



# **REGIONAL DISTRICT OF CENTRAL OKANAGAN**

**REVISED November 10, 2011**

## **ZONING BYLAW NO. 871 Schedule A**

**Adopted August 28, 2000**

This is a consolidated copy to be used for convenience only. Users are asked to refer to the Zoning Bylaw as amended from time to time to verify accuracy and completeness.



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# Part 1 - Administration

## 1.1 Application

This Bylaw applies to all land, *buildings, structures* and the surface of water within the boundaries of the *Regional District* of Central Okanagan as defined by the zoning maps contained in Schedule 'B', which forms part of this Bylaw. This bylaw does not apply to areas within the District of Lake Country, District of Peachland, City of Kelowna, District of West Kelowna, First Nation Reserves and areas regulated by the Joe Rich Rural Land Use Bylaw.

## 1.2 Compliance

Land, including the surface of water, shall not be used and *buildings and structures* shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

## 1.3 Severability

If any section, subsection, clause, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

## 1.4 Units of Measure

Metric units are used for all measurements in this Bylaw. The approximate imperial measurement equivalents are shown in brackets for convenience only.

## 1.5 Applicable Regulations

Where this bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

## 1.6 Applications in Process

A completed application for a building permit which is received by the *Regional District* prior to the lapse of a development permit (two years after the date of issuance pursuant to the Local Government Act) shall be processed in accordance with the *Regional District Zoning Bylaw No. 176 (1981)* as amended. Such applications shall be approved or rejected within six months of receipt of a completed building permit application. If rejected, all subsequent development must comply with Regional District Zoning Bylaw #871, 2000.

## Part 2 - Enforcement

### 2.1 Inspection

Duly appointed *bylaw enforcement officers* of the *Regional District* are authorized to enter at all reasonable times, on any property that is subject to regulations under this Bylaw to ascertain if the provisions of this Bylaw are being met, or the regulations are being observed.

### 2.2 Violation

Any person who:

1. violates any of the provisions of this Bylaw;
2. causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
3. neglects or omits to do anything required under this Bylaw;
4. carries out, causes or permits to be carried out any use, construction or subdivision in a manner prohibited by or contrary to any of the provisions of this Bylaw;
5. fails to comply with an order, direction or notice given under this Bylaw; or
6. prevents or obstructs or attempts to prevent or obstruct the authorized entry of a bylaw enforcement officer onto property;

will be guilty, upon summary conviction, of an offence under this Bylaw.

### 2.3 Offence

Each day's continuance of an offence under this bylaw constitutes a new and distinct offence.

### 2.4 Penalty

Any person who violates bylaw provisions may, on summary conviction, be liable to the maximum penalty under the Offense Act, plus the cost of prosecution, for each offense. The penalties imposed under this section are a supplement and not a substitute for any other remedy to an infraction of this bylaw.

# Part 3 General Regulations

## 3.1 Applicability of General Regulations

Except as otherwise specified by this Bylaw, Part 3 applies to all *zones* established under this Bylaw.

## 3.2 Uses Permitted on Parcels Regardless of Size

All of the uses permitted in a *zone* are permitted on any *parcel* within the *zone*, regardless of the area or *frontage* of the *parcel*.

## 3.3 Minimum Parcel Area Requirements

Minimum *parcel area* requirements apply upon creation of the *parcel* at subdivision.

## 3.4 Parcel Coverage Exceptions

1. The following are not included as part of the coverage of a *parcel*:
  - a) Chimneys, cornices, leaders, gutters, eaves, columns, belt courses, sills, bay windows, pop outs, or other similar *building* features, where they do not touch the ground;
  - b) Exterior open stairs;
  - c) uncovered balconies;
  - d) decks under 0.6 m (2.0 ft.) in *height*
  - e) sidewalks, patios and hard surfacing of the ground
  - f) driveways, aisles and *parking spaces*
  - g) Any part of an underground *structure* that does not extend above the established ground level of the parcel at the location of the underground structure.

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## 3.5 Setback Exceptions

1. No structure shall project into the *setback* required by this Bylaw, except the following:
  - a) Chimneys, cornices, leaders, gutters, belt courses, sills or other similar *structures* may intrude no more than 0.6m (2.0 ft.) into the required setback.
  - b) Eaves, sunlight control projections and canopies, may project no more than:
    - i. 1.2m (3.9 ft.) into a required *front, rear, and/or floodplain setback*; and
    - ii. 0.6m (2.0 ft.) into a required *side setback* or *corner side setback*.

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- c) Bay windows, pop outs, balconies, uncovered decks, open porches or exterior open stairs provided, in total, that they are limited to no more than 35% of the wall length of that particular side of the house and provided they extend no more than
- i. 1.2m (3.9 ft.) into a required *front, rear, and/or floodplain setback*; and
  - ii. 0.6m (2.0 ft.) into a required *side setback* or *corner side setback*.
- d) Arbors and trellises, fish ponds, ornaments and other similar landscape features
- e) Fence
- f) An uncovered swimming pool, provided that such pool shall not be constructed within any required front setback nor nearer than 1.0 m (3.3 ft.) to any parcel line.
- g) An underground structure may be sited in any portion of a parcel provided that the top surface of such structure shall at no point extend above the ground elevation.
- h) Free-standing lighting poles, flag poles, warning devices, antennas, masts, clothes lines, signs, and sign structures, except as otherwise limited in this or other bylaws, may be sited on any portion of a parcel.
- i) Sidewalks, patios and hard surfacing of the ground may be sited on any portion of the *parcel*
- j) Notwithstanding the above, no building or structure or portion thereof may project into or over a registered statutory right-of-way.

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### 3.6 Parking, Driveway and Use Restrictions within Setbacks

All areas used for parking and loading in the *C zones, I zones, and R3 zones* shall be surfaced with pavement, concrete, interlocking brick, or other hard surfaced material.

### 3.7 Maximum Area of Parking Permitted in Front Setback

In an *R zone*, the maximum area for parking or driveway in the required front *setback* is 45 m<sup>2</sup> (484.4 sq. ft.).

### 3.8 Exemption from Minimum Parcel Area

The provisions of this Bylaw pertaining to minimum *parcel area* do not apply in the case where:

1. Two or more *parcels* are to be consolidated into one *parcel*;
2. The *parcel* being created is to be used solely for an unattended *building* or equipment necessary for the operation of:
  - a) a *community water system*;
  - b) a *community sewer system*;
  - c) a community gas distribution system;
  - d) a radio or television receiving or broadcasting antenna;
  - e) an air navigation aid;
  - f) a marine navigation aid;
  - g) an electrical substation or power generating station;
  - h) public parks or public playgrounds; or
  - i) any other similar public service facility or utility; and

provided the owner enters into a restrictive covenant with the *Regional District* indicating that the *parcel* will only be used for the use proposed.

### 3.9 Height Regulation Exemptions

1. The following *structures* are exempt from the *height* limitations specified in each *zone* in this Bylaw:

- a) flag pole carrying provincial, federal or municipal flags
- b) water tower;
- c) barn,
- d) silo, grain bin;
- e) spire, steeple, belfry;
- f) chimney, smoke stack;
- g) dome, cupola;
- h) monument or sculpture;
- i) industrial cranes;
- j) antenna or mast for the transmission or reception of radio and television signal;

2. No exempted *structure*, other than grain bins, silos, radio transmission towers or water towers shall:

- a) exceed 20 m in *height*;
- b) cover more than 20% of the *parcel*; or
- c) if located on a *building*, cover more than 10% of the roof area of the *building*.

Bylaw  
871-96

### 3.10 Fencing and Retaining Walls

#### Fence Height

1. A fence *height* is measured from the top of the fence to the point where the fence post enters the ground or retaining wall.
2. On a *parcel* within *R zones* and *R3 zones*, no fence shall exceed a *height* of 1.3 m (4.3 ft.) in a *front setback* and *corner side setback*, and 2.0 m (6.6 ft.) in a *side setback* or *rear setback*. Bylaw 871-204
3. No fence shall exceed a *height* of 2.0 m (6.6 ft.), except on a *parcel* in the *RU*, *C4*, *I* and *A1 zones*, unless the fence is required by this bylaw for screening.
4. On a *parcel* within *I zones* and the *C4 zone* no fence shall exceed 2.5 m (8.2 ft) in *height*. Bylaw 871-125

#### Retaining Walls

5. No retaining wall shall be more than 2.5 m (8.2 ft.) high. Retaining walls shall not be closer than 2.0 m (6.6 ft.) apart.
6. The maximum *height* of a fence located on top of a retaining wall is 1.3 m (4.3 ft.).

#### Solid screen

7. A *solid screen* of not less than 2.0 m (6.6 ft.) high shall be provided and maintained along the boundary of a *parcel* within *C* and *I zones*, which contain *buildings* or *structures* and abut *R*, *R3* or *P zones*. Bylaw 871-25 Bylaw 871-125
8. A solid screen of not less than 2.0 m (6.6 ft.) high shall be provided and maintained around all outdoor storage areas in *C*, *I* and *P zones*.
9. A *solid screen* of not less than 2.0 m (6.6 ft.) high shall be provided and maintained along the boundary of a *parcel* within *I zones* which contain *buildings* or *structures* and abut *C1*, *C2*, *C3*, *C5*, *C6*, and *C7 zones*. Bylaw 871-125, Bylaw 871-194 and Bylaw 871-204

#### Park Boundary

10. 1.2 metre high black vinyl chain link fence shall be provided and maintained adjacent to boundary of a parcel with *CD*, *R*, *RU* and *R3 zones*, which abut a *P zone*. At the discretion of the Regional District of Central Okanagan, in consultation with the Director of Parks Services, the fencing requirement for 1.2 metre high black vinyl chain link fencing may be replaced with an approved alternative fencing material (such as triple rail farm fencing and page wire fencing) or waived where the RDCO has determined the surrounding

environment and P zone does not require restricting public access and/or wildlife corridors.

[Note: The Ministry of Transportation and Highways requires a 6.1 m (20 ft.) sight triangle on corner *parcels* at any intersection. No fences or plants or any structures higher than 0.6 m (about 2 ft.) are permitted within the sight triangle. Consult the Ministry of Transportation and Highways for the regulations]

### Prohibited Fence Materials

11. No fence in an *R zone*, *R3 zone*, or a C1, C2, C3, C5, C6, C7, and C9 zones shall contain barbed wire, razor wire, electrified wire, sheet metal, or corrugated metal.
12. No fence in an *RU* or A1 zone shall contain tarps, razor wire, sheet metal or corrugated metal.

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### Swimming Pool Fences

13. Swimming pools shall be provided with fences that meet the following regulations:
  - a) A fence or an equivalent barrier not less than 1.2 m (3.9 ft.) in *height* shall be provided to prevent access to a swimming pool. All openings through the fence shall be equipped with self-closing and self-latching gates. Latches shall be located on the swimming pool side of the gate and located at least 1 m (3.3 ft.) above grade.
  - b) The fence or equivalent barrier shall be chain link type material, solid material with a flat vertical surface, or vertically oriented material, all intended to discourage climbing. All openings through such a fence or barrier shall have a size so as to prevent the passage of a spherical object having a diameter of 10 cm (3.9 in.) or greater.
  - c) A swimming pool which is located above ground and has vertical sides of at least 1.2 m (3.9 ft.) may be protected from access by fencing the access ladder to limit access, with a self closing and self latching gate through the fence.
  - d) The swimming pool fence or equivalent temporary barrier shall be in place prior to placing the water in the pool.

## 3.11 Setback and Buffering from ALR

### Standard Setback

1. The required minimum *setback* of the *principal building* from land in the A1 zone or Agricultural Land Reserve is 15.0 m (49.2 ft.) as set out in the regulations table for each *zone*, except where provisions of Section 23 (1) of the

Bylaw  
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Agricultural Land Commission Act apply, the applicable setback for the zone applies.

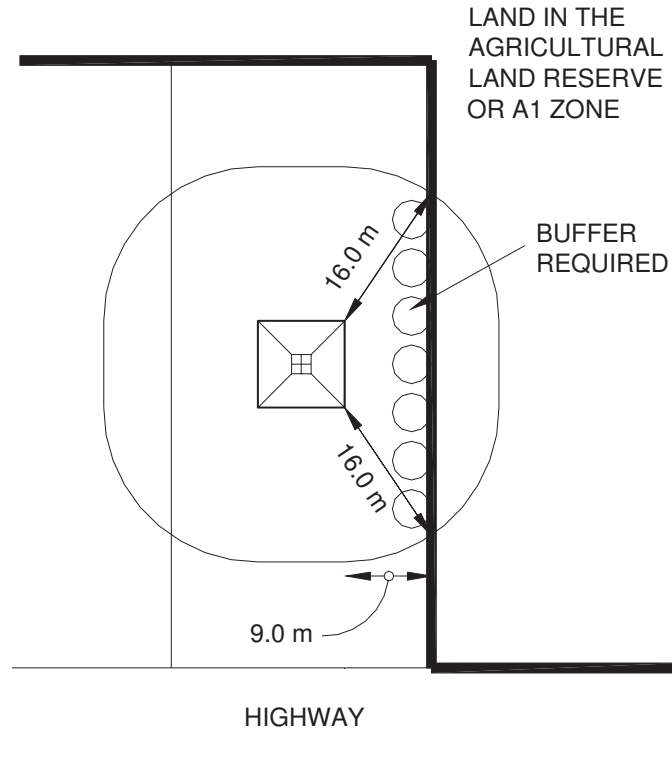
### **Reduced Setback in RU and R zones**

2. In an RU and *R zone*, the required *setback* of the *principal building* from the A1 zone or *ALR* is reduced to 9.0 m (29.5 ft.) if a level 1 buffer is provided and maintained.

### **Level 1 Buffer Requirements**

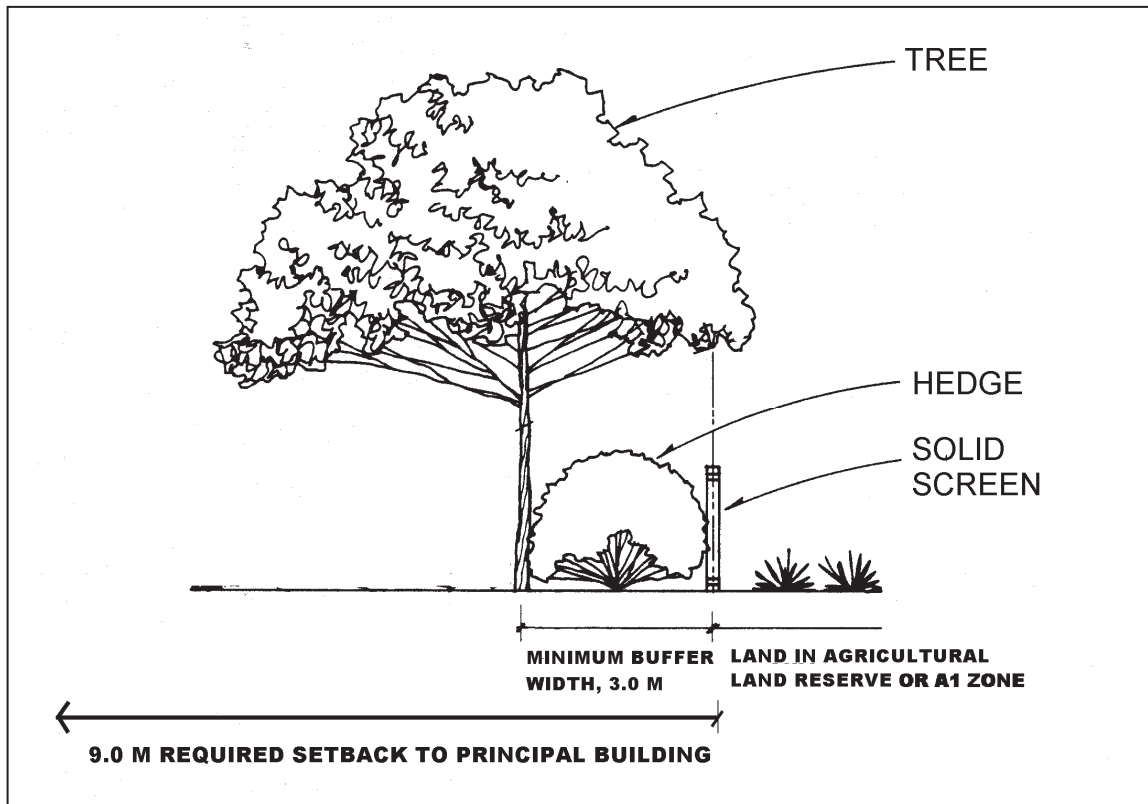
3. When required, a level 1 buffer shall be provided and maintained in an *R zone* in the following location:
  - a) along the *parcel* line adjacent to the A1 zone or *ALR* boundary, and
  - b) along a *parcel* line located across a *lane* from the A1 zone or *ALR* boundary.
4. When required, a level 1 buffer shall be provided and maintained in an *RU zone* in the following location:
  - a) Along the *parcel* line adjacent to the A1 zone or *ALR* boundary, where the *parcel* line is located within 16.0 m (52.5 ft.) of any part of the *principal building*, as shown in Figure 3.1, and
  - b) Along the *parcel* line located across a *lane* from the A1 zone or *ALR* boundary, where the *parcel* line is located within 16.0 m (52.5 ft.) of any part of the *principal building*.

Figure 3.1  
Buffer in RU zone



5. A level 1 buffer shall be 3.0 m (9.8 ft.) wide and consist of
  - a) a *solid screen* at least 2.0 m (6.6 ft.) high located along the *parcel* line adjacent to land in the A1 zone or *ALR*, and
  - b) a continuous screening evergreen hedge with plants at less than 1.0 m (3.3 ft.) on centre, and
  - c) trees at least 2.0 m (6.6 ft.) high, with a trunk diameter of at least 5.0 cm (2.0 in.) measured 15.0 cm (6.0 in.) above the ground, planted at less than 5.0 m (16.4 ft.) on centre, as illustrated in Figure 3.2 below

Figure 3.2  
Level 1 Buffer

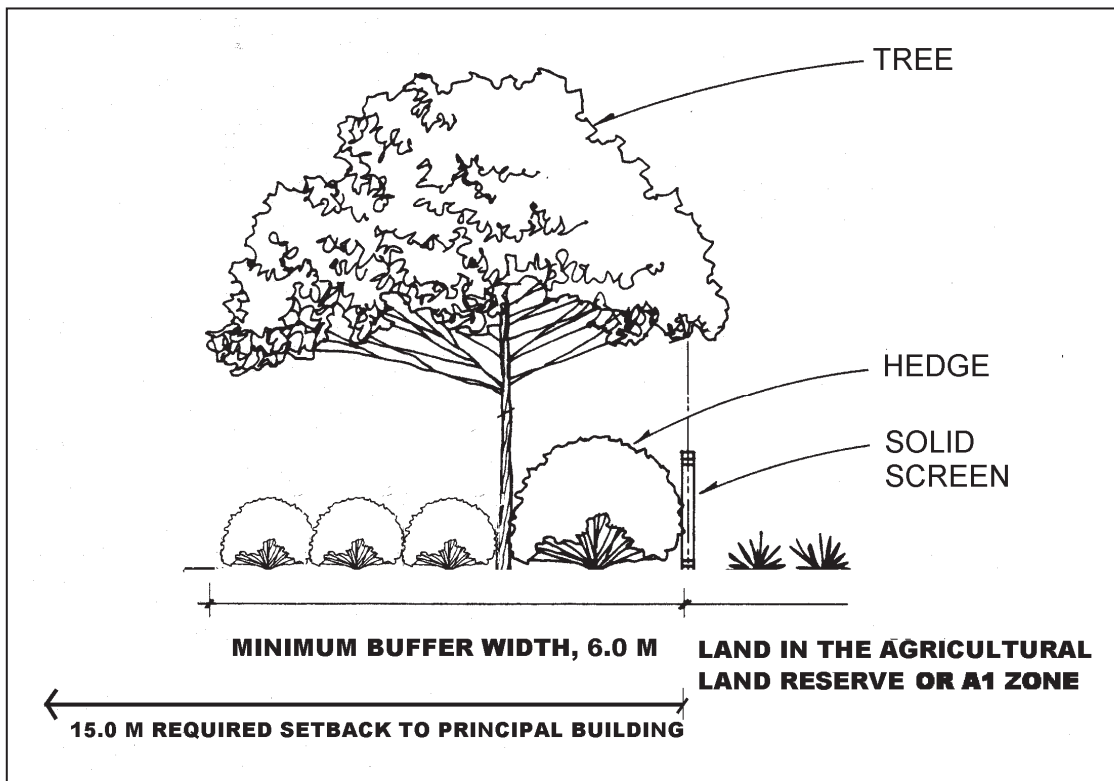


### Level 2 Buffer Requirements

6. A level 2 buffer shall be provided and maintained when *buildings* or *structures* are constructed on a *parcel* in an *R3 zone*, *C zone* and *P zone*, located adjacent to the *A1 zone* or *ALR* boundary or across a *lane* from the *A1 zone* or *ALR* boundary.
7. A level 2 buffer in an *R3*, *C* and *P zone* shall be provided and maintained in an in the following location:
  - a) along the *parcel* line adjacent to the *A1 zone* or *ALR* boundary; and
  - b) along a *parcel* line located across a *lane* from the *A1 zone* or *ALR* boundary.
8. A level 2 buffer shall be 6.0 m (19.7 ft.) wide and consist of
  - a) a *solid screen* at least 2.0 m (6.6 ft.) high located along the *parcel* line adjacent to land in the *A1 zone* or *ALR*, and

- b) a continuous screening evergreen hedge with plants at less than 1.0 m (3.3 ft.) on centre, located adjacent to the *solid screen*, and
- c) trees at least 2.0 m (6.6 ft.) high, with a trunk diameter of at least 5.0 cm (2.0 in.) measured 15.0 cm (6.0 in.) above the ground, planted at less than 5.0 m (16.4 ft.) on centre, and
- d) additional shrubs planted on the remainder of the buffer as illustrated in Figure 3.3 below

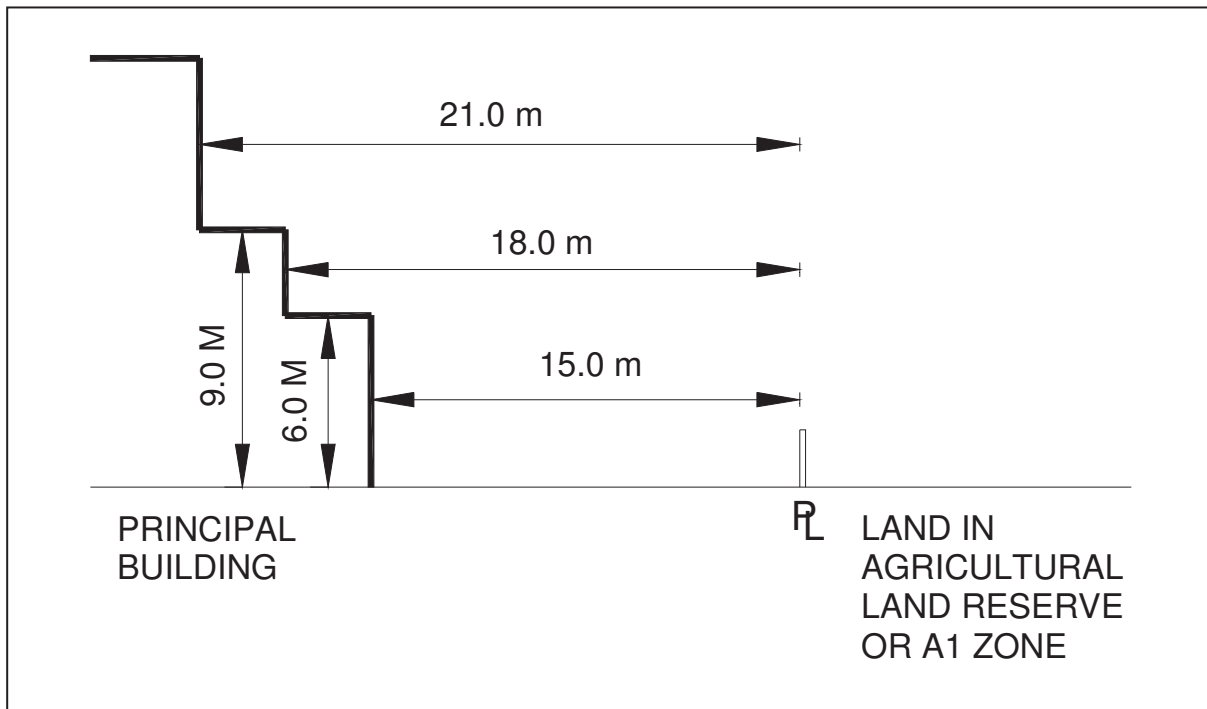
Figure 3.3  
Level 2 Buffer



**Stepped Setback for Taller Buildings in R3, C and P zones**

9. In an *R3 zone*, *C zone* and *P zone*, the required minimum *setback* of the *principal building* from the *A1 zone* or *Agricultural Land Reserve* is 15.0 m (49.2 ft.); the setback is increased to:
- a) 18.0 m (59.0 ft.) for the third *storey* ( or portion of the *building* above 6.0 m (19.7 ft.) in *height*); and
  - b) 21.0 m (69.0 ft.) for the fourth *storey* (or portion of the *building* above 9.0 m (29.5 ft.) in *height*);
- as illustrated in Figure 3.4.

