.

5. Lot coverage must not be greater than 10%.

6. All buildings and structures must be setback at least 4.5 m from exterior side, front, rear and interior side lot lines.

7. Assembly, cultural and recreational facilities are permitted to be rented on a short-term basis for special events (i.e. weddings, retail events, special events).

Subdivision Regulations

8. Lots that are proposed to be subdivided within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

9. Lots that are proposed to be subdivided within this zone must have an area of not less than 1 ha.

18.1 FAIRHAVEN MINISTRIES COMPREHENSIVE DEVELOPMENT (CD.1) ZONE

Use Regulations

1. The following principal uses and no others may be permitted in the Fairhaven Ministries Comprehensive Development (CD.1) zone.

    a. Temporary and seasonal accommodation limited to a campground, cabins and a lodge
    b. Personal services limited to a chapel, laundromat and a library
    c. Recreation facilities limited to games rooms, tennis courts and swimming pool
    d. Single family dwellings

2. The following accessory uses and no others may be permitted in the Fairhaven Ministries Comprehensive Development (CD.1) zone.

    a. Accessory buildings and structures

3. For the purposes of this section:

    a. a lodge may include administration offices, retail sales (limited to arts, crafts, books, flowers, gifts, and novelties), banquet food services, conference centre and one single family dwelling.

    b. all retail sales and banquet food services shall be contained within the lodge and are only for the use of guests accommodated on site.

Density Regulations

4. The number of buildings allowed per lot for each of the following uses must not be more than:

    a. Three single family dwellings.
    b. One lodge with one dwelling unit.
    c. 15 cabins.

5. The number of camping spaces allowed per lot for must not be more than six.

6. The gross floor area for a cabin may not be greater than 95 m^2.

7. The minimum lot area of lots created within this zone must meet the requirements in Section 18.1.12 below.

Development Regulations

8. The height of buildings and structures must not exceed 12 m.

9. Lot coverage must not be greater than 30%.

10. All buildings and structures must be setback at least 8 m from exterior side, front, rear and interior side lot lines.

Subdivision Regulations

11. Lots created by subdivision within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

12. Lots created by subdivision within this zone must have an area of not less than:

    a. 19 ha.

    b. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

18.2 MABEL LAKE COMPREHENSIVE DEVELOPMENT (CD.2) ZONE

Use Regulations

1. The following principal uses cited and no others, shall be permitted in the Mabel Lake Comprehensive Development (CD.2) zone:

    a. One nine hole golf course
    b. Single family dwellings
    c. Recreational vehicles
    d. Park model recreational vehicle

2. The following accessory uses cited and no others, shall be permitted in the Mabel Lake Comprehensive Development (CD.2) zone:

    a. Ancillary golfing uses such as a driving range, putting area, washroom buildings, maintenance buildings, airstrip buildings, walking trails and passive recreational uses
    b. Golf clubhouse buildings with ancillary uses such as retail shops, offices, licensed facilities, restaurants, personal services establishments and maintenance facilities
    c. One temporary office building which may contain a real estate sales office, community information booth, golf equipment rental area, washrooms and ticket sales booth
    d. Unenclosed parking and storage
    e. Dwelling unit for the owner, operator or employee of the principal golf course use which may be located within the clubhouse
    f. Accessory residential buildings

Density Regulations

3. The number of ~~lease~~ ***strata*** lots ~~allowed per lot~~ must not be more than 106.

4. Each ~~lease~~ ***strata*** lot must have an area not less than 560 m^2.

5. Each ~~lease~~ ***strata*** lot may contain one single family dwelling, one recreational vehicle or one park model recreational vehicle.

Development Regulations

6. All uses permitted within this zone must be serviced by a community water and community sewer systems.

7. The height of buildings and structures must not exceed two storeys plus a basement.

8. Lot coverage must not be greater than 30%.

9. No setback is required for buildings and structures.

10. The minimum standard for the internal strata roads within the development shall be the greater of 15 m road right-of-way with a 7.7 m paved surface or as required by the Ministry of Transportation and Infrastructure.

11. Notwithstanding Section 8 of this Bylaw, 75 parking spaces must be provided within Area C on Schedule A of this Bylaw.

12. A landscaped area in accordance with Section 10 of this Bylaw must be provided within Area D on Schedule A of this Bylaw.

Subdivision Regulations

13. Lots that are proposed to be subdivided within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

18.3 COTTONWOODS COMPREHENSIVE DEVELOPMENT (CD.3) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Cottonwoods Comprehensive Development (CD.3) zone:

    a. Seasonal single family dwellings

2. The following accessory uses and no others shall be permitted in the Cottonwoods Seasonal Single Family Comprehensive Development (CD.3) zone:

    a. Accessory buildings and structures
    b. Unenclosed parking and storage

Density Regulations

3. The number of dwellings allowed per lot must not be more than 49 seasonal single family dwellings.

4. The gross floor area for a seasonal single family dwelling unit must not be greater than 100 m^2.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 18.3.17 below.