Figure 3.4  
Setbacks from the A1 Zone or ALR



### 3.12 Uses Permitted in All Zones

The following uses are permitted in all *zones*:

1. Public Parks
2. Public Utility facilities for local transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants, electrical substations, storage yards, works yards, maintenance *buildings*, or offices)
3. *Highways*
4. Mail boxes
5. Railway tracks
6. The temporary use of a *building* as a polling station for government elections or referenda, provided that the time period of use does not exceed 60 days
7. Temporary construction and project sales offices provided that the use is removed within 20 days of completion of the project
8. Storage of construction materials on a site for which construction has been authorized by the authority having jurisdiction, provided they are removed within 20 days of completion of the project.
9. Processing of timber, sand and gravel located on a parcel for use only on that parcel.

[Note: The Zoning bylaw does not apply to Facilities Licensed under the *Community Care Facility Act*. These facilities include day cares for no more than 8 persons, or residence for no more than 10 persons, not more than 6 of whom are persons in care. As a result these uses cannot be prohibited in any *zone* in the *Regional District* provided they are licensed under the Community Care Facilities Act. Contact the Ministry of Health for further information.]

[Note: Lands within the ALR (Agricultural Land Reserve) or FLR (Forest Land Reserve) may have further restrictions on land use.]

### 3.13 Prohibited Uses

1. The following uses are prohibited on *parcels* that do not contain a *principal building, structure* or use, and are located in *R* or *R3* zones:

- a) Outdoor storage yard.
- b) The parking of a *recreational vehicle*.

Bylaw  
871-25

2. The following uses are prohibited on a *parcel* that contains a *principal building, structure* or use in an *R* zone:

- a) Occupancy of a *recreational vehicle* for more than 10 days in one month.
- b) Storage of materials, except permitted vehicles, in a required *front setback* or required *corner side setback*.

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871-194

3. The parking of recreational vehicles is prohibited on parcels that do not contain a principal building, structure or use and are located in an *RU* zone.

Bylaw  
871-204

### 3.14 Prohibited Vehicles and Equipment

#### Parking or Storage of Unlicensed Vehicles

Bylaw  
871-204

1. Subject to the Farm Practices Protection Act, and except as provided in 3.14.2, the exterior storage or parking of more than four unlicensed cars, trucks, *recreational vehicles*, or *commercial vehicles* is prohibited on a parcel except on a parcel in an *I zone* or a *C4 zone*.
2. Except for Recreational Vehicles stored in Neighbourhood Recreation and Storage Facilities, on a *parcel* in an *R* or *R3 zone*, the exterior storage or parking of more than one unlicensed car, truck, *recreational vehicle*, or *commercial vehicle* is prohibited.

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871-25 &  
Bylaw  
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#### Parking or Storage of Heavy Vehicles or Equipment in A Zones and RU zones

Bylaw  
871-125 &  
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3. On a *parcel* in an *A1 zone* or an *RU zone*, exterior storage or parking of a maximum of 2 pieces of logging, industrial, commercial or construction vehicles or equipment is permitted under the following circumstances:
  - a) The *parcel* is 5000 m<sup>2</sup> (53,820 sq. ft.) or more in area, and
  - b) The logging, industrial, commercial or construction vehicles or equipment cover less than 150 m<sup>2</sup> (1614.6 sq. ft.) of the *parcel*.
  - c) The logging, industrial, commercial or construction vehicles or equipment are located a minimum of 15.0 m (49.2 ft.) from a *side or rear parcel line*, creek, *watercourse* or other body of water.
4. On a *parcel* in an *A1 zone* or an *RU zone*, exterior storage or parking of a maximum of 4 pieces of logging, industrial, commercial or construction vehicles or equipment is permitted under the following circumstances:
  - a) The *parcel* is 3.8 ha (9.4 acres) or more in area, and
  - b) The logging, industrial, commercial or construction vehicles or equipment cover less than 300 m<sup>2</sup> (3229.2 sq. ft.) of the *parcel*.
  - c) The logging, industrial, commercial or construction vehicles or equipment are located a minimum of 15.0 m (49.2 ft.) from a *side or rear parcel line*, creek, *watercourse* or other body of water.
5. Except when loading, unloading or carrying out a construction or maintenance activity the following vehicles are not permitted to be parked on *parcels* with an area less than 5000 m<sup>2</sup> in an *RU* or *A1 zone*:
  - a) Any *commercial vehicles* larger than 4000 kg gross vehicles weight;
  - b) More than two *commercial vehicles* of less than 4000 kg gross vehicle weight each;
  - c) *Recreational vehicles* with a length greater than 12.2 m (40 ft.);
  - d) Logging, industrial or construction vehicles or equipment.

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### Prohibited Vehicles in an R or R3 zone

6. Except when loading, unloading or carrying out a construction or maintenance activity the following vehicles are not permitted to be parked on a *parcel* in an *R zone* or an *R3 zone*.
  - a) Any *commercial vehicles* larger than 4000 kg gross vehicles weight;
  - b) More than two *commercial vehicles* of less than 4000 kg gross vehicle weight each;
  - c) *Recreational vehicles* with a length greater than 12.2 m (40 ft.);
  - d) Logging, industrial or construction vehicles or equipment.
  
7. Except when loading, unloading or temporarily parked while providing a business activity, the following vehicles are not permitted to be parked on a *highway* in an *R zone* or an *R3 zone*.
  - a) Any *commercial vehicles* or vehicles used for business, regardless of weight, that have signage visible on their exterior;
  - b) *Recreational vehicles* with a length greater than 12.2 m (40 ft.);
  - c) Logging, industrial or construction vehicles or equipment.

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### 3.15 Lighting

1. Outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining *parcels* or interfere with the effectiveness of any traffic control device.
2. Outdoor lighting for any development on a *parcel* shall not be located at a *height* exceeding 9.1 m (30.0 ft.).

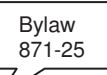
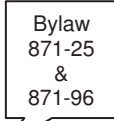
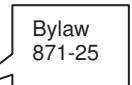
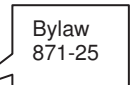
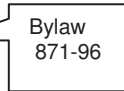

### 3.16 Portable Saw Mills and Portable Shake Mills

1. Portable saw mills and portable shake mills are required to have:
  - a) A minimum *parcel area* of 8 ha (19.8 acres).
  - b) A capacity of not more than 50 cubic metres (21,180 board feet of lumber) per day.
  - c) No accumulation of sawdust wood chips or other wood products with a *height* exceeding 10 metres (32.8 feet).
  - d) A clear fire guard 15 metres (49.2 feet) wide around the mill, logs or debris; and the fire guard is to be measured from the *parcel* line or the forest, whichever is closer to the mill, logs or debris.
  
2. All debris, slash, mill waste, timbers and skids shall be removed, and all wells and pits shall be filled upon cessation of the portable saw mill and portable shake mill operation.

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3. Only logs originating from the *parcel* upon which the portable saw mill or portable shake mill is located shall be utilized by the mill.

### 3.17 Accessory, Buildings and Structures

1. No *accessory building or structure* shall be permitted on any *parcel* unless the *principal building or structure* is established on the *parcel*.
2. No person shall attach an *accessory building* to a *principal building* unless the *accessory building* meets the regulations for the *principal building*. 
3. On a *parcel* in an *R* or *R3* zone, the size of *accessory buildings* shall not exceed a total floor area of 100 m<sup>2</sup>, including all floors.
4. On a *parcel* in an *R* or *R3* zone, no more than three *accessory buildings or structures* are permitted in addition to the following *accessory buildings and structures*: domestic water pump houses, and swimming pools and auxiliary equipment.
5. No *accessory building or structure* is permitted in a required front *setback*, or corner side *setback*. 
6. An *accessory building or structure* may be located within a required rear *setback* or side *setback*, but if it exceeds 2.0 m (6.6 ft.) in *height* it shall have a minimum of 1.0 m (3.3 ft.) *setback* from a side or rear *parcel line*. 
7. Outdoor storage is not permitted as a use on a *parcel* in the *C1* zone. 
8. No *accessory building or structure* shall be used for residential purposes. 
9. No *accessory uses, buildings or structures* are permitted in the *CL8* and *RU7* zones for keeping of livestock, houseboats, float camp, or vessels used for temporary or permanent residence. 

### 3.18 Accessory Home

*Accessory homes* are subject to the following regulations:

1. The *accessory home* shall be used for the accommodation of the *household* of an agricultural worker or caretaker.
2. An *accessory home* is not permitted on a *parcel* less than 3.8 ha (9.4 acres) in area.
3. The *accessory home's* gross floor area shall not exceed the lesser of 140 square metres gross floor area or 75% of the gross floor area of the principal single detached dwelling.
4. An *accessory home* shall be an accessory use.
5. One accessory home is permitted per 3.8 ha (9.4 acres) to a maximum of 2 accessory homes per parcel.
6. One *parking space* per *accessory home* is required in addition to those required for the principal dwelling.
7. A standard *home based business* is permitted in an *accessory home*.
8. A bed and breakfast is not permitted in an *accessory home*.
9. A *secondary suite* is not permitted in an *accessory home*.
10. The owner shall enter into a restrictive covenant, under the Land Title Act, with the *Regional District* of Central Okanagan, to ensure that one home is designated the *accessory home* to accommodate the *household* of an agricultural worker or caretaker.

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[Note: *Accessory homes* shall comply with all relevant *Regional District* bylaws and the BC Building Code]

[Note: No *accessory home* will be permitted without connection to a community sanitary sewer unless the *parcel* meets the requirements of the Okanagan Similkameen Health Region for on site sewage disposal for the *accessory home*.]

[There are limitations on parking areas in the front *setback*]

### 3.19 Home Based Business, Standard

A standard *home based business* is subject to the following regulations:

1. A standard *home based business* is an accessory use that shall only be conducted within the principal residential *building* (and accessory home where permitted) and within up to one accessory *building*.
2. A standard *home based business* shall not occupy more than 25% of the floor area of the *principal building*, and in no case shall the combined area of the *principal building* used for the business and an accessory *building* used for the business exceed 50 m<sup>2</sup> (538.2 sq. ft.).
3. The standard *home based business* shall not be operated in a manner that routinely generates more than 3 client visits at any one time. Bylaw  
871-204
4. The occupant shall be the operator of the home based business. No more than one person in addition to the residents of the principal residence where the standard *home based business* is being operated, shall work on the *parcel* in which the standard *home based business* is located at any one time.
5. A standard *home based business*: Bylaw  
871-125
  - a) shall not generate sound from machinery at the *parcel* line of the *parcel* on which the *home based business* is located;
  - b) shall not produce light in excess of 4 *Lux* outside the *parcel* on which the *home based business* is located;
  - c) shall not produce odour, smoke or dust;
  - d) shall not produce interference with radio, television, telephone or other electronic or communications device, where the interference is detectable on such a electronic or communications device located beyond the *parcel* line of the *parcel* on which the *home based business* is located.
6. A standard *home based business* is permitted to have one non-illuminated *sign* to a maximum size of 3000 cm<sup>2</sup> (465 sq. in.) attached to the principal residence or located a minimum of 1.5 m (4.9 ft.) from any *parcel* line.
7. No exterior storage of materials associated with the standard *home based business* shall be permitted.
8. No exterior evidence of the home occupation shall be visible from outside the *parcel* on which the *home based business* is located, except for a permitted *sign*.
9. Retail sales shall not be permitted in a standard *home based business* except for:
  - a) Products incidental to a service being provided;
  - b) Mail order sales;

- c) Telephone sales or sales where the customer does not enter the premises to inspect or pick-up goods;
- d) Direct distributorships where customers do not enter the premises to inspect, purchase or pick-up goods;
- e) Products produced on the site.

10.A standard *home based business* use shall not include:

- a) The repair or painting of vehicles, trailers, boats, commercial equipment, and industrial equipment;
- b) Welding or machine shops;
- c) Spray painting or spray coating operations.

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[Please check the list of permitted uses in each *zone* category to determine the type of *home based business* permitted. The operator of a *home based business* shall be required to hold a valid business license with the *Regional District*.]

### 3.20 Home Based Business, Minor

A minor *home based business* is subject to the following regulations:

1. A minor *home based business* is an accessory use that shall only be conducted within the *dwelling unit* or *secondary suite*.
2. The minor *home based business* shall not occupy more than 25% of the floor area of the *dwelling unit* up to a maximum of 20 m<sup>2</sup> (215.3 sq. ft.).
3. The minor *home based business* shall not be operated in a manner that routinely generates more than one client visit to the site from which the business is being operated at any one time.
4. The occupant shall be the operator of the home based business. No persons except those residing in the *dwelling unit* or *secondary suite* shall work in the *dwelling unit* or *secondary suite* where the minor *home based business* is being operated.
5. A minor *home based business*:
  - a) shall not generate sound from machinery outside the *dwelling unit* in which the *home based business* is located;
  - b) shall not produce light in excess of 4 *Lux* outside the *dwelling unit* in which the *home based business* is located;
  - c) shall not produce odour, smoke or dust.
  - d) shall not produce interference with radio, television, telephone or other electronic or communications device, where the interference is detectable on such a electronic or communications device located outside the *dwelling unit* in which the *home based business* is located.
6. No *sign* advertising the minor *home based business* is permitted.
7. No exterior storage of materials associated with the minor *home based business* is permitted.
8. No exterior evidence of the home occupation shall be visible from outside the *dwelling unit* in which the *home based business* is located.
9. Retail sales shall not be permitted in a minor *home based business* except for:
  - a) Products incidental to a service being provided;
  - b) Mail order sales;
  - c) Telephone sales or sales where the customer does not enter the premises to inspect or pick-up goods.
  - d) Direct distributorships where customers do not enter the premises to inspect, purchase or pick-up goods.

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10. Minor *home based business* use shall not include:

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- a) The repair or painting of vehicles, trailers, boats, commercial equipment and industrial equipment;
- b) Welding or machine shops;
- c) Spray painting or spray coating operations.



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11. Minor *home based business* that serve customers on site shall have at least one *off street parking* space available for customer use.

[Please check the list of permitted uses in each *zone* category to determine the type of *home based business* permitted. The operator of a *home based business* shall be required to hold a valid business license with the *Regional District*]

### 3.21 Home Based Business, Major

A major *home based business* is subject to the following regulations:

1. A major *home based business* is an accessory use that shall only be conducted within the principal residential *building* and within up to one accessory *building*.
2. The major *home based business* shall occupy not more than 100 m<sup>2</sup> (1076 sq. ft.) of floor area, and not more than an additional 50 m<sup>2</sup> (538.2 sq. ft.) for indoor storage use.
3. Exterior storage of materials associated with the major *home-based business* shall be permitted, provided that such storage does not exceed one 50 m<sup>2</sup> (538.2 sq. ft.) area, which is enclosed by a *solid screen*.
4. An exterior storage area shall be set back at least 15 m (49.2 ft.) from any *parcel* line.
5. The major *home based business* shall not be operated in a manner that routinely generates more than three client visits at any one time. 
6. The occupant shall be the operator of the home based business. No more than two persons, in addition to the residents of the principal residence where the major *home based business* is being operated, shall work on the *parcel* in which the major *home based business* is located at any one time. 
7. A major *home based business*:
  - a) shall not generate sound in excess of 55 *dB*A at a *parcel* line of the *parcel* on which the *home based business* is located;
  - b) shall not produce light in excess of 4 *Lux* outside the *parcel* on which the *home based business* is located;
  - c) shall not produce odour, smoke or dust.
  - d) shall not produce interference with radio, television, telephone or other electronic or communications device, where the interference is detectable on such a electronic or communications device located beyond the *parcel* line of the *parcel* on which the *home based business* is located.

8. A major *home based business* is not permitted to have more than:
- a) one *sign* to a maximum size of 1.0 m<sup>2</sup> (10.8 sq. ft.), attached to the *building* in which the *home based business* is located, and;
  - b) one free standing *sign* to a maximum size of 1.0 m<sup>2</sup> (10.8 sq. ft.), located on the *parcel* on which the *home based business* is located, and 1.5 m (4.9 ft.) from a *parcel* line.
9. No major *home based business* shall be used for the salvage or storage of derelict vehicles and equipment, used *building* or domestic products and similar discarded materials.
10. Retail sales shall not be permitted in a major *home based business* except for:
- a) Products incidental to a service being provided;
  - b) Mail order sales;
  - c) Telephone sales or sales where the customer does not enter the premises to inspect or pick-up goods;
  - d) Direct distributorships where customers does not enter the premises to inspect, purchase or pick-up goods;
  - e) Products produced on the site.

[Please check the list of permitted uses in each *zone* category to determine the type of *home based business* permitted. The operator of a *home based business* shall be required to hold a valid business license with the *Regional District*]

### 3.22 Home Based Business In An Agricultural Zone

A *home based business* in an Agricultural zone is subject to the following regulations:

1. A *home based business* in an Agricultural zone is accessory to the principal use and shall only be conducted fully within the principal residential *building* and accessory *buildings*.
2. A *home based business* in an Agricultural zone shall not occupy more than 100m<sup>2</sup> (1076.4 sq. ft.) of floor area and not more than an additional 50m<sup>2</sup> for indoor storage use. Bylaw 871-51
3. No more than two persons, in addition to the residents of the principal residence where the *home based business* in an Agricultural zone is being operated shall work in the *home based business* on the *parcel* in which the *home based business* in a Agricultural zone is located at any one time. Bylaw 871-204
4. No exterior storage of materials associated with the *home-based business* in an Agricultural zone is permitted except on parcels greater than 2 ha in size, and provided that such storage does not exceed one 50m<sup>2</sup> (538.2 sq.ft.) area, which is enclosed by a solid screen. Bylaw 871-51
5. The *home based business* in an Agricultural zone: Bylaw 871-125
  - a) shall not generate sound in excess of 55 *dBA* at a *parcel* line of the *parcel* on which the *home based business* is located;
  - b) shall not produce light in excess of 4 *Lux* outside the *parcel* on which the *home based business* is located;
  - c) shall not produce odour, smoke or dust.
  - d) shall not produce interference with radio, television, telephone or other electronic or communications device, where the interference is detectable on such a electronic or communications device located beyond the *parcel* line of the *parcel* on which the *home based business* is located.
6. The *home based business* in a Agricultural zone is not permitted to have more than:
  - a) one *sign* to a maximum size of 1.0 m<sup>2</sup> (10.8 sq. ft.), attached to the *building* in which the *home based business* is located, and;
  - b) one free standing *sign* to a maximum size of 1.0 m<sup>2</sup> (10.8 sq. ft.), located on the *parcel* on which the *home based business* is located, and 1.5 m (4.9 ft.) from a *parcel* line.

[Please check the list of permitted uses in each *zone* category to determine the type of *home based business* permitted. The operator of the *home based business* shall be required to hold a valid business license with the *Regional District*]

### 3.23 Bed and Breakfast Accommodation

A *bed and breakfast accommodation* is subject to the following regulations:

1. A *bed and breakfast accommodation* shall only be conducted within the principal *single detached house*.
2. A *bed and breakfast accommodation* shall be an accessory use.
3. No more than 4 *guest rooms* are permitted in a *bed and breakfast accommodation*.
4. No *guest room* in the *bed and breakfast accommodation* shall have an area of more than 30 m<sup>2</sup> (323 sq. ft.); a separate or ensuite washroom are not included as part of the area of the *guest room*.
5. No exterior evidence of the bed and breakfast shall be visible from outside the *parcel* on which the bed and breakfast is located, except for a permitted *sign* and the required parking.
6. A *bed and breakfast accommodation* is permitted to have no more than one *sign* to a maximum size of 3000 cm<sup>2</sup> (465 sq. in.), located on the *single detached house* or at least 1.5 m (4.9 ft.) from any *parcel* line.
7. One *parking space* per *guest room* is required in addition to those required for the principal dwelling.
8. A *bed and breakfast* is not permitted in conjunction with a *secondary suite*.

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[Note: To determine if *Bed and breakfast accommodation* is permitted in a particular *zone*, please check the list of permitted uses in each *zone* category.

[Note see section 3.7 for limitations on parking areas in the front *setback*. Also note the definition of *parking space*]

[Note: A bed and breakfast home shall comply with the BC Building Code and other fire and health regulations.]

### 3.24 Agri Tourist Accommodation

*Agri tourist accommodation* is subject to the following regulations:

1. *Agri tourist accommodation* shall be an accessory use.
2. No more than 10 *guest rooms* are permitted on *parcels* 3.8 ha (9.4 acres) or larger.
3. No more than 4 *guest rooms* are permitted on *parcels* smaller than 3.8 ha (9.4 acres).

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[Note: Agricultural Land Commission approval is required for *agri tourist accommodation* with more than 10 *guest rooms* on lands within the Agricultural Land Reserve.] Applications can be obtained from the Regional District Development Services Department.

4. No *guest room* in the *agri tourist accommodation* shall have an area of more than 30 m<sup>2</sup> (323 sq. ft.); a separate or ensuite washroom are not included as part of the area of the *guest room*.
5. One *parking space* per *guest room* is required in addition to those required for the principal dwelling.

### 3.25 Temporary Agricultural Worker Dwellings and Accommodation

1. Temporary agricultural worker dwellings are subject to the following regulations:
  - a) A maximum of 1 temporary agricultural worker dwelling is permitted per 3.8 ha (9.4 acres) of *parcel area*.
  - b) A temporary agricultural worker dwelling shall not exceed 50 m<sup>2</sup> (530 sq. ft) in *gross floor area*.
  - c) The temporary agricultural worker dwelling shall be used for the temporary accommodation of seasonal agricultural workers who are employed by the owner of the *parcel* to work in the owner's agricultural operation.
2. On a *parcel* in an A1, RU1, and/or RU2 *zone*, tents or *recreational vehicles* are permitted to provide accommodation for seasonal agricultural workers for a maximum of 180 days in one calendar year provided that the seasonal agricultural workers are employed with the agricultural operation that owns or leases the land upon which they are camping.

Bylaw 871-204

[Note: Any tents or recreational vehicles for itinerant workers must provide sanitary facilities as required by the Okanagan Similkameen Health Region.]

### 3.26 Secondary Suites

A *secondary suite* is subject to the following regulations:

1. A *secondary suite* is added to the list of permitted uses in the A1 (in principal residence – not in accessory home), RU1, RU2, RU3, RU4, RU5, RU6 and R1 *zone* if the *zone* has an “s” notation shown on Schedule B, the Zoning Map, as part of the *zone* identification. The “s” notation shall be shown on Schedule B the Zoning Map as follows: A1s, RU1s, RU2s, RU3s, RU4s, RU5s, RU6s and R1s. An “s” zoning classification on a *parcel* shall be established by rezoning the subject *parcel* to the “s” version of the *zone*. The regulations set out for the “s” version of the *zone* will be the same as the regulations for the version without the “s”, except for the addition of *secondary suite* as a permitted use.
2. The *secondary suite* shall have its own separate cooking, sleeping and bathing facilities.
3. The *secondary suite* shall have direct access to outside without passing through any part of the principal *dwelling unit*.
4. The *secondary suite* shall be located within a *single detached house*.
5. No more than one *secondary suite* is permitted per *single detached house*.
6. The *secondary suite* shall not exceed the lesser of 90 m<sup>2</sup> (968.8 sq. ft.) or 40% of the *gross floor area* of the *principal building*.
7. A *secondary suite* is not permitted in conjunction with a bed and breakfast use.
8. A bed and breakfast is not permitted within a *secondary suite*.
9. A minor *home based business* is permitted within a *secondary suite*.
10. One *parking space* per *secondary suite* is required in addition to those required for the principal dwelling.

[Note: *Secondary suites* shall comply with all relevant *Regional District* bylaws and the BC Building Code.]

[Note: No *secondary suite* will be permitted without connection to a community sanitary sewer unless the *parcel* meets the requirements of the Okanagan Similkameen Health Region for on site sewage disposal for the *secondary suite*.]

[Note see section 3.7 for limitations on parking areas in the front *setback*. Also note the definition for *parking space*.]

### 3.27 Marinas with Fuel Facilities

1. A marine fuel facility is added to the list of permitted uses in the C5, C6, C7, and C8 *zone* if the *zone* has a “f” notation shown on Schedule B, the Zoning Map, as part of the *zone* identification. The “f” notation shall be shown on Schedule B the Zoning Map as follows: C5f, C6f, C7f, and C8f. A “f” zoning classification on a *parcel* shall be established by rezoning the subject *parcel* to the “f” version of the *zone*. The regulations set out for the “f” version of the *zone* will be the same as the regulations for the version without the “f”, except for the addition of *marinas* with fuel facilities as a permitted use.

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### 3.28 Floodplain Regulations

1. The underside of any floor system, or the top of any *pad* supporting any space or room, including a *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 applicable *flood construction level* specified herein:
  - 1.1 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*:
    - 1.1.1 343.66 metres (1,127.49 ft) Geodetic Survey of Canada datum for land adjacent to Okanagan Lake;
    - 1.1.2 3.0 metres (9.8 ft) above the *natural boundary* of Mission Creek;
    - 1.1.3 1.5 metres (4.9 ft) above the *natural boundary* of any other *watercourse*.
  - 1.2 The specified *flood construction levels* shall not apply to:
    - 1.2.1 That portion of a *building* or *structure* used exclusively as a carport, garage or entrance foyer;
    - 1.2.2 Farm *buildings* excluding *dwelling units* and *buildings* for the keeping of animals;
    - 1.2.3 Hot water tanks and furnaces behind *standard dykes*;
    - 1.2.4 *Building* for the keeping of animals behind *standard dykes*;
    - 1.2.5 Heavy industry behind *standard dykes*; and
    - 1.2.6 On-loading and off-loading facilities associated with water-oriented industry and portable sawmills;

Except that all main electrical switchgear for any of the uses listed above shall be no lower than the *flood construction level*.
2. Any landfill required to support a *floor system* or *pad* must not extend within any applicable *floodplain setback* specified herein:

- 2.1 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*:
  - 2.1.1 15.0 metres (49.2 ft.) from the *natural boundary* of Okanagan Lake;
  - 2.1.2 7.5 metres (24.6 ft.) from the *natural boundary* of a lake, swamp or pond;
  - 2.1.3 30.0 metres (98.4 ft.) from the *natural boundary* of Mission Creek;
  - 2.1.4 15.0 metres (49.2 ft.) from the *natural boundary* of any other nearby *watercourse*;
  - 2.1.5 7.5 metres (24.6 ft.) from the *natural boundary* of any *standard dyke* right-of-way, or *structure* for flood protection or seepage control.
3. Pursuant to the Local Government Act, and subject to the Provincial regulations or a local government plan or program developed under those regulations; the *Regional District* may exempt types of development from the requirements of *flood construction levels* and *floodplain setbacks* in relation to a specific parcel of land or a permitted use, *building* or other *structure* on the parcel of land, if the *Regional District* considers it advisable; and
  - 3.1 Considers that the exemption is consistent with the Provincial guidelines; or
  - 3.2 Has received a report that the land may be used safely for the use intended, which report is certified by a person who is:
    - 3.2.1 A professional engineer or geoscientist and experienced in geotechnical engineering; or
    - 3.2.2 A person in a class prescribed by the minister charged with the administration of the Environmental Management Act.
4. The granting of the exemption, and the exemption, may be made subject to the terms and conditions that the *Regional District* considers necessary or advisable, including, without limitation:
  - 4.1 Imposing any term or condition contemplated by the Provincial guidelines in relation to an exemption;
  - 4.2 Requiring that a person submit a report described in Section 3.28, Subsection 3.2 above; and
  - 4.3 Requiring that a person enter into a covenant under Section 219 of the Land Title Act.
5. By the enactment, administration or enforcement of this bylaw the *Regional District* of Central Okanagan does not represent to any person that any *building* or *structure*, including a *manufactured home*, located, constructed, sited or used in accordance with the provisions of this bylaw, or in accordance with any advice, information, direction or guidance provided by the *Regional District* of Central Okanagan in the course of the administration of this bylaw will not be damaged by flooding.

### 3.29 Density Allocation for Public Park

Bylaw No.  
871-148

In calculating the density of development in any “R3” zone or “RC-1” zone, the area of the parcel to be subdivided and either dedicated to the Regional District as public park or transferred to the Regional District for park purposes can be included for the purpose of calculating the permissible density of development on that parcel or parcels created by the subdivision by which the park is dedicated or the park parcel is created.

### 3.30 Requirements for Private Amenity Space

Bylaw No.  
871-143

1. A minimum of 25% of required amenity and open space areas shall be at grade and the remainder shall be provided in a convenient and accessible location within the development.
2. The amenity and open space areas shall not include parking areas, driveways, service or storage areas, or setbacks except the rear yard setbacks.
3. Where more than 900 m<sup>2</sup> of amenity and open space areas is required, two or more areas may be provided and amenity and open space areas shall be properly landscaped with natural or introduced vegetation

# Part 4 - Establishment of Zones

## 4.1 Establishment of Zones

For the purpose of the Bylaw, the area subject to this zoning bylaw shall be divided into *zones* as described in Table 4.1:

**TABLE 4.1 – ZONES**

<b>COLUMN I</b>	<b>COLUMN II</b>	
<b>ZONE</b>	<b>ZONE ELABORATION</b>	
A1	Agricultural	Bylaw 871-178
F1	Forest Resource	
CL8	Conservation Lands	
RU1	Rural 1	Bylaw 871-178
RU2	Rural 2	
RU3	Rural 3	
RU4	Country Residential	
RU5	Small Lot Country Residential	
RU6	Small Holdings	
RU7	Cottage Lot	
R1	Single Detached Housing	Bylaw 871-25
R1M	Manufactured home Subdivision	
RMP	Manufactured home park	
R2	Duplex Housing	
RC1	Compact Housing	
R3A	Multiple Housing (Low Density)	
R3B	Multiple Housing (Medium Density)	
R3C	Town Centre Multiple Housing	
R3D	Congregate Housing	
C1	Town Centre Commercial	
C2	Neighbourhood Commercial	
C3	Gasoline Service Station	
C4	Service Commercial	
C5	Campground, Cabin and Motel Commercial	
C6	Recreation Commercial	
C7	Tourist and Resort Commercial	
C8	Wilderness Resort Commercial	
I1	Light Industrial	
I2	Heavy Industrial	
I3	Timber processing and Manufacturing	
I4	Gravel Extraction	
I4A	Gravel Extraction with Asphalt Plant	
I5	Rural Industrial	

**TABLE 4.1 – ZONES continued**

<b>COLUMN I</b>	<b>COLUMN II</b>
<b>ZONE</b>	<b>ZONE ELABORATION</b>
P1	Park and Open Space
P2	Institutional and Assembly
P3	Community Recreation
CD1	Comprehensive Development Zone (Sunset Ranch)

**4.2 Zone Title**

The correct name of each *zone* provided for this Bylaw is set out in Column I of Table 4.1. The inclusion of the names contained in Column II of Table 4.1 is for convenience only.

**4.3 Location of Zones**

The location of each *zone* is established on Schedule B, the Zoning Map, of this Bylaw.

**4.4 Zone Boundaries**

1. Where a *zone* boundary is shown on Schedule B, the Zoning Map, as following a *highway* or rail right-of-way or water course, the centre line of the right-of-way or water course shall be the *zone* boundary.
2. Where a *zone* boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from the Zoning Map shown on Schedule B of this Bylaw.
3. Undesignated Areas – any land that does not fall within a zone boundary shall be deemed to be designated RU1 Rural 1, except any land covered by Okanagan Lake that being lands and water below 343.66 metres (1,127.49 ft) Geodetic Survey of Canada datum.

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**4.5 Zone Regulations**

1. The permitted uses table sets out the uses, *buildings* and *structures* permitted in the *zone* referred to in the title of the table, shown as "PERMITTED USES TABLE FOR 'X' ZONE", where 'X' is replaced by name of the subject *zone*. Only the uses, *buildings* and *structures* listed, and no others, are permitted in the subject *zone*.

2. The regulations table sets out the regulations that apply to the *zone* referred to in the title of the table, shown as "REGULATIONS TABLE FOR 'X' *ZONE*", where 'X' is replaced by name of the subject *zone*.
3. Within the regulations table, Column 1 sets out the matter to be regulated and Column 2 set out the regulations.
4. On a *parcel* in an area within the *zone* referred to in the title of the table, no *building, structure* or use shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the regulations table.

# 5.1 AGRICULTURAL

# A1

**Purpose:** to accommodate agricultural operations and related activities located on parcels that are usually within the Agricultural Land Reserve

Bylaw 871-25

## PERMITTED USES TABLE FOR A1 ZONE

### 5.1.1 Permitted uses, buildings and structures:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>.1 <i>Agriculture</i>, including <i>intensive agriculture</i>;</li> <li>.2 <i>Agri tourism</i>;</li> <li>.3 <i>Agri tourist accommodation</i>; (see Section 3.24)</li> <li>.4 <i>Winery and cidery</i></li> <li>.5 Greenhouses</li> <li>.6 <i>Home Based Business, Standard</i> on lots less than 1 ha in size (see Section 3.19)</li> <li>.7 <i>Home Based Business in an Agricultural Zone</i> on lots greater than 1 ha in size (see Section 3.22)</li> <li>.8 <i>Kennels, Service</i> (permitted only on 4 ha. or larger)*</li> <li>.9 <i>Kennels, Hobby</i> (permitted on properties under 4 ha)*<br/>*(Check with RDCO Dog Control Bylaw);</li> <li>.10 <i>Portable Saw Mill and Shake Mill</i>;</li> </ul> | <ul style="list-style-type: none"> <li>.11 <i>Accessory home</i>; (see Section 3.18)</li> <li>.12 Retail sales of <i>processed farm products, farm products and off-farm products</i>;</li> <li>.13 <i>Temporary agricultural worker dwellings</i>; (may include a recreational vehicle only to accommodate the household of an agricultural worker or caretaker) (See Section 3.25)</li> <li>.14 <i>Single detached house</i>;</li> <li>.15 <i>Accessory buildings and structures</i> (see Section 3.17);</li> <li>.16 <i>Bed and Breakfast accommodation</i>; (See Section 3.23);</li> <li>.17 <i>Day care centre, minor.</i></li> </ul> |
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## REGULATIONS TABLE FOR A1 ZONE

Column 1	Column 2
<b>5.1.2 Minimum parcel area:</b> .1 <i>Parcel inside the ALR (Except where conditions of the Agricultural Land Commission Act are applicable, the minimum lot area is 0.5 hectares (1.24 acres).</i> .2 <i>Parcel outside the ALR</i>	No minimum [as determined by ALC]  4.0 ha (9.88 acres)
<b>5.1.3 Minimum front setback</b>	6.0 m (19.7 ft.)
<b>5.1.4 Minimum side setback</b>	3.0 m (9.8 ft.)
<b>5.1.5 Minimum corner side setback</b>	4.5 m (14.8 ft.)
<b>5.1.6 Minimum rear setback</b>	3.0 m (9.8 ft.)
<b>5.1.7 Minimum setback for:</b> .1 <i>intensive agriculture from the parcel line</i> .2 <i>buildings housing animals (other than intensive agriculture)</i> .3 <i>kennels</i> .4 <i>greenhouses</i>	30.0 m (98.4 ft.) 15.0 m (49.2 ft.)  15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
<b>5.1.8 Minimum side and rear setback for buildings with heights greater than 9.0 m and located on parcels adjacent to an R or RC-1, R3A, R3B, R3C zone</b>	<i>Height of the building minus 6.0 m [e.g. 12.0 m – 6.0 m = 6.0 m setback]</i>
<b>5.1.9 Maximum parcel coverage:</b> .1 <i>for uses other than a greenhouse</i> .2 <i>for greenhouses</i>	35% of the <i>parcel area</i> 75% of the <i>parcel area</i> less the <i>parcel coverage</i> of the other uses
<b>5.1.10 Maximum number of single detached houses</b>	1 per <i>parcel</i> and <i>accessory homes</i> where permitted under this Bylaw
<b>5.1.11 Maximum building height:</b> .1 <i>Principal buildings</i> .2 <i>Accessory buildings and structures</i> (see Section 3.17)	12.0 m (39.4 ft.) 8.0 m (26.2 ft.)

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[Note: Where land is within the Agricultural Land Reserve (ALR), additional approvals and requirements may be necessary. For example *agri tourism, agri tourist accommodation, kennels, portable saw mill and shake mill* may require Agricultural Land Commission approval.]

# 5.2 FOREST RESOURCE

# F1

**Purpose:** to accommodate forest and resource management uses, on large parcels that are within the Forest Land Reserve.

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## PERMITTED USES TABLE FOR F1 ZONE

### 5.2.1 Permitted uses buildings and structures:

- .1 Timber production, utilization and related purposes;
- .2 Forage production and grazing of livestock and wildlife;
- .3 Forest or wilderness oriented recreation and wilderness purposes;
- .4 Water, fisheries and wildlife, biological diversity and cultural heritage purposes;
- .5 *Dwelling unit*;
- .6 *Accessory buildings and structures*. (see Section 3.17)

## REGULATIONS TABLE FOR F1 ZONE

Column 1	Column 2
5.2.2 <b>Minimum <i>parcel area</i></b>	30.0 ha (74 acres)
5.2.3 <b>Minimum <i>front setback</i></b>	10.0 m (32.8 ft.)
5.2.4 <b>Minimum <i>side setback</i></b>	10.0 m (32.8 ft.)
5.2.5 <b>Minimum <i>corner side setback</i></b>	10.0 m (32.8 ft.)
5.2.6 <b>Minimum <i>rear setback</i></b>	10.0 m (32.8 ft.)
5.2.7 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
5.2.8 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i>

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[Note: Some *parcels* zoned F1 may be located within the Agricultural Land Reserve. Therefore, some uses may not be allowed in the Agricultural Land Reserve without Agricultural Land Commission approval.]

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# 5.3 CONSERVATION LANDS

# CL8

**Purpose:** To manage lands and watercourses where protection and conservation of the natural environment is the principle objective and to permit passive recreational uses where appropriate.

<b>PERMITTED USES TABLE FOR CL8 ZONE</b>	
<b>5.3.1 Permitted uses, buildings and structures:</b>	
.1 <i>Conservation area;</i>	
.2 Ecological reserve, flood hazard, groundwater protection, or community water supply area;	
.3 Erosion or sediment control;	
.4 Interpretive centre;	
.5 Forest or wilderness oriented recreation and wilderness purposes including campsites where the use exists prior to March 17, 2008;	
.6 Open space;	
.7 Silviculture for purpose of forest health or fire hazard reduction;	
.8 Water, fisheries and wildlife, biological diversity and culture heritage purposes.	
.9 <i>Accessory Building or Structures</i> (see Section 3.17)	

<b>REGULATIONS TABLE FOR CL8 ZONE</b>	
Column 1	Column 2
5.3.2 <b>Minimum <i>parcel area</i></b>	1 hectare (2.5 acres)
5.3.3 <b>Minimum <i>setback from watercourse</i></b>	30 m (98.4 ft.)
5.3.4 <b>Minimum <i>setbacks from parcel boundaries</i></b>	4.5 m (14.8 ft.)
5.3.5 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.)
5.3.6 <b>Maximum <i>parcel coverage</i></b>	5% of the <i>parcel area</i>
5.3.7 <b>Maximum <i>building height:</i></b>	
.1 <i>Principle buildings</i>	9.0 m (29.5 ft)
.2 <i>Accessory uses, buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

# 6.1 RURAL 1

# RU1

**Purpose:** To accommodate agricultural and rural uses on parcels that are 30 hectares or greater and located outside the Land Reserve.

## PERMITTED USES TABLE FOR RU1 ZONE

### 6.1.1 Permitted uses, buildings and structures:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>.1 <i>Agriculture</i> including <i>intensive agriculture</i>;</li> <li>.2 <i>Agri tourism</i>;</li> <li>.3 <i>Agri tourist accommodation</i>; (see Section 3.24)</li> <li>.4 <i>Single detached house</i>;</li> <li>.5 <i>Accessory home</i>; (see Section 3.18)</li> <li>.6 <i>Winery and cidery</i></li> <li>.7 <i>Home based business</i>, major; (see Section 3.21)</li> <li>.8 <i>Bed and breakfast accommodation</i>; (see Section 3.23)</li> <li>.9 <i>Portable saw mill and portable shake mill</i>;</li> </ul> | <ul style="list-style-type: none"> <li>.10 <i>Kennels, Service</i> (permitted only on 4 ha. or larger)*</li> <li>.11 <i>Kennels, Hobby</i> (permitted on properties under 4 ha)*<br/>*(Check with RDCO Dog Control Bylaw)</li> <li>.12 <i>Veterinary clinic</i>;</li> <li>.13 <i>Accessory buildings and structures</i> (see Section 3.17)</li> <li>.14 <i>Greenhouses</i></li> <li>.15 <i>Temporary agricultural worker dwellings</i>; may include a recreational vehicle only to accommodate the household of an agricultural worker or caretaker. (See Section 3.25).</li> <li>.16 <i>Day care centre, minor</i>.</li> </ul> |
|--|---|

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## REGULATIONS TABLE FOR RU1 ZONE

Column 1	Column 2
6.1.2 <b>Minimum <i>parcel area</i></b>	30 ha (74.12 acres)
6.1.3 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
6.1.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
6.1.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
6.1.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
6.1.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
6.1.8 <b>Minimum <i>setbacks</i> from the <i>parcel line</i> for:</b>	
.1 <i>intensive agriculture</i>	100.0 m (328.1 ft.)
.2 <i>buildings</i> housing animals (other than <i>intensive agriculture</i> )	15.0 m (49.2 ft.)
.3 <i>kennels</i>	15.0 m (49.2 ft.)
.4 <i>greenhouses</i>	15.0 m (49.2 ft.)
6.1.9 <b>Minimum <i>side and rear setback</i> for <i>buildings with heights</i> greater than 9.0 m and located on <i>parcels</i> adjacent to an <i>R</i> or <i>RC1</i>, <i>R3A</i>, <i>R3B</i> zone</b>	<i>Height</i> of the <i>building</i> minus 6.0m [e.g. 12.0 m – 6.0 m = 6.0 m setback]
6.1.10 <b>Minimum <i>setbacks</i> from <i>A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
6.1.11 <b>Maximum <i>parcel coverage</i></b>	10% of the <i>parcel area</i>
6.1.12 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i> and <i>accessory homes</i> where permitted under this Bylaw
6.1.13 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	12.0 m (39.4 ft.)
.2 <i>Accessory buildings and structures</i> . (See Section 3.17)	8.0 m (26.2 ft.)