Development Regulations

6. The number of accessory buildings allowed per site must not be more than one per seasonal single family dwelling.

7. The gross floor area for accessory buildings must not be greater than 25 m^2.

8. Seasonal single family dwellings must not be permitted unless connected to a community sewer system.

9. The height of buildings and structures must not exceed:

    a. 10.3 m above the natural boundary of Mabel Lake for all seasonal single family dwellings and 8 m above the natural boundary of Mabel Lake for all accessory buildings and structures, that are proposed to be located fronting on Mabel Lake;

    b. 9.3 m above the natural boundary of Tsuius Creek for seasonal single family dwellings and 7 m above the natural boundary of Tsuius Creek for accessory buildings and structures, that are proposed to be located on the north east side of, and fronting on, Tsuius Creek; and

    c. 8.3 m above the natural ground elevation for seasonal single family dwellings and 6 m above the natural ground elevation for accessory buildings and structures, that are proposed to be located on the South West side of, and fronting on, Tsuius Creek.

d. Notwithstanding the above, accessory buildings and structures that are not susceptible to damage by floodwater and not used for the storage of goods damageable by floodwater must not exceed 5 m, measured 0.6 m above the natural ground elevation or the crown of the access road servicing the proposed building or structure whichever is higher.

10. Lot coverage must not be greater than 10%.

11. All buildings and structures must be setback at least 8 m from exterior side, front, rear and interior side lot lines.

12. All buildings and structures must be setback at least 8 m from an access road.

13. All buildings and structures must be not less than 3 m from any other building or structure on the same site.

14. Flood construction levels and floodplain setbacks of buildings and structures and riparian assessment area setbacks for all development must conform with the provisions of Section 6 of this Bylaw except that:

    a. Notwithstanding the provisions of Section 6, the floodplain setback for those lands lying to the north east of, and fronting on, Tsuius Creek must not be less than 15 m.

    b. Notwithstanding the provisions of Section 6, the flood construction level for those lands lying:

        i. to the north east of, and fronting on Tsuius Creek must not be less than 2 m above the natural boundary; and

        ii. to the south west of, and fronting on Tsuius Creek must not be less than 1 m above the natural ground elevation of Tsuius Creek

15. All holding tanks, pump chambers and sewer mains that are to be located lower than 398.3 m G.S.C. datum, being the flood level of Mabel Lake, must be flushed free of sewage effluent or sealed during the expected annual flood events affecting the lake.

Subdivision Regulations

16. Lots created by subdivision within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

17. Lots created by subdivision within this zone must have an area of not less than:

    a. 60 ha.

    b. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

18.4 MABEL LAKE SEASONAL COMPREHENSIVE DEVELOPMENT (CD.4) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Mabel Lake Seasonal Comprehensive Development (CD.4) zone:

    a. Seasonal multi-family dwellings

2. The following accessory uses and no others shall be permitted in the Mabel Lake Seasonal Comprehensive Development (CD.4) zone:

    a. Accessory buildings and structures
    b. Dwelling unit for the owner, operator or employee of the principal use
    c. Recreation facilities limited to swimming pools, hot tubs and spas

Density Regulations

3. The minimum lot area of lots created within this zone must meet the requirements in Section 18.4.9 below.

Development Regulations

4. The height of buildings and structures must not exceed:

    a. 5 m for an accessory building or structure.
    b. 12 m for all other uses.

5. Lot coverage must not be greater than 50%.

6. All buildings and structures must comply with the following setbacks:

    a. Not less than 4.5 m for an exterior side and front lot line.

    b. Not less than 7.5 m for a rear lot line.

    c. No interior side lot line setback is required except:

        i. Not less than 8 m for an interior side lot line where a lot abuts a Residential zone or is separated by a lane.

        ii. Not less than 5 m on at least one interior side where the lot is not served by a lane.

7. Every use must be conducted within a completely enclosed building, except for parking and loading facilities, swimming pools, hot tubs and spas.

Subdivision Regulations

8. Lots created by subdivision within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

9. Lots that are proposed to be subdivided within this zone must have an area of not less than:

    a. 1 ha.

    b. Notwithstanding the above, the panhandle portion of lots subdivided within this zone that have a width of less than 14 m shall not be calculated as part of the minimum lot area.

18.5 SUGAR LAKE COMPREHENSIVE DEVELOPMENT (CD.5) ZONE

Use Regulations

1. The following principal uses and no others shall be permitted in the Sugar Lake Comprehensive Development (CD.5) zone:

    a. Seasonal single family dwellings

2. The following accessory uses and no others shall be permitted in the Sugar Lake Comprehensive Development (CD.5) zone:

    a. Accessory buildings and structures
    b. Unenclosed parking and storage

Density Regulations

3. The number of dwellings allowed per lot must not be more than 11 seasonal single family dwellings.

4. The number of dwellings allowed per site must not be more than one seasonal single family dwelling.

5. The minimum lot area of lots created within this zone must meet the requirements in Section 18.5.15 below.

Development Regulations

6. Seasonal single family dwellings shall not be permitted unless a sewage disposal system has been installed on the lands meeting the requirements of the Interior Health Authority and unless and until a potable water supply is provided meeting the requirements of the authority having jurisdiction.

7. The number of accessory buildings allowed per site must not be more than two per seasonal single family dwelling.

8. The gross floor area for a seasonal single family dwelling unit must not be greater than 115 m^2.

9. The gross floor area for accessory buildings must not be greater than 25 m^2.

10. The height of buildings and structures must not exceed:

    a. the lesser of 10 m or two storeys for dwellings.
    b. 5 m for all other accessory buildings or structures.

11. Lot coverage must not be greater than 10%.

12. All buildings and structures must be located:

    a. Not less than 8 m from any exterior side, front, rear and interior side lot line.
    b. Not less than 3 m from an access road and any other building or structure on the site.

13. Building sites and access driveways for seasonal single family dwellings must meet the requirements of Section 5.6 of this Bylaw.

Subdivision Regulations

14. Lots created by subdivision within this zone must have a lot frontage of not less than 10% of the perimeter of the lot.

15. Lots created by subdivision within this zone must have an area of not less than 60 ha.