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# 6.2 RURAL 2

# RU2

**Purpose:** to accommodate rural residential, agricultural, home industry, and limited resource management uses on parcels of land that are 4 hectares or greater and located outside the Land Reserve.

## PERMITTED USES TABLE FOR RU2 ZONE

### 6.2.1 Permitted uses, buildings and structures:

- .1 *Agriculture* including *intensive agriculture*;
- .2 *Single detached house*;
- .3 *Accessory home* (see Section 3.18)
- .4 *Winery and cidery*
- .5 *Home based business, major*, (see Section 3.21)
- .6 *Bed and breakfast accommodation*; (see Section 3.23)
- .7 *Portable saw mill and portable shake mill*;
- .8 *Kennels, Service* (permitted only on 4 ha. or larger)\*
- .9 *Kennels, Hobby* (permitted on properties under 4 ha)\*  
\*(Check with RDCO Dog Control Bylaw)
- .10 *Veterinary clinic*;
- .11 *Accessory buildings and structures*. (see Section 3.17)
- .12 *Greenhouses*
- .13 *Riding Stables*
- .14 *Day care centre, minor*
- .15 *Temporary agricultural worker dwellings*; may include a recreational vehicle only to accommodate the household of an agricultural working or caretaker. (See Section 3.25).
- .16 **On part of that part of District Lot 2550 (shown on Plan B4357), ODYD, except Plan 24545, the following additional use is permitted: 12 seasonal residential dwelling units.**

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## REGULATIONS TABLE FOR RU2 ZONE

Column 1	Column 2
6.2.2 <b>Minimum <i>parcel area</i></b>	4.0 ha (9.88 acres)
6.2.3 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
6.2.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
6.2.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
6.2.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
6.2.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
6.2.8 <b>Minimum <i>setbacks</i> from the <i>parcel line</i> for:</b>	
.1 <i>intensive agriculture</i>	100.0 m (328.1 ft.)
.2 <i>buildings</i> housing animals (other than <i>intensive agriculture</i> )	30.0 m (98.4 ft.)
.3 <i>kennels</i>	15.0 m (49.2 ft.)
.4 <i>greenhouses</i>	15.0 m (49.2 ft.)
6.2.9 <b>Minimum <i>side and rear setback</i> for <i>buildings</i> with <i>heights</i> greater than 9.0 m and located on <i>parcels</i> adjacent to an <i>R</i> or <i>R3</i> zone</b>	<i>Height</i> of the <i>building</i> minus 6.0 m [e.g. 12.0 m – 6.0 m = 6.0 m setback]
6.2.10 <b>Minimum <i>setbacks</i> from <i>A1</i> Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
6.2.11 <b>Maximum <i>parcel coverage</i></b>	10% of the <i>parcel area</i>
6.2.12 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i> and <i>accessory home(s)</i> where permitted under this Bylaw
6.2.13 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	12.0 m (39.4 ft.)
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	8.0 m (26.2 ft.)

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# 6.3 RURAL 3

# RU3

**Purpose:** to accommodate rural residential, limited agricultural, and limited home industry uses on parcels of land that are 1 hectare or greater and located outside the Land Reserve.

## PERMITTED USES TABLE FOR RU3 ZONE

**6.3.1 Permitted uses, buildings and structures:**

- .1 *Agriculture* excluding *intensive agriculture*;
- .2 *Single detached house*;
- .3 *Hobby kennel*;
- .4 *Home based business, standard*; (see Section 3.19)
- .5 *Bed and breakfast accommodation*; (see Section 3.23)
- .6 *Accessory buildings and structures*. (see Section 3.17)
- .7 Greenhouses
- .8 *Day care centre, minor*
- .9 *Home based business, major*

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## REGULATIONS TABLE FOR RU3 ZONE

Column 1	Column 2
6.3.2 <b>Minimum <i>parcel area</i></b>	1.0 ha (2.47 acres)
6.3.3 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
6.3.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
6.3.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
6.3.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
6.3.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
6.3.8 <b>Minimum <i>setbacks</i> from the <i>parcel line</i> for:</b>	
.1 <i>hobby kennel</i>	15.0 m (49.2 ft.)
.2 <i>buildings housing animals</i>	15.0 m (49.2 ft.)
.3 <i>greenhouses</i>	15.0 m (49.2 ft.)
6.3.9 <b>Minimum <i>side and rear setback</i> for <i>buildings and structures</i> permitted under Section 3.9, <b>Height Regulation Exceptions, and located on parcels adjacent to an R or R3 zone.</b></b>	<i>Height of the building</i> minus 6.0 m [e.g. 12.0 m – 6.0 m = 6.0 m setback]
6.3.10 <b>Minimum <i>setbacks</i> from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
6.3.11 <b>Maximum <i>parcel coverage</i></b>	10% of the <i>parcel area</i>
6.3.12 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i>
6.3.13 <b>Minimum <i>building width</i> of <i>principal building</i></b>	5.5 m (18.0 ft.)
6.3.14 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	3 <i>storeys</i> to a maximum of 9.0 m (29.5 ft.)
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

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# 6.4 COUNTRY RESIDENTIAL

# RU4

**Purpose:** To accommodate rural residential, limited agricultural, and limited home industry uses on parcels of land that are 0.5 hectare or greater and located outside the Land Reserve.

## PERMITTED USES TABLE FOR RU4 ZONE

### 6.4.1 Permitted uses, buildings and structures:

- .1 *Agriculture* excluding *intensive agriculture*;
- .2 *Single detached house*;
- .3 *Hobby kennel*;
- .4 *Home based business, standard*; (see Section 3.19)
- .5 *Bed and breakfast accommodation*; (see Section 3.23)
- .6 *Accessory buildings and structures*. (see Section 3.17)
- .7 Greenhouses
- .8 *Day care centre, minor*

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## REGULATIONS TABLE FOR RU4 ZONE

Column 1	Column 2
6.4.2 <b>Minimum <i>parcel area</i></b>	0.5 ha (1.24 acres.)
6.4.3 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
6.4.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
6.4.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
6.4.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
6.4.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
6.4.8 <b>Minimum <i>setbacks</i> from the <i>parcel line</i> for:</b>	
.1 <i>hobby kennel</i>	15.0 m (49.2 ft.)
.2 <i>buildings housing animals</i>	15.0 m (49.2 ft.)
.3 <i>greenhouses</i>	15.0 m (49.2 ft.)
6.4.9 <b>Minimum <i>side and rear setback</i> for <i>buildings and structures</i> permitted under Section 3.9, Height Regulation Exceptions, and located on parcels adjacent to an <i>R</i> or <i>R3</i> zone.</b>	<i>Height of the building</i> minus 6.0 m [e.g. 12.0 m – 6.0 m = 6.0 m setback]
6.4.10 <b>Minimum <i>setbacks</i> from <i>A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
6.4.11 <b>Maximum <i>parcel coverage</i></b>	20% of the <i>parcel area</i>
6.4.12 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i>
6.4.13 <b>Minimum <i>building width</i> of <i>principal building</i></b>	5.5 m (18.0 ft.)
6.4.14 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	3 <i>storeys</i> to a maximum of 9.0 m (29.5 ft.)
.2 <i>Accessory uses, buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

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# 6.5 SMALL LOT COUNTRY RESIDENTIAL

# RU5

**Purpose:** To accommodate rural residential and limited home industry uses on smaller parcels of land that are 2500 square metres or greater and located outside the Land Reserve.

## PERMITTED USES TABLE FOR RU5 ZONE

### 6.5.1 Permitted uses, buildings and structures:

- .1 *Single detached house;*
- .2 *Home based business, standard;* (see Section 3.19)
- .3 *Bed and breakfast accommodation;* (see Section 3.23)
- .4 *Accessory buildings and structures.* (see Section 3.17)
- .5 *Day care centre, minor*

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## REGULATIONS TABLE FOR RU5 ZONE

Column 1	Column 2
6.5.2 <b>Minimum <i>parcel area</i></b>	2,500 m2 (26,911 sq. ft.)
6.5.3 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
6.5.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
6.5.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
6.5.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
6.5.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
6.5.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
6.5.9 <b>Maximum <i>parcel coverage</i></b>	20% of the <i>parcel area</i>
6.5.10 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i>
6.5.11 <b>Minimum <i>building width of principal building</i></b>	5.5 m (18.0 ft.)
6.5.12 <b>Maximum <i>building height:</i></b>	
.1 <i>Principal buildings</i>	3 <i>storeys</i> to a maximum of 9.0 m (29.5 ft.)
.2 <i>Accessory uses, buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

# 6.6 SMALL HOLDINGS

# RU6

**Purpose:** to accommodate single family residential, limited agricultural, and limited home industry uses on parcels of land that are 2.0 hectares or greater and located outside the Land Reserve.

## PERMITTED USES TABLE FOR RU6 ZONE

**6.6.1 Permitted uses, buildings and structures:**

- .1 *Agriculture* excluding *intensive agriculture*;
- .2 *Single detached house*;
- .3 *Hobby kennel*;
- .4 *Home based business, standard*; (see Section 3.19)
- .5 *Bed and breakfast accommodation*; (see Section 3.23)
- .6 *Accessory buildings and structures*. (see Section 3.17)
- .7 *Greenhouses*
- .8 *Riding Stables*
- .9 *Day care centre, minor*
- .10 *Home based business, major*

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## REGULATIONS TABLE FOR RU6 ZONE

Column 1	Column 2
6.6.2 <b>Minimum <i>parcel area</i></b>	2.0 ha (4.94 acres)
6.6.3 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
6.6.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
6.6.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
6.6.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
6.6.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
6.6.8 <b>Minimum <i>setbacks</i> from the <i>parcel line</i> for:</b>	
.1 <i>hobby kennel</i>	15.0 m (49.2 ft.)
.2 <i>buildings housing animals</i>	15.0 m (49.2 ft.)
.3 <i>greenhouses</i>	15.0 m (49.2 ft.)
6.6.9 <b>Minimum <i>side and rear setback</i> for <i>buildings and structures</i> permitted under Section 3.9, Height Regulation Exceptions, and located on parcels adjacent to an <i>R</i> or <i>R3</i> zone.</b>	<i>Height of the building</i> minus 6.0 m [e.g. 12.0 m – 6.0 m = 6.0 m setback]
6.6.10 <b>Minimum <i>setbacks</i> from <i>A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
6.6.11 <b>Maximum <i>parcel coverage</i></b>	10% of the <i>parcel area</i>
6.6.12 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i>
6.6.13 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	3 <i>storeys</i> to a maximum of 9.0 m (29.5 ft.)
.2 <i>Accessory uses, buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

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# 6.7 COTTAGE LOT

# RU7

**Purpose:** To provide for wilderness oriented recreational dwellings with or without running water.

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## PERMITTED USES TABLE FOR RU7 ZONE

<p>6.7.1 <b>Permitted uses, buildings and structures:</b></p> <p>.1 <i>Single detached house;</i></p> <p>.2 <i>Accessory buildings and structures.</i> (see Section 3.17)</p>
---

## REGULATIONS TABLE FOR RU7 ZONE

Column 1	Column 2
6.7.2 <b>Minimum <i>parcel area</i> (for new <i>parcels</i> without community water and sewer)</b> <b>Minimum <i>parcel area</i> (for existing lease <i>parcels</i>)</b>	1.0 ha (2.5 acres)  700 m <sup>2</sup> (7,535 sq. ft.)
6.7.3 <b>Minimum <i>parcel frontage</i> (where public road access is provided)</b>	18.0 m (59.1 ft.)
6.7.4 <b>Minimum <i>setback</i> from <i>watercourse</i></b>	30.0 m (98.4 ft.)
6.7.5 <b>Minimum <i>setback</i> from <i>parcel</i> boundaries</b>	1.5 m (4.9 ft.)
6.7.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
6.7.7 <b>Minimum <i>setback</i> from <i>highway</i>, rights of way, forest service road or other public routes of access</b>	4.5 m (14.8 ft.)
6.7.8 <b>Minimum <i>setbacks</i> from A1 Zone</b> (see section 3.9)	15.0 m (49.2 ft.)
6.7.9 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
6.7.10 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i>
6.7.11 <b>Maximum <i>gross floor area</i> of <i>principle building</i></b>	150 m <sup>2</sup> (1,614.6 sq.ft.)
6.7.12 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	2 <i>storeys</i> to a maximum of 9.0 m (29.5 ft.)
.2 <i>Accessory uses, buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

# 7.1 SINGLE DETACHED HOUSING

# R1

**Purpose:** To accommodate low density single family residential use with some associated uses.

## PERMITTED USES TABLE FOR R1 ZONE

- 7.1.1 Permitted uses, buildings and structures:
- .1 *Single detached house;*
  - .2 *Home based business, standard;* (see Section 3.19)
  - .3 *Neighbourhood recreation and storage;*
  - .4 *Bed and breakfast accommodation;* (see Section 3.23)
  - .5 *Accessory buildings and structures.* (see Section 3.17)
  - .6 *Day care centre, minor*

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## REGULATIONS TABLE FOR R1 ZONE

Column 1	Column 2
7.1.2 <b>Minimum <i>parcel area</i></b>	700 m2 (7,535 sq. ft.)
7.1.3 <b>Minimum <i>parcel frontage</i></b>	18.0 m (59.0 ft.)
7.1.4 <b>Minimum <i>front setback</i></b>	4.5 m (14.8 ft.)
7.1.5 <b>Minimum <i>side setback</i></b>	1.5 m (4.9 ft.)
7.1.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
7.1.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
7.1.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
7.1.9 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
7.1.10 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i>
7.1.11 <b>Minimum <i>building width of principal building</i></b>	5.5 m (18.0 ft.)
7.1.12 <b>Maximum <i>building height:</i></b>	
.1 <i>Principal buildings</i>	9.0 m (29.5 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

# 7.2 MANUFACTURED HOME SUBDIVISION

# R1M

**Purpose:** To accommodate low density single family residential use with manufactured homes.

## PERMITTED USES TABLE FOR R1M ZONE

### 7.2.1 Permitted uses, buildings and structures:

- .1 *Manufactured home;*
- .2 *Home based business, standard;* (see Section 3.19)
- .3 *Accessory buildings and structures.* (see Section 3.17)

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## REGULATIONS TABLE FOR R1M ZONE

Column 1	Column 2
7.2.2 <b>Minimum <i>parcel area</i></b>	700 m <sup>2</sup> (7,535 sq. ft.)
7.2.3 <b>Minimum <i>parcel frontage</i></b>	18.0 m (59.0 ft.)
7.2.4 <b>Minimum <i>front setback</i></b>	4.5 m (14.8 ft.)
7.2.5 <b>Minimum <i>side setback</i></b>	1.5 m (4.9 ft.)
7.2.6 <b>Minimum <i>corner side setback</i></b>	3.0 m (9.8 ft.)
7.2.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
7.2.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
7.2.9 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
7.2.10 <b>Maximum number of <i>manufactured homes</i></b>	1 per <i>parcel</i>
7.2.11 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	3 storeys to a maximum of 9.0 m (29.5 ft.)
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

# 8.1 MANUFACTURED HOME PARK

# RMP

**Purpose:** To accommodate manufactured home park developments with some associated uses.

<b>PERMITTED USES TABLE FOR RMP ZONE</b>	
8.1.1 <b>Permitted uses, buildings and structures:</b> .1 <i>Manufactured home park;</i> .2 <i>Home based business, minor;</i> (see Section 3.20) .3 <i>Neighbourhood recreation and storage;</i> .4 <i>Accessory buildings and structures.</i> (see Section 3.17)	
<div style="text-align: right;"> <span style="border: 1px solid black; padding: 2px;">Bylaw 871-25</span>  <span style="border: 1px solid black; padding: 2px;">Bylaw 871-13</span> </div>	
<b>REGULATIONS TABLE FOR RMP ZONE</b>	
Column 1	Column 2
8.1.2 <b>Minimum <i>parcel area</i> of:</b> .1 <i>Manufactured home park</i> .2 <i>Manufactured home space</i>	2.0 ha (4.94 acres) 380 m <sup>2</sup> (4,090 sq. ft.)
8.1.3 <b>Maximum <i>density</i></b>	20 <i>dwelling units/ha</i>
8.1.4 <b>Minimum <i>frontage of manufactured home park</i></b>	40.0 m (131.2 ft.)
8.1.5 <b>Minimum <i>setback</i> from:</b>	
.1 the front boundary of the <i>manufactured home space</i>	4.0 m (13.1 ft.)
.2 the side boundary of the <i>manufactured home space</i>	1.5 m (4.9 ft.)
.3 the corner side boundary of the <i>manufactured home space</i>	3.0 m (9.8 ft.)
.4 the rear boundary of the <i>manufactured home space</i>	1.5 m (4.9 ft.)
8.1.6 <b>Minimum <i>setback from a highway</i></b>	4.5 m (14.8 ft.)
8.1.7 <b>Minimum <i>setback from parcels in another zone</i></b>	4.5 m (14.8 ft.)
8.1.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
8.1.9 <b>Maximum <i>parcel coverage</i></b>	50% of the <i>parcel area</i>
8.1.10 <b>Maximum <i>building height</i>:</b>	
.1 <i>Principal buildings</i>	5.0 m (16.4 ft.)
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	4.0 m (13.1 ft.)

# 9.1 DUPLEX HOUSING

# R2

**Purpose:** To accommodate two family residential use.

## PERMITTED USES TABLE FOR R2 ZONE

- 9.1.1 **Permitted uses, buildings and structures:**
- .1 *Duplex housing;*
  - .2 *Single detached house;*
  - .3 *Home based business, minor;* (see Section 3.20)
  - .4 *Neighbourhood recreation and storage;*
  - .5 *Accessory buildings and structures.* (see Section 3.17)
  - .6 *Day care centre, minor*

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## REGULATIONS TABLE FOR R2 ZONE

Column 1	Column 2
9.1.2 <b>Minimum <i>parcel area</i></b>	880 m <sup>2</sup> (9,473 sq. ft.)
9.1.3 <b>Minimum <i>parcel frontage</i></b>	21.0 m (68.9 ft.)
9.1.4 <b>Minimum <i>front setback</i></b>	4.5 m (14.8 ft.)
9.1.5 <b>Minimum <i>side setback</i></b>	1.5 m (4.9 ft.)
9.1.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
9.1.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
9.1.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
9.1.9 <b>Maximum <i>parcel coverage</i></b>	40% of the <i>parcel area</i>
9.1.10 <b>Maximum number of <i>single detached houses or duplex houses</i></b>	1 per <i>parcel</i>
9.1.11 <b>Maximum <i>building height:</i></b>	
.1 <i>Principal buildings</i>	9.0 m (29.5 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory uses, buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

# 9.2 COMPACT HOUSING

# RC1

**Purpose:** To accommodate multiple family density (low density) in single household form and some associated uses.

<b>PERMITTED USES TABLE FOR RC1 ZONE</b>	
<p>9.2.1 <b>Permitted uses, buildings and structures:</b></p> <ul style="list-style-type: none"> <li>.1 <i>Single detached house;</i></li> <li>.2 <i>Home based business, minor;</i> (see Section 3.20)</li> <li>.3 <i>Neighbourhood recreation and storage</i></li> <li>.4 <i>Accessory buildings and structures.</i> (see Section 3.17)</li> <li>.5 <i>Day care centre, minor</i></li> </ul>	<p>Bylaw 871-25</p>

<b>REGULATIONS TABLE FOR RC1 ZONE</b>	
Column 1	Column 2
9.2.2 <b>Minimum <i>parcel area</i></b>	400 m <sup>2</sup> (4,306 sq. ft.)
9.2.3 <b>Minimum <i>parcel frontage</i></b>	12.0 m (39.4 ft.)
9.2.4 <b>Minimum <i>front setback</i></b>	2.0 m (6.6 ft.)
9.2.5 <b>Minimum <i>side setback</i></b>	1.2 m (3.9 ft.)
9.2.6 <b>Minimum <i>corner side setback</i></b>	2.0 m (6.6 ft.)
9.2.7 <b>Minimum <i>rear setback</i></b>	2.0 m (6.6 ft.)
9.2.8 <b>Minimum <i>setback from a highway</i></b>	4.5 m (14.8 ft.)
9.2.9 <b>Minimum <i>setback from parcels in another zone</i></b>	4.5 m (14.8 ft.)
9.2.10 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
9.2.11 <b>Maximum <i>parcel coverage</i></b>	60% of the <i>parcel area</i>
9.2.12 <b>Maximum number of <i>single detached houses</i></b>	1 per <i>parcel</i>
9.2.13 <b>Minimum <i>building width of principal building</i></b>	5.5 m (18.0 ft.)
9.2.14 <b>Maximum <i>building height:</i></b>	
.1 <i>Principal buildings</i>	9.0 m (29.5 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

# 10.1 MULTIPLE HOUSING (Low Density)

# R3A

**Purpose:** To accommodate multiple family density (low density) in multi housing form and some associated uses.

## PERMITTED USES TABLE FOR R3A ZONE

### 10.1.1 Permitted uses, buildings and structures:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>.1 Duplex housing;</li> <li>.2 Triplex housing;</li> <li>.3 Fourplex housing;</li> <li>.4 Townhome housing;</li> <li>.5 Apartment housing;</li> </ul> | <ul style="list-style-type: none"> <li>.5 Home based business, minor; (see Section 3.20)</li> <li>.6 Day care centre, minor;</li> <li>.7 Neighbourhood recreation and storage;</li> <li>.8 Group home, major;</li> <li>.9 Accessory buildings and structures. (see Section 3.17)</li> </ul> |
|--|---|

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## REGULATIONS TABLE FOR R3A ZONE

Column 1	Column 2
10.1.2 Minimum <i>parcel area</i>	1,600 m <sup>2</sup> (17,223 sq. ft.)
10.1.3 Maximum <i>density</i>	30 <i>dwelling units/ha</i>
10.1.4 Minimum <i>parcel frontage</i>	30.0 m (98.4 ft.)
10.1.5 Minimum <i>front setback</i>	4.5 m (14.8 ft.)
10.1.6 Minimum <i>side setback</i>	3.0 m (9.8 ft.)
10.1.7 Minimum <i>corner side setback</i>	4.5 m (14.8 ft.)
10.1.8 Minimum <i>rear setback</i>	9.0 m (29.5 ft.)
10.1.9 Minimum <i>setbacks from A1 Zone</i>	15.0 m (49.2 ft.) [see section 3.11]
10.1.10 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
10.1.11 Maximum <i>building height</i> :	
.1 <i>Principal buildings</i>	3 <i>storeys</i> to a maximum of 12.0 m (39.4 ft.)
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)
10.1.12 Minimum <i>Private Amenity Space</i> (per unit)	
.1 Bachelor dwelling unit, congregate housing bedroom, group home bedroom	7.5 m <sup>2</sup>
.2 One (1) bedroom dwelling unit	15.0 m <sup>2</sup>
.3 More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup>

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# 10.2 MULTIPLE HOUSING (Medium Density)

# R3B

**Purpose:** To accommodate multiple family density (medium density) in multi housing form and some associated uses.

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## PERMITTED USES TABLE FOR R3B ZONE

### 10.2.1 Permitted uses, buildings and structures:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>.1 Duplex housing;</li> <li>.2 Triplex housing;</li> <li>.3 Fourplex housing;</li> <li>.4 Townhome housing;</li> <li>.5 Apartment housing;</li> </ul> | <ul style="list-style-type: none"> <li>.6 Home based business, minor; (see Section 3.20)</li> <li>.7 Day care centre, minor;</li> <li>.8 Neighbourhood recreation and storage;</li> <li>.9 Group home, major;</li> <li>.10 Accessory buildings and structures. (see Section 3.17)</li> </ul> |
|--|--|

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## REGULATIONS TABLE FOR R3B ZONE

Column 1	Column 2
10.2.2 <b>Minimum parcel area</b>	1,600 m <sup>2</sup> (17,223 sq. ft.)
10.2.3 <b>Maximum density</b>	60 dwelling units/ha
10.2.4 <b>Minimum parcel frontage</b>	30.0 m (98.4 ft.)
10.2.5 <b>Minimum front setback</b>	6.0 m (19.7 ft.)
10.2.6 <b>Minimum side setback</b>	4.5 m (14.8 ft.)
10.2.7 <b>Minimum corner side setback</b>	6.0 m (19.7 ft.)
10.2.8 <b>Minimum rear setback</b>	9.0 m (29.5 ft.)
10.2.9 <b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
10.2.10 <b>Maximum parcel coverage</b>	35% of the parcel area
10.2.11 <b>Maximum building height:</b>	
.1 Principal buildings	3 storeys to a maximum of 12.0 m (39.4 ft.)
.2 Accessory buildings and structures (see Section 3.17)	5.0 m (16.4 ft.)
10.2.12 <b>Minimum Private Amenity Space</b> (per unit)	
.1 Bachelor dwelling unit, congregate housing bedroom, group home bedroom	7.5 m <sup>2</sup>
.2 One (1) bedroom dwelling unit	15.0 m <sup>2</sup>
.3 More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup>

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# 10.3 TOWN CENTRE MULTIPLE HOUSING

# R3C

Purpose: To accommodate a denser multi housing form intended as landmark buildings in the Westbank Town Centre.

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## PERMITTED USES TABLE FOR R3C ZONE

10.3.1 Permitted uses, buildings and structures:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>.1 Duplex housing;</li> <li>.2 Triplex housing;</li> <li>.3 Fourplex housing;</li> <li>.4 Townhome housing;</li> <li>.5 Apartment housing;</li> </ul> | <ul style="list-style-type: none"> <li>.6 Home based business, minor; (see Section 3.20)</li> <li>.7 Day care centre, minor;</li> <li>.8 Non-commercial community facility;</li> <li>.9 Group home, major;</li> <li>.10 Accessory buildings and structures.(see Section 3.17)</li> </ul> |
|--|--|

## REGULATIONS TABLE FOR R3C ZONE

Column 1	Column 2
10.3.2 <b>Minimum parcel area</b>	1,600 m2 (17,222.8 sq. ft.)
10.3.3 <b>Maximum density</b>	111 dwelling units/ha
10.3.4 <b>Minimum parcel frontage</b>	30.0 m (98.4 ft.)
10.3.5 <b>Minimum front setback</b>	6.0 m (19.7 ft.)
10.3.6 <b>Minimum side setback</b>	6.0 m (19.7 ft.)
10.3.7 <b>Minimum corner side setback</b>	6.0 m (19.7 ft.)
10.3.8 <b>Minimum rear setback</b>	9.0 m (29.5 ft.)
10.3.9 <b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
10.3.10 <b>Maximum parcel coverage</b>	35% of the parcel area
10.3.11 <b>Maximum building height:</b>	
.1 Principal buildings	4 storeys to a maximum of 15.0 m (49.2 ft.)
.2 Accessory buildings and structures (see Section 3.17)	5.0 m (16.4 ft.)
10.3.12 <b>Minimum Private Amenity Space (per unit):</b>	
.1 Bachelor dwelling unit, congregate housing bedroom, group home bedroom	7.5 m <sup>2</sup>
.2 One (1) bedroom dwelling unit	15.0 m <sup>2</sup>
.3 More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup>

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# 10.4 CONGREGATE HOUSING

# R3D

**Purpose:** Multiple housing form for seniors which provides various services including meal preparation, laundry and transportation services, assembly halls, and indoor and outdoor amenity space.

PERMITTED USES TABLE FOR R3D ZONE	
10.4.1 Permitted uses, buildings and structures:	
.1 <i>Congregate housing;</i>	.4 <i>Group home, major;</i>
.2 <i>Home based business, minor;</i>	.5 <i>Accessory buildings and structures.</i>
.3 <i>Day care centre, major;</i>	

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REGULATIONS TABLE FOR R3D ZONE	
Column 1	Column 2
10.4.2 <b>Minimum <i>parcel area</i></b>	1,500 m2 (16,146.4 sq. ft.)
10.4.3 <b>Maximum <i>density</i></b>	160 <i>dwelling units/ha</i>
10.4.4 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
10.4.5 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
10.4.6 <b>Minimum <i>side setback</i></b>	4.5 m (14.8 ft.)
10.4.7 <b>Minimum <i>corner side setback</i></b>	6.0 m (19.7 ft.)
10.4.8 <b>Minimum <i>rear setback</i></b>	9.0 m (29.5 ft.)
10.4.9 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.9]
10.4.10 <b>Maximum <i>parcel coverage for:</i></b>	
.1 <i>Parcels greater than or equal to 1.0 ha</i>	45% of the <i>parcel area</i>
.2 <i>Parcels less than 1.0 ha</i>	35% of the <i>parcel area</i>
10.4.11 <b>Maximum <i>building height:</i></b>	
.1 <i>Principal buildings</i>	4 <i>storeys</i> to a maximum of 15.0 m (49.2 ft.)
.2 <i>Accessory buildings and structures</i>	5.0 m (16.4 ft.)

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# 11.1 TOWN CENTRE COMMERCIAL

# C1

**Purpose:** To accommodate a mix of commercial, retail, service, institutional uses primarily intended for Town Centre areas.

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## PERMITTED USES TABLE FOR C1 ZONE

### 11.1.1 Permitted uses, buildings and structures:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>.1 Amusement centres;</li> <li>.2 Apartment housing – above street level storey;</li> <li>.3 Broadcasting studios;</li> <li>.4 Cabarets, bars and lounges;</li> <li>.5 Clubs;</li> <li>.6 Commercial school;</li> <li>.7 Congregate housing – above street level storey;</li> <li>.8 Day care centre, major;</li> <li>.9 Day care centre, minor;</li> <li>.10 Restaurants;</li> <li>.11 Emergency and protective services;</li> <li>.12 Financial institutions;</li> <li>.13 Funeral establishments;</li> <li>.14 Group home, major;</li> <li>.15 Health services facility;</li> <li>.16 High technology business;</li> <li>.17 Home and business support services;</li> <li>.18 Hotels;</li> <li>.19 Household repair services;</li> <li>.20 Libraries, museums and art galleries;</li> </ul> | <ul style="list-style-type: none"> <li>.21 Micro brewery;</li> <li>.22 Motels</li> <li>.23 Neighbourhood pub;</li> <li>.24 Office;</li> <li>.25 Personal service establishments;</li> <li>.26 Postal and courier services;</li> <li>.27 Printing and publishing;</li> <li>.28 Recreation services, indoor;</li> <li>.29 Retail stores, general;</li> <li>.30 Second-hand stores;</li> <li>.31 Services accessory to retail sales;</li> <li>.32 Small religious assembly facility;</li> <li>.33 Spectator entertainment establishments;</li> <li>.34 Temporary shelter services;</li> <li>.35 Transportation stations;</li> <li>.36 Vehicular parking areas and structures;</li> <li>.37 Video store;</li> <li>.38 Automotive service and repair are only permitted if a general retail store is present on the parcel;</li> <li>.39 Accessory buildings and structures. (see Section 3.17)</li> </ul> |
|---|---|

## REGULATIONS TABLE FOR C1 ZONE

Column 1	Column 2
11.1.2 <b>Minimum parcel area</b>	400 m <sup>2</sup> ( 4306 sq. ft.)
11.1.3 <b>Minimum parcel frontage</b>	5.0 m (16.4 ft.)
11.1.4 <b>Minimum front setback</b>	4.5 m (14.8 ft.) <span style="border: 1px solid black; padding: 2px;">Bylaw 871-125</span>
11.1.5 <b>Minimum side setback</b>	0 m (0 ft.) <span style="border: 1px solid black; padding: 2px;">Bylaw 871-125</span>
11.1.6 <b>Minimum corner side setback</b>	4.5 m (14.8 ft.)
11.1.7 <b>Minimum rear setback</b>	0 m (0 ft.)
11.1.8 <b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
11.1.9 <b>Maximum parcel coverage</b>	100% of the parcel area
11.1.10 <b>Maximum building height</b>	4 storeys to a maximum of 15.0 m (49.2 ft.)

# 11.2 NEIGHBOURHOOD COMMERCIAL

# C2

**Purpose:** To accommodate a mix of small retail, service, institutional and some residential uses intended for neighbourhood areas.

<b>PERMITTED USES TABLE FOR C2 ZONE</b>	
<b>11.2.1 Permitted uses, buildings and structures:</b>	
<ul style="list-style-type: none"> <li>.1 <i>Apartment housing – above street level storey;</i></li> <li>.2 <i>Day care centre, major;</i></li> <li>.3 <i>Day care centre, minor;</i></li> <li>.4 <i>Restaurant;</i></li> <li>.5 <i>Emergency and protective services;</i></li> <li>.6 <i>Financial institutions;</i></li> <li>.7 <i>Health services facility;</i></li> </ul>	<ul style="list-style-type: none"> <li>.8 <i>Household repair services;</i></li> <li>.9 <i>Office;</i></li> <li>.10 <i>Personal service establishments;</i></li> <li>.11 <i>Postal and courier services;</i></li> <li>.12 <i>Retail stores, convenience;</i></li> <li>.13 <i>Video store;</i></li> <li>.14 <i>Accessory buildings and structures.</i> (see Section 3.17)</li> </ul>

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<b>REGULATIONS TABLE FOR C2 ZONE</b>	
Column 1	Column 2
11.2.2 <b>Minimum <i>parcel area</i></b>	400 m2 ( 4306 sq. ft.)
11.2.3 <b>Minimum <i>parcel frontage</i></b>	10.0 m (107.6 ft.)
11.2.4 <b>Minimum <i>front setback</i></b>	4.5 m (14.8 ft.)
11.2.5 <b>Minimum <i>side setback</i></b>	
.1 Where the <i>parcel</i> abuts a <i>C zone</i>	0 m (0 ft.)
.2 Where the <i>parcel</i> does not abut a <i>C zone</i>	4.5 m (14.8 ft.)
11.2.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
11.2.7 <b>Minimum <i>rear setback</i></b>	6.0 m (19.7 ft.)
11.2.8 <b>Minimum <i>setbacks</i> from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
11.2.9 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
11.2.10 <b>Maximum <i>density</i></b>	30 <i>dwelling units/ha</i>
11.2.11 <b>Maximum <i>building height</i></b>	9.0 m (29.5 ft.)

# 11.3 GASOLINE SERVICE STATION

# C3

**Purpose:** To accommodate gasoline service stations with some associated uses.

PERMITTED USES TABLE FOR C3 ZONE	
<p>11.3.1.1 Permitted uses, buildings and structures:</p> <ul style="list-style-type: none"> <li>.1 Gasoline service station;</li> <li>.2 Restaurants;</li> <li>.3 Accessory buildings and structures. (see Section 3.17)</li> </ul>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;">                     Bylaw 871-125                 </div>

REGULATIONS TABLE FOR C3 ZONE	
Column 1	Column 2
11.3.2 Minimum <i>parcel area</i>	600 m <sup>2</sup> (6,459 sq. ft.)
11.3.3 Minimum <i>parcel frontage</i>	20.0 m (65.6 ft.)
11.3.4 Minimum <i>front setback for:</i>	
.1 Buildings	10.0 m (32.8 ft.)
.2 fueling pump islands and canopies	4.5 m (14.8 ft.)
11.3.5 Minimum <i>side setback</i>	5.0 m (16.4 ft.)
11.3.6 Minimum <i>corner side setback</i>	5.0 m (16.4 ft.)
11.3.7 Minimum <i>rear setback</i>	5.0 m (16.4 ft.)
11.3.8 Minimum <i>setbacks from A1 Zone</i>	15.0 m (49.2 ft.) [see section 3.11]
11.3.9 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
11.3.10 Maximum <i>building height</i>	6.0 m (19.7 ft.)

# 11.4 SERVICE COMMERCIAL

# C4

**Purpose:** To accommodate vehicular oriented low intensity uses and some associated uses.

## PERMITTED USES TABLE FOR C4 ZONE

### 11.4.1 Permitted uses, buildings and structures:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>.1 <i>Agricultural markets;</i></li> <li>.2 <i>Auctioneering establishment;</i></li> <li>.3 <i>Automotive sales, rental, service and repair;</i></li> <li>.4 <i>Broadcasting studios;</i></li> <li>.5 <i>Building and hardware sales and supply centres;</i></li> <li>.6 <i>Commercial card lock;</i></li> <li>.7 <i>Commercial school;</i></li> <li>.8 <i>Commercial storage;</i></li> <li>.9 <i>Contractor services;</i></li> <li>.10 <i>Discount and wholesale sales;</i></li> <li>.11 <i>Dwelling unit for operator/owner or caretaker;</i></li> <li>.12 <i>Emergency and protective services;</i></li> <li>.13 <i>Equipment sales, rental and repair;</i></li> <li>.14 <i>Food preparation, storage and catering services;</i></li> <li>.15 <i>Freight and distribution outlets;</i></li> <li>.16 <i>Funeral establishments;</i></li> <li>.17 <i>Furniture and appliance sales and service;</i></li> <li>.18 <i>Greenhouses and plant nurseries;</i></li> <li>.19 <i>High technology industry;</i></li> <li>.20 <i>Home and business support services;</i></li> <li>.21 <i>Household repair services;</i></li> </ul> | <ul style="list-style-type: none"> <li>.22 <i>Kennels;</i></li> <li>.23 <i>Manufactured home sales and rentals;</i></li> <li>.24 <i>Micro brewery;</i></li> <li>.25 <i>Office;</i></li> <li>.26 <i>Outdoor storage yards;</i></li> <li>.27 <i>Personal service establishments;</i></li> <li>.28 <i>Postal and courier services;</i></li> <li>.29 <i>Printing and publishing;</i></li> <li>.30 <i>Recreation services, indoor;</i></li> <li>.31 <i>Recreational vehicle and marine sales, service, repair and rental;</i></li> <li>.32 <i>Recycling depots;</i></li> <li>.33 <i>Religious assembly facility;</i></li> <li>.34 <i>Restaurant;</i></li> <li>.35 <i>Retail stores, general;</i></li> <li>.36 <i>Second-hand stores;</i></li> <li>.37 <i>Sign painting and fabricating;</i></li> <li>.38 <i>Spectator entertainment establishments;</i></li> <li>.39 <i>Transportation stations;</i></li> <li>.40 <i>Veterinary clinic;</i></li> <li>.41 <i>Warehousing</i></li> <li>.42 <i>Accessory buildings and structures.</i><br/>(see Section 3.17)</li> </ul> |
|--|--|

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## REGULATIONS TABLE FOR C4 ZONE

Column 1	Column 2
11.4.2 <b>Minimum <i>parcel area</i></b>	500 m2 (5,382 sq. ft.)
11.4.3 <b>Minimum <i>parcel frontage</i></b>	15.0 m (49.2 ft.)
11.4.4 <b>Minimum <i>front setback</i></b>	4.5 m (14.8 ft.)
11.4.5 <b>Minimum <i>side setback and rear setback</i></b>	
.1 Where the <i>parcel</i> abuts a <i>C</i> or <i>I</i> zone	0 m (0.0 ft.)
.2 Where the <i>parcel</i> does not abut a <i>C</i> or <i>I</i> zone	4.5 m (14.8 ft.)
11.4.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
11.4.7 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
11.4.8 <b>Maximum <i>parcel coverage</i></b>	65% of the <i>parcel area</i>
11.4.9 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i> or building strata unit to a maximum of 1 per strata plan
11.4.10 <b>Maximum <i>building height</i></b>	15.0 m (49.2 ft.)

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# 11.5 CAMPGROUND, CABIN AND MOTEL COMMERCIAL

# C5

**Purpose:** To accommodate commercial tourist accommodation in the form of campgrounds, small motels and small resorts with some associated uses.

<b>PERMITTED USES TABLE FOR C5 ZONE</b>	
<p><b>11.5.1.1 Permitted uses, buildings and structures:</b></p> <ul style="list-style-type: none"> <li>.1 <i>Tourist cabins;</i></li> <li>.2 <i>Tourist campsites;</i></li> <li>.3 <i>Motels;</i></li> <li>.4 <i>Dwelling unit;</i></li> <li>.5 <i>On DL 5266, and Block B, Plan KAP67076, DL 3542 all of ODYD, only the following site specific uses are permitted: swimming pool; outdoor storage yard, recreational vehicle storage yard, and maintenance workshop / storage building (NOTE: section 11.5.1.2 does not apply)</i></li> </ul> <p><b>11.5.1.2 Additional permitted uses, buildings and structures:</b> The following uses, buildings and structures are only permitted where a use listed in section 11.5.1.1 exists on the <i>parcel</i>.</p> <ul style="list-style-type: none"> <li>.1 <i>Community and assembly halls;</i></li> <li>.2 <i>Restaurants;</i></li> <li>.3 <i>Retail stores, convenience;</i></li> <li>.4 <i>Marinas;</i></li> <li>.5 <i>Outdoor recreation equipment rental;</i></li> <li>.6 <i>Accessory buildings and structures.</i> (see Section 3.17)</li> </ul>	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin-bottom: 20px;">Bylaw 871-25</div> <div style="border: 1px solid black; padding: 2px; width: fit-content;">Bylaw 871-208</div>

<b>REGULATIONS TABLE FOR C5 ZONE</b>	
Column 1	Column 2
11.5.2 <b>Minimum <i>parcel area</i></b>	1.0 ha (2.47 acres)
11.5.3 <b>Minimum <i>parcel frontage</i></b>	50.0 m (164.0 ft.)
11.5.4 <b>Minimum <i>front setback</i></b>	4.5 m (14.8 ft.)
11.5.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
11.5.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
11.5.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
11.5.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
11.5.9 <b>Maximum <i>parcel coverage</i></b>	30% of the <i>parcel area</i>
11.5.10 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i> to a maximum of 1 per strata plan
11.5.11 <b>Maximum <i>building height</i>:</b>	9.0 m (29.5 ft.)
11.5.12 <b>Maximum <i>density</i></b>	20 <i>accommodation units/ha</i>

# 11.6 RECREATION COMMERCIAL

# C6

**Purpose:** To accommodate indoor and outdoor recreation commercial oriented uses.

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## PERMITTED USES TABLE FOR C6 ZONE

### 11.6.1 Permitted uses, buildings and structures:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>.1 <i>Amusement centres;</i></li> <li>.2 <i>Amusement establishments, outdoor;</i></li> <li>.3 <i>Clubs;</i></li> <li>.4 <i>Drive-in theatres;</i></li> <li>.5 <i>Dwelling unit;</i></li> <li>.6 <i>Golf courses;</i></li> <li>.7 <i>Golf driving ranges;</i></li> <li>.8 <i>Horse racing tracks;</i></li> <li>.9 <i>Libraries, museums and art galleries</i></li> </ul> | <ul style="list-style-type: none"> <li>.10 <i>Marinas;</i></li> <li>.11 <i>Recreation services, indoor;</i></li> <li>.12 <i>Recreation services, outdoor;</i></li> <li>.13 <i>Restaurants;</i></li> <li>.14 <i>Retail stores, general;</i></li> <li>.15 <i>Riding stables;</i></li> <li>.16 <i>Rodeo and gymkhana grounds;</i></li> <li>.17 <i>Accessory buildings and structures</i><br/>(see Section 3.17)</li> </ul> |
|---|---|

## REGULATIONS TABLE FOR C6 ZONE

Column 1	Column 2
11.6.2 <b>Minimum <i>parcel area</i></b>	1000 m <sup>2</sup> (10,764 sq. ft.)
11.6.3 <b>Minimum <i>parcel frontage</i></b>	20.0 m (65.6 ft.)
11.6.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
11.6.5 <b>Minimum <i>side setback</i></b>	3.0 m (9.8 ft.)
11.6.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
11.6.7 <b>Minimum <i>rear setback</i></b>	3.0 m (9.8 ft.)
11.6.8 <b>Minimum <i>setbacks</i> from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
11.6.9 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
11.6.10 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i> or building strata unit to a maximum of 1 per strata plan
11.6.11 <b>Maximum <i>building height</i></b>	9.0 m (29.5 ft.)

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# 11.7 TOURIST AND RESORT COMMERCIAL

# C7

**Purpose:** To accommodate commercial tourist accommodation in the form of large motels, hotels and large resorts.

## PERMITTED USES TABLE FOR C7 ZONE

### 11.7.1 Permitted uses, buildings and structures:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>.1 <i>Amusement establishments, outdoor</i></li> <li>.2 <i>Automobile rental;</i></li> <li>.3 <i>Dwelling unit;</i></li> <li>.4 <i>Golf courses;</i></li> <li>.5 <i>Golf driving ranges;</i></li> <li>.6 <i>Hotel;</i></li> <li>.7 <i>Marinas;</i></li> <li>.8 <i>Motel;</i></li> <li>.9 <i>Outdoor recreation equipment rental;</i></li> <li>.10 <i>Personal service establishments;</i></li> </ul> | <ul style="list-style-type: none"> <li>.11 <i>Recreation services, indoor;</i></li> <li>.12 <i>Recreation services, outdoor;</i></li> <li>.13 <i>Resort apartments;</i></li> <li>.14 <i>Resort townhomes;</i></li> <li>.15 <i>Restaurants;</i></li> <li>.16 <i>Retail stores, convenience;</i></li> <li>.17 <i>Riding stables;</i></li> <li>.18 <i>Tourist cabins;</i></li> <li>.19 <i>Tourist campsites;</i></li> <li>.20 <i>Accessory buildings and structures.</i><br/>(see Section 3.17)</li> </ul> |
|---|---|

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## REGULATIONS TABLE FOR C7 ZONE

Column 1	Column 2
11.7.2 <b>Minimum <i>parcel area</i></b>	1000 m <sup>2</sup> (10,764 sq. ft.)
11.7.3 <b>Minimum <i>parcel frontage</i></b>	20.0 m (65.6 ft.)
11.7.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
11.7.5 <b>Minimum <i>side setback</i></b>	6.0 m (19.7 ft.)
11.7.6 <b>Minimum <i>corner side setback</i></b>	6.0 m (19.7 ft.)
11.7.7 <b>Minimum <i>rear setback</i></b>	6.0 m (19.7 ft.)
11.7.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
11.7.9 <b>Maximum <i>parcel coverage</i></b>	40% of the <i>parcel area</i>
11.7.10 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i> to a maximum of 1 per strata plan
11.7.11 <b>Maximum <i>building height</i></b>	4 <i>storeys</i> to a maximum of 15.0 m (49.2 ft.)

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# 11.8 WILDERNESS RESORT COMMERCIAL

# C8

**Purpose:** To accommodate wilderness oriented tourist accommodation with associated uses.

PERMITTED USES TABLE FOR C8 ZONE	
<p><b>11.8.1.1 Permitted uses, buildings and structures:</b></p> <ul style="list-style-type: none"> <li>.1 Guiding and outfitting establishments;</li> <li>.2 <i>Tourist cabins;</i></li> <li>.3 <i>Tourist campsites;</i></li> <li>.4 <i>Tourist lodges;</i></li> <li>.5 <i>Dwelling unit;</i></li> <li>.6 <i>Motel.</i></li> </ul>	<div style="border: 1px solid black; padding: 2px; width: fit-content;">Bylaw 871-25</div> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin-top: 10px;">Bylaw 871-204</div>
<p><b>11.8.1.2 Additional permitted uses, buildings and structures:</b> The following uses, buildings and structures are only permitted where a use listed in section 11.8.1.1 exists on the <i>parcel</i>.</p> <ul style="list-style-type: none"> <li>.1 <i>Community and assembly halls;</i></li> <li>.2 <i>Marinas;</i></li> <li>.3 <i>Mini golf;</i></li> <li>.4 <i>Outdoor recreation equipment rental;</i></li> <li>.5 <i>Restaurants;</i></li> <li>.6 <i>Retail stores, convenience;</i></li> <li>.7 <i>Riding stables;</i></li> <li>.8 <i>Accessory buildings and structures.</i> (see Section 3.17)</li> </ul>	

REGULATIONS TABLE FOR C8 ZONE	
Column 1	Column 2
11.8.2 <b>Minimum <i>parcel area</i></b>	5000 m2 (1.24 acres)
11.8.3 <b>Minimum <i>parcel frontage</i></b>	20.0 m (65.6 ft.)
11.8.4 <b>Minimum <i>front setback</i></b>	6.0 m (19.7 ft.)
11.8.5 <b>Minimum <i>side setback</i></b>	6.0 m (19.7 ft.)
11.8.6 <b>Minimum <i>corner side setback</i></b>	6.0 m (19.7 ft.)
11.8.7 <b>Minimum <i>rear setback</i></b>	6.0 m (19.7 ft.)
11.8.8 <b>Minimum <i>setbacks from A1 Zone</i></b>	15.0 m (49.2 ft.) [see section 3.11]
11.8.9 <b>Maximum <i>parcel coverage</i></b>	30% of the <i>parcel area</i>
11.8.10 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i> to a maximum of 1 per strata plan
11.8.11 <b>Maximum <i>building height</i></b>	9.0 m (29.5 ft.)
11.8.12 <b>Maximum <i>density</i></b>	25 <i>wilderness accommodation units/ha</i>
11.8.13 <b>Maximum number of <i>wilderness accommodation units</i></b>	50 <i>wilderness accommodation units per parcel</i>

# 12.1 LIGHT INDUSTRIAL

# I1

**Purpose:** To accommodate light industrial activity.

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## PERMITTED USES TABLE FOR I1 ZONE

### 12.1.1 Permitted uses, buildings and structures:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>.1 <i>Aircraft facilities;</i></li> <li>.2 <i>Auctioneering establishment;</i></li> <li>.3 <i>Automotive sales, rental, service and repair;</i></li> <li>.4 <i>Building and hardware sales and supply centres;</i></li> <li>.5 <i>Commercial card lock;</i></li> <li>.6 <i>Commercial school;</i></li> <li>.7 <i>Commercial storage;</i></li> <li>.8 <i>Contractor services;</i></li> <li>.9 <i>Discount and wholesale sales;</i></li> <li>.10 <i>Dwelling unit for owner/operator or caretaker;</i></li> <li>.11 <i>Emergency and protective services;</i></li> <li>.12 <i>Equipment sales, rental and repair;</i></li> <li>.13 <i>Freight and distribution outlets;</i></li> <li>.14 <i>Greenhouses and plant nurseries;</i></li> <li>.15 <i>Heavy equipment sales, rental and repair;</i></li> <li>.16 <i>High technology industry;</i></li> <li>.17 <i>Home and business support services;</i></li> <li>.18 <i>Kennels;</i></li> </ul> | <ul style="list-style-type: none"> <li>.19 <i>Manufacturing</i> excluding foundries, saw mills, electroplating and chemical plants and other similar uses;</li> <li>.20 <i>Meat and produce processing, packing and canning</i> excluding slaughterhouses and rendering plants;</li> <li>.21 <i>Micro brewery;</i></li> <li>.22 <i>Office;</i></li> <li>.23 <i>Outdoor storage yards;</i></li> <li>.24 <i>Personal service establishments;</i></li> <li>.25 <i>Recreation services, indoor;</i></li> <li>.26 <i>Recreational vehicle</i> and marine sales, service, repair and rental;</li> <li>.27 <i>Restaurants;</i></li> <li>.28 <i>Retail sales</i> accessory to manufacturing, processing or major repair operations on the same site;</li> <li>.29 <i>Utility service;</i></li> <li>.30 <i>Veterinary clinic;</i></li> <li>.31 <i>Warehousing;</i></li> <li>.32 <i>Accessory buildings and structures;</i> (see Section 3.17)</li> </ul> |
|---|---|

## REGULATIONS TABLE FOR I1 ZONE

Column 1	Column 2
12.1.2 <b>Minimum <i>parcel area</i></b>	400 m <sup>2</sup> (4,306 sq. ft.)
12.1.3 <b>Minimum <i>parcel frontage</i></b>	12.0 m (39.4 ft.)
12.1.4 <b>Minimum <i>front setback</i></b>	4.5 m (14.8 ft.)
12.1.5 <b>Minimum <i>side setback and rear setback</i></b>	
1. Where the <i>parcel</i> abuts a C-4 or I zone	0 m (0 ft.)
2. Where the <i>parcel</i> does not abut a C or I zone	4.5 m (14.8 ft.)
12.1.6 <b>Minimum <i>corner side setback</i></b>	4.5 m (14.8 ft.)
12.1.7 <b>Maximum <i>parcel coverage</i></b>	75% of the <i>parcel area</i>
12.1.8 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i>
12.1.9 <b>Maximum <i>building height</i></b>	12.0 m (39.4 ft.)

# 12.2 HEAVY INDUSTRIAL

# I2

**Purpose:** To accommodate heavy industry and heavy industrial oriented development.

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## PERMITTED USES TABLE FOR I2 ZONE

### 12.2.1 Permitted uses, buildings and structures:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>.1 <i>Aircraft facilities;</i></li> <li>.2 <i>Autobody repair and paint shops;</i></li> <li>.3 <i>Commercial card lock;</i></li> <li>.4 <i>Contractor services;</i></li> <li>.5 <i>Dwelling unit for owner/operator or caretaker;</i></li> <li>.6 <i>Freight and distribution outlets;</i></li> <li>.7 <i>Heavy equipment sales, rental and repair;</i></li> <li>.8 <i>Manufacturing;</i></li> <li>.9 <i>Saw mills and planer mills;</i></li> <li>.10 <i>Resource mining and extraction;</i></li> </ul> | <ul style="list-style-type: none"> <li>.11 <i>Meat processing, packing and canning including slaughterhouse and rendering plants;</i></li> <li>.12 <i>Outdoor storage yards;</i></li> <li>.13 <i>Retail sales and office uses accessory to other uses in the I2 zone;</i></li> <li>.14 <i>Storage of bulk fuel, chemicals and other petroleum products;</i></li> <li>.15 <i>Utility service;</i></li> <li>.16 <i>Wrecking yard;</i></li> <li>.17 <i>Accessory buildings and structures.</i><br/>(see Section 3.17)</li> </ul> |
|--|---|

## REGULATIONS TABLE FOR I2 ZONE

Column 1	Column 2
12.2.2 <b>Minimum <i>parcel area</i></b>	2000 m2 (21,529 sq. ft.)
12.2.3 <b>Minimum <i>parcel frontage</i></b>	30.0 m (98.4 ft.)
12.2.4 <b>Minimum <i>front setback</i></b>	8.0 m (26.2 ft.)
12.2.5 <b>Minimum <i>side setback and rear setback</i></b>	
.1 Where the <i>parcel</i> abuts a <i>C</i> or <i>I</i> zone	0 m (0 ft.)
.2 Where the <i>parcel</i> does not abut a <i>C</i> or <i>I</i> zone	9.0 m (29.5 ft.)
12.2.6 <b>Minimum <i>corner side setback</i></b>	6.0 m (19.7 ft.)
12.2.7 <b>Maximum <i>parcel coverage</i></b>	40% of the <i>parcel area</i>
12.2.8 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i>
12.2.9 <b>Maximum <i>building height</i></b>	12.0 m (39.4 ft)

# 12.3 TIMBER PROCESSING AND MANUFACTURING

# I3

**Purpose:** To accommodate the use of land, buildings, and structures for forest related activities.

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<b>PERMITTED USES TABLE FOR I3 ZONE</b>	
12.3.1 Permitted uses, buildings and structures:	
<ul style="list-style-type: none"> <li>.1 <i>Dryland sort;</i></li> <li>.2 <i>Timber processing;</i></li> <li>.3 <i>Re-manufacturing of wood products;</i></li> <li>.4 <i>Retail sales and office uses accessory to other uses in the I3 zone;</i></li> <li>.5 <i>Dwelling unit for owner/operator or caretaker;</i></li> <li>.6 <i>Accessory buildings and structures.</i> (see Section 3.17)</li> </ul>	

<b>REGULATIONS TABLE FOR I3 ZONE</b>	
Column 1	Column 2
12.3.2 <b>Minimum <i>parcel area</i></b>	4.0 ha (9.88acres)
12.3.3 <b>Minimum <i>front setback</i></b>	
.1 on a provincial <i>highway</i>	15.0 m (49.2 ft.)
.2 not on a provincial <i>highway</i>	8.0 m (26.2 ft.)
12.3.4 <b>Minimum <i>side setback</i></b>	10.0 m (32.8 ft.)
12.3.5 <b>Minimum <i>corner side setback</i></b>	10.0 m (32.8 ft.)
12.3.6 <b>Minimum <i>rear setback</i></b>	10.0 m (32.8 ft.)
12.3.7 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
12.3.8 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i>

# 12.4 GRAVEL EXTRACTION

# I4

**Purpose:** To accommodate processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products.

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<b>PERMITTED USES TABLE FOR I4 ZONE</b>	
<b>12.4.1 Permitted uses, buildings and structures:</b>	
.1 Sand and gravel quarrying, extraction, crushing, sorting and screening;	
.2 Manufacture, wholesale and retail of cement concrete and cement concrete aggregate products excluding asphaltic concrete;	
.3 Retail sales and <i>office uses accessory</i> to other uses in the I4 zone;	
.4 <i>Dwelling unit</i> for owner/operator or caretaker;	
.5 <i>Accessory buildings and structures.</i> (see Section 3.17)	

<b>REGULATIONS TABLE FOR I4 ZONE</b>	
Column 1	Column 2
12.4.2 <b>Minimum <i>parcel area</i></b>	2.0 ha (4.94 acres)
12.4.3 <b>Minimum <i>front setback</i></b>	8.0 m (26.2 ft.)
12.4.4 <b>Minimum <i>side setback</i></b>	6.0 m (19.7 ft.)
12.4.5 <b>Minimum <i>corner side setback</i></b>	6.0 m (19.7 ft.)
12.4.6 <b>Minimum <i>rear setback</i></b>	6.0 m (19.7 ft.)
12.4.7 <b>Maximum <i>parcel coverage</i></b>	15% of the <i>parcel area</i>
12.4.8 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i>
12.4.9 <b>Maximum <i>building height</i></b>	15.0 m (49.2 ft.)

# 12.5 GRAVEL EXTRACTION WITH ASPHALT PLANT

# I4A

**Purpose:** To accommodate processing of natural sand and gravel resources for the manufacture, wholesale, and retail sale of associated products, including asphalt processing.

<b>PERMITTED USES TABLE FOR I4A ZONE</b>	
12.5.1 <b>Permitted uses, buildings and structures:</b>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     Bylaw 871-25                 </div>
1. Asphalt plant;	
2. Sand and gravel quarrying, extraction, crushing, sorting and screening;	
3. Manufacture, wholesale and retail of concrete and concrete aggregate products;	
4. Retail sales and office uses accessory to other uses in the I4A zone;	
5. <i>Dwelling unit</i> for owner/operator or caretaker;	
6. <i>Accessory buildings and structures.</i> (see Section 3.17)	

<b>REGULATIONS TABLE FOR I4A ZONE</b>	
Column 1	Column 2
12.5.2 <b>Minimum <i>parcel area</i></b>	2.0 ha (4.94 acres)
12.5.3 <b>Minimum <i>front setback</i></b>	8.0 m (26.2 ft.)
12.5.4 <b>Minimum <i>side setback</i></b>	6.0 m (19.7 ft.)
12.5.5 <b>Minimum <i>corner side setback</i></b>	6.0 m (19.7 ft.)
12.5.6 <b>Minimum <i>rear setback</i></b>	6.0 m (19.7 ft.)
12.5.7 <b>Maximum <i>parcel coverage</i></b>	15% of the <i>parcel area</i>
12.5.8 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i>
12.5.9 <b>Maximum <i>building height</i></b>	15.0 m (49.2 ft.)

# 12.6 RURAL INDUSTRIAL

# 15

**Purpose:** To accommodate rural oriented industrial activities and some associated uses, including the processing and storage of agricultural products.

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<b>PERMITTED USES TABLE FOR I5 ZONE</b>	
12.6.1.1	<p><b>Permitted uses, buildings and structures:</b></p> <ul style="list-style-type: none"> <li>.1 <i>Agriculture</i> excluding <i>intensive agriculture</i>;</li> <li>.2 <i>Agricultural markets</i>;</li> <li>.3 <i>Agricultural produce</i> processing, packing, canning and storage;</li> <li>.4 <i>Dwelling unit</i> for owner/operator or caretaker;</li> <li>.5 <i>Winery and cidery</i>;</li> <li>.6 <i>Machine shops</i>;</li> </ul>
12.6.1.2	<p><b>Additional permitted uses, buildings and structures:</b> The following uses, buildings and structures are only permitted where a use listed in section 12.6.1.1 exists on the <i>parcel</i>.</p> <ul style="list-style-type: none"> <li>.1 <i>Outdoor seating areas</i>;</li> <li>.2 <i>Outdoor storage yards</i>;</li> <li>.3 <i>Restaurant</i>;</li> <li>.4 <i>Retail stores, convenience</i> ;</li> <li>.5 <i>Accessory buildings and structures</i>. (see Section 3.17)</li> </ul>

<b>REGULATIONS TABLE FOR I5 ZONE</b>	
Column 1	Column 2
12.6.2 <b>Minimum <i>parcel area</i></b>	4,000 m <sup>2</sup> (43,057 sq. ft.)
12.6.3 <b>Minimum <i>parcel frontage</i></b>	50.0 m (164.0 ft.)
12.6.4 <b>Minimum <i>front setback</i></b>	
.1 On provincial <i>highway</i>	15.0 m (49.2 ft.)
.2 Not on provincial <i>highway</i>	8.0 m (26.2 ft.)
12.6.5 <b>Minimum <i>side setback and rear setback</i></b>	
.1 Where the <i>parcel</i> abuts a <i>C</i> or <i>I zone</i>	6.0 m (19.7 ft.)
.2 Where the <i>parcel</i> does not abut a <i>C</i> or <i>I zone</i>	10.0 m (32.8 ft.)
12.6.6 <b>Minimum <i>corner side setback</i></b>	6.0 m (19.7 ft.)
12.6.7 <b>Minimum <i>rear setback</i></b>	6.0 m (19.7 ft.)
12.6.8 <b>Maximum <i>parcel coverage</i></b>	35% of the <i>parcel area</i>
12.6.9 <b>Maximum number of <i>dwelling units</i></b>	1 per <i>parcel</i>
12.6.10 <b>Maximum <i>building height</i>:</b>	12.0 m (39.4 ft.)

# 13.1 PARK AND OPEN SPACE

# P1

**Purpose:** To accommodate parks and recreational open space and other associated uses.

## PERMITTED USES TABLE FOR P1 ZONE

### 13.1.1 Permitted uses, buildings and structures:

- .1 Parks and playgrounds;
- .2 *Conservation area;*
- .3 Ecological reserves;
- .4 Gift and snack shop;
- .5 *Golf courses;*
- .6 *Golf driving ranges;*
- .7 Interpretive centre;
- .8 *Recreation services, outdoor;*
- .9 *Dwelling unit;*
- .10 *Accessory buildings and structures.* (See Section 3.17)
- .11 *Religious or non-denominational camps*
- .12 **On part of Lot 2, Plan 1965, (except plans 2570 and B7383), DL 3329 ODYD, only the following site specific uses are permitted: 26 residential dwelling units, accessory buildings, parking areas, and tennis court.**

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## REGULATIONS TABLE FOR P1 ZONE

Column 1	Column 2
13.1.2 <b>Minimum front setback</b>	4.5 m (14.8 ft.)
13.1.3 <b>Minimum side setback</b>	3.0 m (9.8 ft.)
13.1.4 <b>Minimum corner side setback</b>	4.5 m (14.8 ft.)
13.1.5 <b>Minimum rear setback</b>	3.0 m (9.8 ft.)
13.1.6 <b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
13.1.7 <b>Maximum parcel coverage</b>	35% of the <i>parcel area</i>
13.1.8 <b>Maximum number of single detached houses</b>	1 per <i>parcel</i>
13.1.9 <b>Maximum building height</b>	9.0 m (29.5 ft.)

# 13.2 INSTITUTIONAL AND ASSEMBLY

# P2

**Purpose:** To accommodate administrative, institutional and service uses.

**PERMITTED USES TABLE FOR P2 ZONE**

**13.2.1 Permitted uses, buildings and structures:**

- .1 *Clubs and lodges;*
- .2 *Cemeteries;*
- .3 *Community and assembly halls;*
- .4 *Day care centre, major;*
- .5 *Day care centre, minor;*
- .6 *Emergency and protective services;*
- .7 *Extended medical treatment facility;*
- .8 *Group home, major;*
- .9 *Education service facility;*
- .10 *Libraries, museums and art galleries;*
- .11 *Recreation services, indoor;*
- .12 *Religious assembly facility;*
- .13 *Restaurant;*
- .14 *Temporary shelter services;*
- .15 *Transportation station;*
- .16 *Accessory buildings and structures. (See Section 3.17)*
- .17 *Religious or non-denominational camps*
- .18 *Recreation Services, Outdoor*

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**13.2.2 Additional Permitted Use and Buildings:** Dormitory use and building(s) are only permitted where a use listed in Section 13.2.1 exists on the parcel.

**REGULATIONS TABLE FOR P2 ZONE**

Column 1	Column 2
13.2.3 <b>Minimum parcel area</b>	700 m <sup>2</sup> (7,535 sq. ft.)
13.2.4 <b>Minimum parcel frontage</b>	18.0 m (59.0 ft.)
13.2.5 <b>Minimum front setback</b>	4.5 m (14.8 ft.)
13.2.6 <b>Minimum side setback</b>	3.0 m (9.8 ft.)
13.2.7 <b>Minimum corner side setback</b>	4.5 m (14.8 ft.)
13.2.8 <b>Minimum rear setback</b>	3.0 m (9.8 ft.)
13.2.9 <b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
13.2.10 <b>Maximum parcel coverage</b>	50% of the <i>parcel area</i>
13.2.11 <b>Maximum building height</b>	12.0 m (39.4 ft.)

# 13.3 COMMUNITY RECREATION

# P3

**Purpose:** To accommodate active recreation, community oriented cultural centres, and some associated uses.

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<b>PERMITTED USES TABLE FOR P3 ZONE</b>	
13.3.1.1	<p><b>Permitted uses, buildings and structures:</b></p> <ul style="list-style-type: none"> <li>.1 <i>Conservation area;</i></li> <li>.2 <i>Ecological reserves;</i></li> <li>.3 <i>Golf courses;</i></li> <li>.4 <i>Golf driving ranges;</i></li> <li>.5 <i>Recreation services, indoor;</i></li> <li>.6 <i>Recreation services, outdoor;</i></li> <li>.7 <i>Dwelling unit;</i></li> </ul>
13.3.1.2	<p><b>Additional permitted uses, buildings and structures:</b> The following uses, buildings and structures are only permitted where a use listed in section 13.3.1.1 exists on the <i>parcel</i>.</p> <ul style="list-style-type: none"> <li>.1 <i>Catering services;</i></li> <li>.2 <i>Community and assembly halls;</i></li> <li>.3 <i>Health services facility;</i></li> <li>.4 <i>Libraries, museums and art galleries;</i></li> <li>.5 <i>Restaurant;</i></li> <li>.6 <i>Retail stores, convenience;</i></li> <li>.7 <i>Spectator entertainment establishments;</i></li> <li>.8 <i>Accessory buildings and structures.</i> (see Section 3.17)</li> </ul>

<b>REGULATIONS TABLE FOR P3 ZONE</b>	
Column 1	Column 2
13.3.2 <b>Minimum front setback</b>	4.5 m (14.8 ft.)
13.3.3 <b>Minimum side setback</b>	3.0 m (9.8 ft.)
13.3.4 <b>Minimum corner side setback</b>	4.5 m (14.8 ft.)
13.3.5 <b>Minimum rear setback</b>	3.0 m (9.8 ft.)
13.3.6 <b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
13.3.7 <b>Maximum parcel coverage</b>	50% of the <i>parcel area</i>
13.3.8 <b>Maximum number of single detached houses</b>	1 per <i>parcel</i>
13.3.9 <b>Maximum building height</b>	12.0 m (39.4 ft.)

# Part 14 - OFF-STREET PARKING AND LOADING

***Note: The Ministry of Transportation and Highways, in exercising its jurisdiction over highways in the Regional District, imposes parking requirements that are generally higher than the Regional District Standards set out in Table 14.1. The Ministry will apply its standards when dealing with matters that are within its jurisdiction, such as highway access permits and zoning bylaws within a radius of 800 m of the intersection of a controlled access highway with any other highway.***

***Regional District standards will apply with respect to the location, design and construction of the parking spaces. Regional District standards with respect to the number of spaces to be provided will also apply in any situations where the Ministry standards are lower, or where the Ministry has no jurisdiction.***

## 14.1 Application of Regulations

The Ministry of Transportation and Highways standards for required *parking spaces* will apply when dealing with matters that are within its jurisdiction, such as *highway* access permits.

*Regional District* standards will apply with respect to the location, design and construction of the *parking spaces*. *Regional District* standards with respect to the required number of spaces will also apply in any situations where the Ministry of Transportation and Highways standards are lower, or where the Ministry of Transportation and Highways has no jurisdiction.

## 14.2 Location of Parking Spaces

1. Except for uses in the C1 zone, *off-street parking spaces* shall be located on the same *parcel* as the use they serve.
2. In the C1 zone, *off-street parking spaces* may be located on another *parcel* under the following conditions:
  - a) The *parcel* providing the *parking spaces* shall be located within 100 m (328.1 ft.) of the *building* or land use that the *parking spaces* serve; and

- b) The owner shall enter into a restrictive covenant, under the Land Title Act, with the *Regional District* of Central Okanagan, to ensure that the *parcel* or portion of the *parcel* is used only for parking that serves the *building* or land use.
  - c) The owner of the business that the *parking spaces* serve shall enter into an easement agreement with the owner of the *parcel* used for parking, to the satisfaction of the *Regional District*.
3. All parking areas shall have each space sited so as to permit unobstructed access to and egress from each space at all times.

### 14.3 Dimensions and Setbacks of Parking Spaces

In all *zones*, each *off-street parking space* shall be provided in accordance with the following minimum specifications:

1. Each *off-street parking space* required by this Bylaw shall be not less than 2.75 m (9.0 ft.) in *width* and 6.0 m (19.7 ft.) in length;
2. Each *off-street parking space* in a *C, I or P zone* shall be located a minimum of 6.0 m (19.7 ft.) from a *front parcel line* and 1.5 m (4.9 ft.) from any *side, corner side or rear parcel line*;
3. Each *off-street parking space* in an *R3 zone* and RMP zone shall be located a minimum of 1.5 m (4.9 ft.) from any *side or rear parcel line* and 3.0 m (9.8 ft.) from any *corner side parcel line*.

### 14.4 Slope of Off Street Parking

1. The maximum slope for the required *off-street parking* in the *RU zones*, and *R zones* is 12%.
2. The maximum slope for the required *off-street parking spaces* in the *C zones, I zones*, and *R3 zones* to accommodate more than 3 spaces is 6%.
3. The maximum slope applies only to the area that provides the required *parking spaces*, and not to the driveway providing access to the required *parking spaces*.

## 14.5 Calculating the Number of Required Off-Street Parking and Loading Spaces

The number of required *off-street parking* and *loading spaces* shall be calculated as follows:

1. The number of *off-street parking spaces* required for a use, is calculated according to the *Off-street parking* Table 14.1 of this section in which Column I sets out the use of a *building* or *parcel* and Column II sets out the number of required *parking spaces*.
2. Where the calculation of the required *off-street parking spaces* results in a fraction, one *parking space* shall be provided in respect of that fraction.
3. Where a *building* contains more than one function, the required number of spaces shall be the sum of the requirements for each function.
4. Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m (1.6 ft.) of length of such seating shall be deemed to be one seat.

## 14.6 Exemptions from Parking and Loading Requirements

The regulations contained in this section shall not apply to *buildings, structures* and uses existing as of the date of adoption of this Bylaw except that:

1. any alteration or addition to an existing *building* and *structure* or change or addition to the existing use is governed by the Local Government Act;
2. the number of *off-street parking* or *loading spaces* provided prior to the date of adoption of this Bylaw shall not be reduced below the applicable *off-street parking* requirements of this section.

## 14.7 Access to Highways

All parking areas shall have access and egress to a *highway* or *lane* via driveways of not less than 4.5 m (14.8 ft.) or more than 9.0 m (29.5 ft.) wide each.

## 14.8 Parking for the Disabled

Where more than 10 parking stalls are required, every *off-street parking* facility shall provide 2% of the required stalls, with a minimum of 1 stall, for the use of physically disabled persons. Each stall shall:

1. Be at least 3.7 m (12.1 ft.) in *width* and at least 6.0 m (19.7 ft.) in length;

2. Be located as close as possible to a handicapped-accessible *building* entrance;
3. Be clearly identified for the exclusive use of physically disabled persons.

***Note: The Ministry of Transportation and Highways, in exercising its jurisdiction over highways in the Regional District, imposes parking requirements that are generally higher than the Regional District Standards set out in Table 14.1. The Ministry will apply its standards when dealing with matters that are within its jurisdiction, such as highway access permits and zoning bylaws within a radius of 800 m of the intersection of a controlled access highway with any other highway.***

***Regional District standards will apply with respect to the location, design and construction of the parking spaces. Regional District standards with respect to the number of spaces to be provided will also apply in any situations where the Ministry standards are lower, or where the Ministry has no jurisdiction.***

**TABLE 14.1  
REQUIRED OFF-STREET PARKING SPACES**

<b>COLUMN I (USE)</b>	<b>COLUMN II (REQUIRED NUMBER OF PARKING SPACES)</b>
<b>RESIDENTIAL</b>	
• Single detached house	2 per dwelling
• Duplex housing	2 per dwelling unit
• Townhome housing	2 per dwelling unit
• Apartment housing <ul style="list-style-type: none"> <li>• One bedroom</li> <li>• Two or more bedroom</li> </ul>	1 per one bedroom unit 1.5 per two or more bedroom unit
• Secondary suite	1 per suite in addition to spaces required for the principal dwelling unit
• Bed and breakfast accommodation	1 per guest room in addition to spaces required for the principal dwelling unit
• Congregate housing	0.5 per sleeping unit
• Major group home	0.75 per sleeping unit
<b>COMMERCIAL</b>	
• All uses in a C zone, except as listed below	3 per 100 sq m of GFA
• Restaurant	1 per 4 seats
• Hotels and Motels	1 per sleeping unit
• Gasoline service station	4 spaces in addition to spaces required for vehicle fueling.
• Golf course	6 per hole, plus parking required for other uses at the golf course
• Golf driving range	1 per Tee
<b>INSTITUTIONAL</b>	
• All uses in a P zone, except as listed below	2.5 per 100 m <sup>2</sup> of GFA
• Religious assembly facility	1 per 10 seats
• Elementary School	2 per classroom
• Secondary School	5 per classroom
• College or University	10 per classroom
• Care centres	1 per 10 patrons, plus 1 per 2 employees, with a minimum of 4 spaces
<b>INDUSTRIAL</b>	
• All uses in an I zone	1.5 per 100 sq. m of gross floor area

***Note: The Ministry of Transportation and Highways, in exercising its jurisdiction over highways in the Regional District, imposes parking requirements that are generally higher than the Regional District Standards set out in Table 14.1. The Ministry will apply its standards when dealing with matters that are within its jurisdiction, such as highway access permits and zoning bylaws within a radius of 800 m of the intersection of a controlled access highway with any other highway.***

***Regional District standards will apply with respect to the location, design and construction of the parking spaces. Regional District standards with respect to the number of spaces to be provided will also apply in any situations where the Ministry standards are lower, or where the Ministry has no jurisdiction.***

## **14.9 Off-Street Loading Spaces**

1. One off street *loading space* shall be provided for each use in a *C zone* and *I zone*.
2. *Off-street parking spaces* shall not be credited as off-street *loading spaces*.
3. Each off-street *loading space* shall be not less than 10.0 m (32.8 ft.) in length, 3.0 m (9.8 ft.) in *width*, and provide no less than 4.0 m (13.1 ft.) of vertical clearance.
4. Each off-street *loading space* shall be located to the rear or side of the *principal building*.

## Part 15 – Definitions

In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

**ACCESSORY BUILDING OR STRUCTURE** means a detached *building* or *structure* located on the same *parcel* or site as the *principal building*, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the *principal building*.

Bylaw  
871-96

**ACCESSORY HOME** means an accessory dwelling located on the same *parcel* as the principal dwelling, where the accessory dwelling is required for the accommodation of agricultural worker or caretaker employed in the principal agricultural operation or caretaker.

Bylaw  
871-25

**ACCOMMODATION UNIT** means 1 *tourist cabin* or 3.7 *tourist campsite spaces* or 1 *motel* sleeping unit.

**ACCOMMODATION UNIT, WILDERNESS** means 1 *tourist cabin* or 2 *tourist campsite spaces* or 1 *motel* sleeping unit.

Bylaw  
871-25

**AGRICULTURAL MARKETS** means premises used for the sale of *farm products* to the general public.

**AGRICULTURAL UNIT** means a live weight of 455 kg (1000 lbs) of livestock, or farmed game or any combination of them equaling 455 kg (1000 lbs) or 10 poultry.

**AGRICULTURE** means the use of land for the husbandry of plants and livestock and includes the storage and sale of agricultural products and the storage and repair of farm machinery and implements used on the individual farm on which the storage and repair is taking place. [subject to the approval of the Agricultural Land Commission].

Bylaw 871-204

**AGRICULTURE, INTENSIVE** means the use of land, *buildings* and *structures* for:

- The confinement of poultry, livestock or fur bearing animals, where more than 10 *agricultural units* are located within a *confined livestock area, building* or *structure*.
- The growing of mushrooms, where composting is a part of the operation.

**AGRI TOURISM** means land, *buildings* and *structures* for the purpose of providing tourist facilities and activities directly associated with working farms and ranches. *Agri tourism* does not occupy a combined *gross floor area* of more than 200 square metres nor provide gathering or seating areas for more than 100 people. Typical uses include but are not limited to farm tours, promotional events for *farm products*, assembly uses, *restaurants*, and *convenience retail stores*.

Bylaw  
871-25  
& Bylaw  
871-204

**AGRI TOURIST ACCOMMODATION** means accommodation for tourists on a working farm or ranch which is located within the principal dwelling and is accessory to the principal use, but also related to the principal use. *Agri tourist accommodation* does not include uses with more than 10 *guest rooms*. *Agri tourist accommodation guest rooms* are rented for rental periods of less than one month.

**AIRCRAFT FACILITIES** means premises used for the purposes of providing storage and servicing facilities for aircraft and includes helicopter landing *pads*, aircraft hangars, enclosed aircraft service areas and accessory office and meteorological assessment equipment.

**ALLUVIAL FAN** means an alluvial deposit of a stream where it issues from a steep mountain valley, a gorge onto a plain or board valley, or at the junction of a tributary stream with the main stream;

**ALR** means Agricultural Land Reserve.

**AMENITY SPACE, INDOOR** means indoor space provided specifically designed for use by all residents for cultural, social, and recreational activities. Such spaces may include but are not limited to community meeting space, sports and fitness facilities, cultural facilities, studios, workshops, swimming pools, and games rooms.

**AMENITY SPACE, OUTDOOR** means the part of the *parcel* intended for the outdoor use by the occupants, excluding areas within the *front setback*, *side setback*, *corner side setback* or *rear setback* of the *parcel*.

**AMUSEMENT CENTRES** means premises which provide video, pinball, player participation table top games, computer games, and other interactive electronic games for use by the general public.

**AMUSEMENT ESTABLISHMENTS, OUTDOOR** means premises for entertainment or amusement activities that primarily take place outdoors where the patrons are the primary participants. Typical uses include but are not limited to amusement parks, go-cart tracks, batting cages, water slides and miniature golf establishments.

Bylaw  
871-13

**APARTMENT HOUSING** means a single *building* other than a townhouse containing three or more *dwelling units* which has its principal access from an *at-grade* entrance common to all the *dwelling units*. Where permitted in a *C zone*, one unit or two *dwelling units* may be considered apartment housing provided that they comply with the rest of this definition.

**AUCTIONEERING ESTABLISHMENT** means premises used for the auctioning of goods and equipment including the temporary storage of such goods and equipment, but does not include *second-hand stores*.

**AUTOMOTIVE SALES, RENTAL, SERVICE AND REPAIR** means *automotive sales, rental, service and repair* with no more than 10 motor vehicles awaiting auto body repair on the site.

**BED AND BREAKFAST ACCOMMODATION** means a use within a single detached dwelling that provides temporary lodging for tourists and visitors where *guest rooms* are rented for rental periods of less than one month.

**BUILDING** means a *structure* wholly or partly enclosed by a roof or roofs supported by walls, columns or a roof, which is permanently affixed to the land and is intended for supporting or sheltering any use or occupancy by persons, animals or chattels. Does not include a recreational vehicle.

Bylaw  
871-25

**BYLAW ENFORCEMENT OFFICER** means the *Bylaw enforcement officer, Building Inspector or Chief Building Inspector, or Regional District Engineer or any other official* appointed to enforce this bylaw by the *Regional District* of Central Okanagan.

**CABARETS, BARS AND LOUNGES** means premises that serve primarily liquor with a maximum of 350 seats.

**CIDERY** means premises used for the production of beverages from orchard products.

**CLUBS** means premises used by a fraternal or service association or organization for club, social or recreation purposes and may include accessory *kitchen* facilities but does not include residential or itinerant accommodation. Club facilities are mainly available to club members but may be rented to the public for other functions.

**COMMERCIAL BUILDING** means a *building* located in a *C zone* that is not a *multiple housing building* or a single detached dwelling.

**COMMERCIAL CARD LOCK** means premises used for the sale and distribution of fuel to *commercial vehicles* where all bulk fuel products are stored below ground level except for propane storage tanks.

**COMMERCIAL SCHOOL** means development used for training, instruction, and certification in a specific trade, skill or service for the financial gain of the individual or company owning the school. Typical uses include but are not limited to secretarial, business, hairdressing, information technology, beauty, culture, dancing or music schools.

**COMMERCIAL STORAGE** means a premises consisting of a *building* or group of *buildings* containing lockers available for rent for the indoor storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature.

**COMMERCIAL VEHICLE** means

- a motor vehicle having permanently attached to it a truck or delivery body,
- an ambulance, casket wagon, fire apparatus, hearse, motor bus, tow car, *road building* machine, taxi and a tractor,
- a combination of vehicles, and
- other *commercial vehicles* as specified by regulation of the Lieutenant Governor in Council;

**COMMUNITY AND ASSEMBLY HALLS** means a *building*, or part of a *building*, used for the gathering together of groups of persons for a specific function, that may include meetings for civic, educational, political or social purposes.

**COMMUNITY SEWER SYSTEM** means a sanitary sewer collection system and connection to a sanitary sewer system or a system of sewage disposal works that is owned, operated and maintained by the *Regional District* or by a company operating under the Public Utilities Act, or by a strata council.

**COMMUNITY WATER SYSTEM** means a system of waterworks, within the meaning of the Health Act, which is owned, operated and maintained by the *Regional District*, or by a company operating under the Public Utilities Act, or an Improvement District under the Water Act, or the Local Government Act, or which is regulated under the Water Utility Act, or by a strata council.

**CONFINED LIVESTOCK AREA** means an outdoor, non-grazing area where livestock, poultry, or farmed game is confined by fences, other *structures* or topography, and includes feedlots, paddocks, corrals, exercise yards, and holding areas, (but does not include a seasonal feeding area such as a grazing area).

**CONGREGATE HOUSING** means housing in multiple unit form which provides all of the following:

- living and sleeping units;
- meal preparation facilities;
- laundry services and room cleaning;
- a minimum of 100 m<sup>2</sup> of seating area for common dining facilities;
- a minimum of 160 m<sup>2</sup> of floor area for common *community and assembly halls*;
- a minimum of 6.0 m<sup>2</sup> of *outdoor amenity space* and a minimum of 6.0 m<sup>2</sup> of *indoor amenity space* per living and sleeping unit where a minimum of 40% of the total required amenity space is provided in the form of *outdoor amenity space* and a minimum of 40% of the total required amenity space is provided in the form of *indoor amenity space*;

Such facilities may also provide other services including transportation for routine medical appointments and counseling. Such facilities may or may not be licensed by the Okanagan Similkameen Health Region.

**CONSERVATION AREA** means land that is preserved and protected for its unique value to itself, the surrounding area and the community as a whole. Typical examples may include land left in a natural or semi-natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife.

**CONTRACTOR SERVICES** means premises used for the provision of *contractor services* on a contract basis including, *road* construction, landscaping, concrete, electrical, excavation, drilling, heating and cooling, plumbing or similar services of a construction nature which require on-site storage, warehouse space and accessory sales and office space.

**DAY CARE CENTRE, MAJOR** means premises licensed as required under the *Community Care Facility Act* intended to provide care, educational services, and supervision for children or adults during the day or evening, and may include limited overnight accommodation for shift workers. This use includes group day care centres, out-of-school centres, and drop-in centres, intended for more than 8 persons.

Bylaw  
871-125

**DAY CARE CENTRE, MINOR** means an establishment licensed as required under the *Community Care and Assisted Living Act* intended to provide care, educational services and supervision for children or adults during the day or evening, and may include limited overnight accommodation to accommodate shift workers. This use includes drop-in centres and group day care centres for up to 8 patrons; or up to 10 children for the provision of care, before and after school hours and during school holidays, for children attending school, or pre-schools for up to 15 children.

Bylaw  
871-194

**dBA** means the abbreviation for “A-weighted decibel”, which is the unit for measuring Sounds Pressure Level when a “A-weighting” is used to approximate the frequency response of the human ear to sound.

**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 the flow of a large *watercourse* is controlled by a major dam, the *designated flood* shall be set on a site 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*.

**DETENTION POND** means a water body, either constructed or natural, used to temporarily store water including storm water run-off or snow-melt, but excluding waste water for later use or release into a drainage system.

**DINING ROOM** means that part of a *restaurant* or other *building*, which is used for the consumption of food by persons seated at booths, counters, tables or a combination thereof.

Bylaw 871-204

**DIRECTOR OF PLANNING** Director of Development Services means the *Director of Development Services* of the *Regional District* of Central Okanagan.

**DRYLAND SORT** means premises used for the purpose of log sorting and storage.

**DUPLEX HOUSING** means a *building* designed and constructed exclusively to accommodate two *households* in separate *dwelling units* sharing a common party wall. It does not include a *secondary suite*.

**DWELLING UNIT** means one or more rooms used for the residential accommodation of only one *household* when such room or rooms contain or provide for the installation of only one *kitchen*. Does not include a recreational vehicle.

Bylaw  
871-25

**EDUCATION SERVICE FACILITY** means a facility which involves assembly for education, training, or instruction purposes, and includes administration offices required for the provision of such services on the same site. Typical uses include but are not limited to schools, community colleges, universities, and technical and vocational schools, and their administrative offices.

**EMERGENCY AND PROTECTIVE SERVICES** means premises used by fire protection, police, ambulance, or other such services as a base of operations.

**EQUIPMENT SALES, RENTAL AND REPAIR** means premises used for the sales, rental and repair of tools, appliances, recreational craft, office machines, furniture, light construction equipment, or similar items but does not include the sales, rental and repair of motor vehicles, industrial equipment, or heavy equipment.

**EXTENDED MEDICAL TREATMENT FACILITY** means a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences. Typical uses include but are not limited to hospitals, nursing homes with health care for dependent residents, mental care asylums, sanatoria, and detoxification centres.

**FARM PRODUCTS** means commodities or goods derived from the cultivation or husbandry of land, plants, or animals (except pets) that are grown, reared, raised or produced on a farm.

**FARM PRODUCTS, PROCESSED** means products that have been transformed by biological or other means including fermentation, cooking, canning, smoking or drying to increase their market value and convenience to the consumer and that comprise not less than 50% by volume, of one or more *farm products*, but not including hot and cold food items sold for on-site consumption.

**FINANCIAL INSTITUTIONS** means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors or related business.

**FIRST STOREY** means the uppermost *storey* having its floor level not more than 2.0 m above *building grade*.

**FLOOD LEVEL OR 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.

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

**FOURPLEX HOUSING** means any physical arrangement of four attached *dwelling units* intended to be occupied by separate *households* with separate entrances.

**FREEBOARD** means a vertical distance added to a *designated flood level*, used to establish a *flood level*;

**FREIGHT AND DISTRIBUTION OUTLETS** means premises that function as an origin or destination point for which vehicles are dispatched for the delivery or pick-up of goods, and which may include necessary warehouse space for the transitory storage of such goods.

**FRONTAGE** means the *width* of a *parcel* measured along the shortest *parcel* boundary which immediately adjoins a *highway* other than a *lane* or a *walkway*.

**FUNERAL ESTABLISHMENTS** means premises used for the preparation of the dead for burial or cremation and the holding of funeral services.

**GASOLINE SERVICE STATION** means a business which principally retails gasoline and associated petroleum products and may include the following: retail convenience store, vehicle washing facilities, and minor vehicle servicing.

Bylaw  
871-25

**GOLF COURSES** means a public or private area operated for the purpose of playing golf, and includes club house, driving range, retail store, *restaurant* and similar uses.

**GOLF DRIVING RANGE** means a public or private area operated for the purpose of developing golfing techniques but excludes *golf courses* and miniature *golf courses*.

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

**GROSS FLOOR AREA** means the sum of the floor areas of each *storey* in each *building* on a *parcel*, measured between the exterior walls of such *buildings*. The *gross floor area* includes unfinished areas such as basements but excludes garages.

**GROUP HOME, MAJOR** means a care facility licensed under the *Community Care Facility Act* to provide room and board for more than 6 residents with physical, mental, social or behavioural problems that require professional care, guidance and supervision. This use does not include *temporary shelter services*.

**GROUP HOME, MINOR** means the use of one *dwelling unit* as a care facility licensed under the *Community Care Facility Act* for a residence for no more than 10 persons, not more than 6 of whom are residents with physical, mental, social or behavioral problems that require professional care, guidance and supervision. The character of the use is that the occupants live together as a single housekeeper group and use a common *kitchen*. This use does not include boarding or lodging houses or *temporary shelter services*.

**G.S.C.** means Geodetic Survey of Canada datum;

**GUEST ROOM** means a sleeping room that does not include a *kitchen*, used or maintained for the accommodation of an individual or individuals to whom hospitality is extended for rental periods of less than one month.

**HABITABLE AREA** means any space or room, including a *manufactured home*, that is or can be used for dwelling purposes, business, or the storage of goods which are susceptible to damage by floodwater.

**HEALTH SERVICES FACILITY** means a *building* used for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists and acupuncture clinics, naturopaths, physical therapy clinics, health clinics and counseling services. *Health services facility* does not include a veterinary clinic.

**HEAVY EQUIPMENT SALES, RENTAL AND REPAIR** means premises used for the sale, rental and repair of construction equipment, industrial equipment and similar types of heavy machinery.

**HEIGHT** means, except for single detached dwellings, *commercial buildings* or *multiple housing buildings*, the vertical distance from *grade* to the highest point of the *building* or *structure*.

Bylaw  
871-51

**HEIGHT** means, for accessory buildings to a maximum of two storeys, or for single detached dwellings, the vertical distance from the highest point on the *building* or *structure* down to:

Bylaw  
871-96

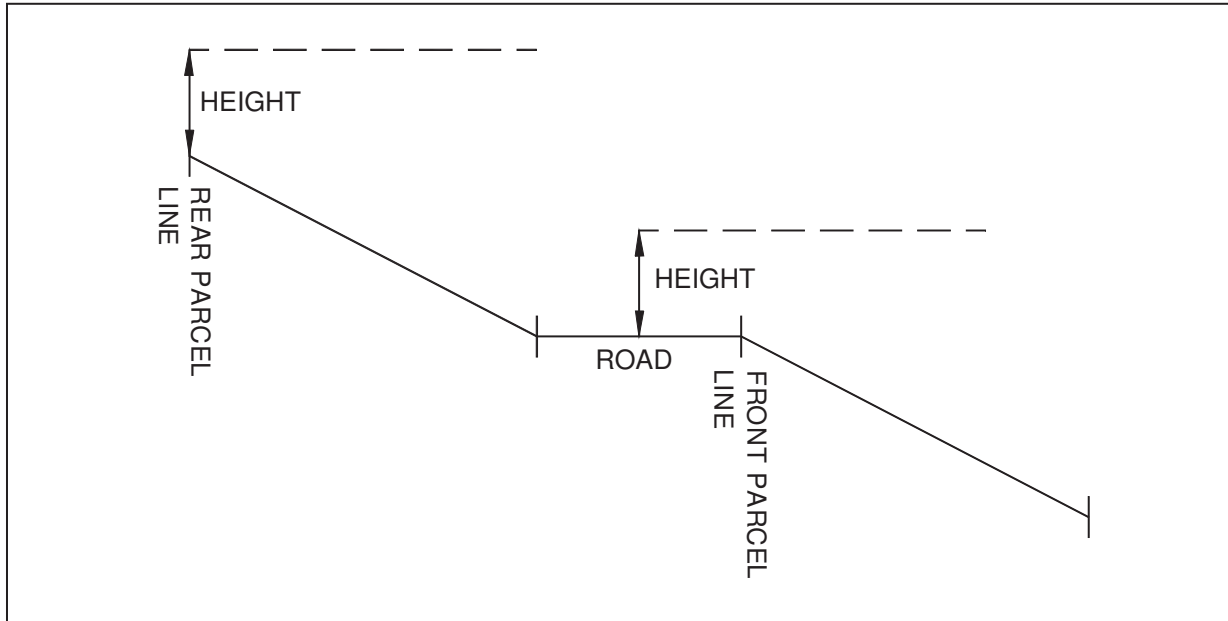
- the elevation of the centerline of the *road* adjacent to the centre of the *front parcel line*, where a *parcel* is flat or slopes downward from the *road*;

- the average elevation of the *rear parcel line* where a *parcel* slopes upward from the *road*.

as shown in Figure 15.1.

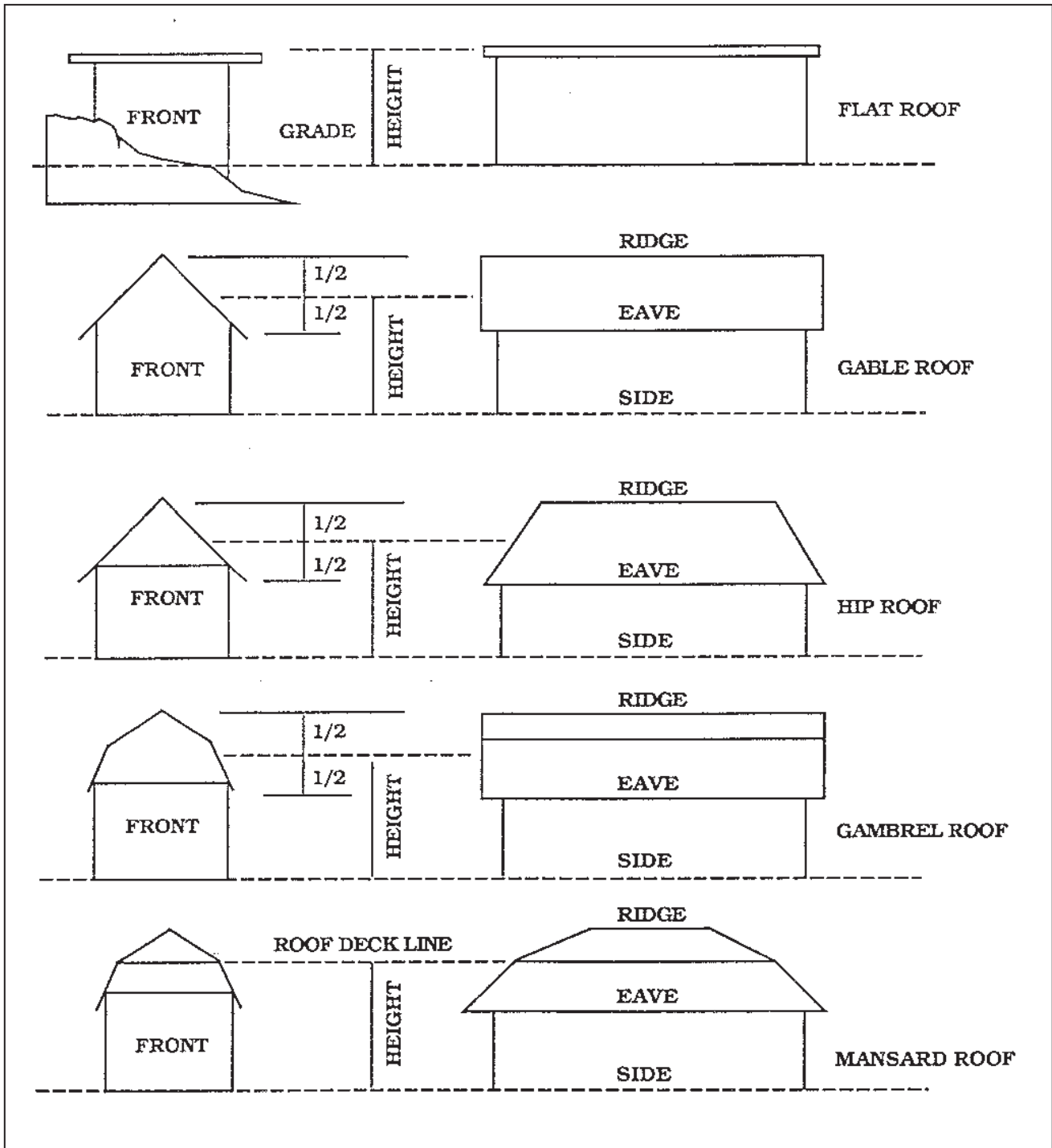
Bylaw  
871-51

Figure 15.1  
HEIGHT FOR SINGLE DETACHED DWELLINGS OR ACCESSORY BUILDINGS



**HEIGHT** means, for *commercial buildings* or *multiple housing buildings* the vertical distance measured from *grade* to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof or to the level half way between the eaves and the ridge of a gable, hip, gambrel or other sloping roof as shown in figure 15.2.

Figure 15.2  
ILLUSTRATION OF HEIGHT



**HIGH TECHNOLOGY** means uses that include but are not limited to computers, electronics, telecommunications, pharmaceuticals, or similar uses that require advanced technology.

**HIGH TECHNOLOGY BUSINESS** means premises for the sales, research, development and testing of *high technology* products, programs or services, but does not include the following:

- manufacture, assembly or processing of *high technology* products, and
- the use of hazardous materials and hazardous wastes.

**HIGH TECHNOLOGY INDUSTRY** means premises for the sales, research, testing, development, manufacture, assembly or processing of *high technology* products, programs or services, but does not include the use of hazardous materials and hazardous wastes.

**HIGHWAY** means a street, *road, lane*, bridge, viaduct and any other way open to public use, but does not include a private right of way on private property.

**HOME AND BUSINESS SUPPORT SERVICES** means support services to homes and businesses which include the following: minor mechanical equipment for printing, duplicating, binding or photographic processing; secretarial services; the provision of home and office maintenance or custodial services; the provision of home and office security; and the sale, rental, repair, or servicing of home and office computers, equipment, furniture and machines. Typical uses include but are not limited to printing establishments, testing laboratories, film processing establishments, landscape maintenance, janitorial firms and office equipment sales, repair establishments, computer sales and service, and *sign* shops.

**HOME BASED BUSINESS** means a business use which is accessory to the principal residential use of a *building* or *parcel*.

Bylaw  
871-25

**HOTEL** means a *building* with a common entrance lobby and shared corridors, which provides sleeping accommodation, which may include limited cooking facilities provided as short term occupancy for owners or occupiers for periods of less than one month. The *hotel* may include retail stores convenience, *restaurants*, banquet facilities, beverage facilities, meeting and convention rooms, recreation facilities, and *personal service establishments* for the convenience of guests.

**HOUSEHOLD** means

- (a) A person; or
- (b) Two or more persons related by blood, marriage, or adoption; or
- (c) A group of not more than five persons, including boarders, who are not related by blood, marriage, or adoption; or
- (d) Unrelated people living together with related people provided that the number of unrelated people does not exceed 3 persons.

all living together in one *dwelling unit* as a single *household* using a common *kitchen*.

In addition, a *household* may also include up to one housekeeper or nanny or caregiver.

**HOUSEHOLD REPAIR SERVICES** means development used for the provision of repair to goods, equipment and small appliances normally found within the home.

**KENNEL** means a *hobby kennel* or a *service kennel*.

**KENNEL, HOBBY** means premises on which 3 to 20 dogs are kept or are intended to be kept [Note: see *Regional District of Central Okanagan Dog Control By-Law*].

**KENNEL, SERVICE** means premises on which more than 20 dogs are kept or are intended to be kept [Note: see *Regional District of Central Okanagan Dog Control By-Law*].

**KITCHEN** means facilities for the preparation or cooking of food, and includes any room containing counter, cabinets, plumbing, or wiring which, may be intended or used for the preparation or cooking of food.

**LANE** means a *highway* intended to provide secondary access to *parcels* of land.

Bylaw  
871-204

**LICENSED** Licensed in relation to cars, trucks, *recreational vehicles*, or *commercial vehicles* means insurance required for operation on a *highway* except where the operation of such is not required under the Motor Vehicle Act for operation on a *highway*.

**LIBRARIES, MUSEUMS AND ART GALLERIES** means facilities for the collection, preservation and public exhibition of literary, artistic, and musical works or objects of historical, scientific or artistic value and similar materials in the form of art pieces, books, manuscripts, recordings, and films for public enjoyment.

**LOADING SPACE** means a space located on a lot used for the temporary parking of one *commercial vehicle* while loading or unloading goods and materials.

**LUX** means a unit of illumination given in lumens per square metre.

**MANUFACTURED HOME** means a factory built dwelling, intended to be occupied in a place other than of its manufacture and conforming to the CSA Z240 or CSA A277 certified standard.

**MANUFACTURED HOME PARK** means a *parcel* of land with space designated for individual occupation by two or more *manufactured homes* and no more than one *single detached house*.

**MANUFACTURED HOME SPACE** means a portion of land within a *manufactured home park* intended for the exclusive use of one *manufactured home*, that is clearly defined on a plan of the *manufactured home park* in a manner similar to property line boundaries.

**MANUFACTURING** means premises used for the processing, finishing, refinishing, or assembly or similar production of various articles and commodities. Typical uses include but are not limited to custom workshops, factories, mills, industrial shops, and similar production facilities.

**MARINA** means a commercial or government establishment or premise, containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed or kept for sale or for rent. A *marina* does not include fueling facilities. (Note: see *Part 3* of this bylaw for more information).

Bylaw  
871-13

**MICRO BREWERY** means the use of *buildings* and *structures* for the primary purpose of brewing beer but may include accessory retail sales and seating area.

**MINIMUM PONDING ELEVATION** means a minimum construction level assigned to reduce possible flood damage due to ponding of local drainage during a severe local storm.

Bylaw  
871-25  
& Bylaw  
871-204

**MOTEL** means a *building* or group of *buildings* divided into self-contained sleeping units which may contain limited cooking facilities, each with a separate exterior entrance and convenient access to on-site parking, provided as short term occupancy for owners or occupiers for periods of less than one month. The floor area for *motel* use shall be not more than 100m<sup>2</sup> (1,076 sq. ft.) gross floor area within each unit.

**MULTIPLE HOUSING BUILDING** means a *building* used for *duplex*, *triplex*, *fourplex*, *townhome* or *apartment housing*.

**NATURAL BOUNDARY** means the visible high watermark 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 a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself and also includes the edge of dormant side channels of any lake, river, stream, or other body of water.

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

**NEIGHBOURHOOD PUB** means premises that serve primarily liquor, with a maximum of 85 seats.

Bylaw  
871-13

**NEIGHBOURHOOD RECREATION AND STORAGE** means premises such as common use swimming pools or recreational vehicle storage yards, which are designed for and used exclusively by the residents of the parcel in which they are located. The neighbourhood recreation and storage shall be accessory to the principle residential use of the parcel.

Bylaw  
871-25

**OFF-FARM PRODUCTS** means products that are not *farm products* or *processed farm products* and includes any commodities or goods of the kind referred to in the definition of "*farm products*" that are not grown, reared, raised or produced on the farm on the *agricultural land* from which they are being sold.

**OFF-STREET PARKING** means a use providing *parking spaces* for the temporary storage of vehicles, not located within a public right of way.

**OUTDOOR RECREATION EQUIPMENT RENTAL** means premises used for the rental or sale of outdoor recreation equipment including kayaks, canoes, paddle wheels, row boats, sail boats, sail boards, motor boats, jet skis, and sea-doods, and bicycles, in-line skates, mountain climbing gear, hiking supplies and other similar products.

Bylaw  
871-25

**OUTDOOR STORAGE YARDS** means the storage of equipment, goods, and materials in the open air. *Outdoor storage yards* do not include the storage of wrecked motor vehicles.

**PAD** means a 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 *habitable area*.

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

**PARCEL AREA** means the total horizontal area within the *parcel* lines of a *parcel*.

**PARCEL COVERAGE** means the percent of the *parcel area* covered by *principal buildings, accessory buildings and structures*; except where exempted in this bylaw [see section 3.4].

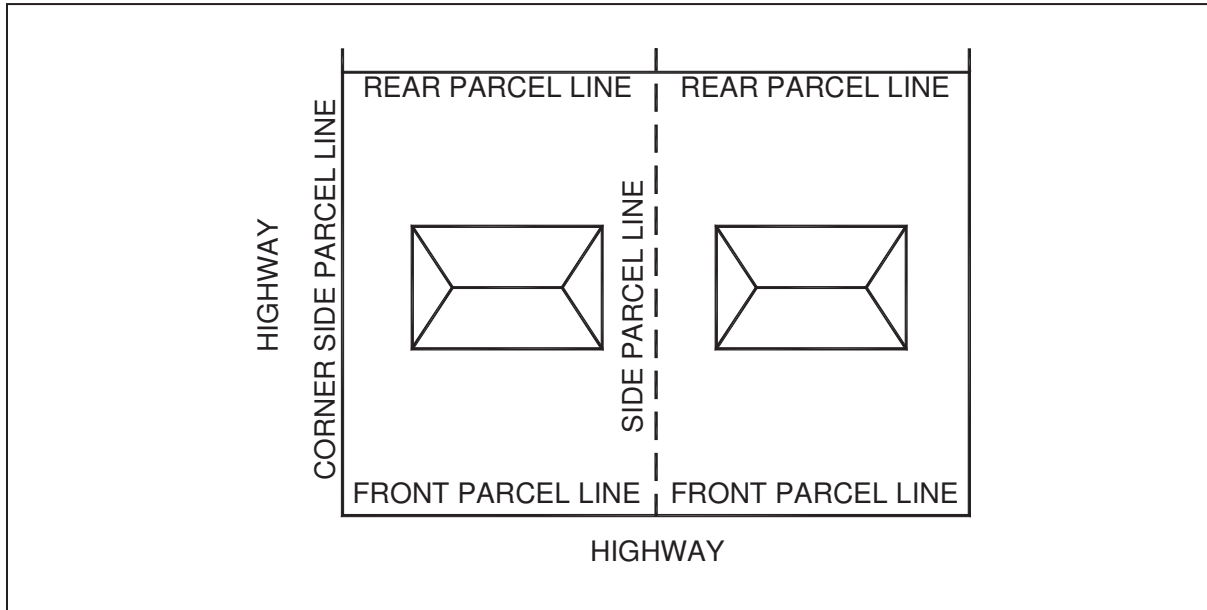
**PARCEL LINE, CORNER SIDE** as illustrated in Figure 15.3, means a *parcel* line other than the *front parcel line*, which abuts a *highway* (or a limited common property *road* in a bare land strata), other than a *lane* on a corner *parcel*.

**PARCEL LINE, FRONT** as illustrated in Figure 15.3, means the shortest *parcel* line common to a *parcel* and a *highway* (or a limited common property *road* in a bare land strata), other than a *lane*. In the case of a *parcel* abutting two parallel *highways* (or limited common property *roads*), the *parcel* lines abutting these two *highways* shall both be considered as *front parcel lines*.

**PARCEL LINE, SIDE** as illustrated in Figure 15.3, means a *parcel* line between two or more *parcels*, other than a front or rear *parcel line*. The *side parcel line* also includes a *parcel* line between the *parcel* and a *lane* along the side of the *parcel*.

**PARCEL LINE, REAR** as illustrated in Figure 15.3, means the boundary of a *parcel* which lies the most opposite to and is not connected to the *front parcel line*.

Figure 15.3  
ILLUSTRATION OF *PARCEL* LINES



**PARKING SPACE** means an area defined for the parking of one motor vehicle and does not include an aisle space or driveway.

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871-125

**PARTY WALL** means a wall jointly owned and jointly used by 2 parties under easement agreement or by right in law, and erected at or upon a line separating 2 parcels of land each of which is, or is capable of being, a separate real-estate entity.

**PERSONAL SERVICE ESTABLISHMENTS** means premises that provide personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include but are not limited to barber shops, hair salons, shoe repair shops, dry cleaning and laundry establishments.

**PRINCIPAL BUILDING** means a *building* which:

- occupies the major or central portion of a *parcel*;
- is the chief or main *building* on the *parcel*; and
- constitutes, by reason of its use, the primary purpose for which the *parcel* is used.

Bylaw No.  
871-143

**PRIVATE AMENITY SPACE** means an outdoor and indoor space provided in a multiple housing residential development specifically designed for use by all its residents for cultural, social and recreational activities; and except as specifically permitted in the zone, the said space shall not be used for commercial purposes. Such spaces may include community meeting space, guest rooms, sports and fitness facilities, cultural facilities, workshops, tennis courts, outdoor swimming pool, vegetable garden patches, children’s play structures and other similar amenity space.

**RECREATIONAL VEHICLE**, means a vehicle intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers and tent trailers. *Recreational vehicle* also means sea-doo's and other personal watercraft, all terrain vehicles, snowmobiles, and boats.

**RECREATION SERVICES, INDOOR** means facilities within an enclosed *building* for sports, active recreation and performing and cultural arts and may include *restaurants* and *convenience retail stores*. Typical uses include but are not limited to athletic *clubs*, health and fitness *clubs*, indoor skating rinks, swimming pools, bowling alleys and racquet *clubs*.

**RECREATION SERVICES, OUTDOOR** means facilities which are available to the public at large for sports and active recreation conducted outdoors. Typical uses include but are not limited to ball fields, and soccer fields. Outdoor recreation services do not include camping.

**RECYCLING DEPOTS** means a facility used for the buying, collecting, sorting, and temporary storage of bottles, cans, newspapers and similar *household* goods for reuse and recycling.

**REGIONAL BOARD** means the elected board of the *Regional District*.

**REGIONAL DISTRICT** means the *Regional District* of the Central Okanagan as described in its Letters Patent and amendments thereto but shall not include incorporated municipalities.

**RELIGIOUS ASSEMBLY FACILITY** means a facility where people regularly assemble for religious worship and related religious, philanthropic or social activities, which is maintained and controlled for public worship. Typical uses include but are not limited to churches, chapels, synagogues, monasteries, temples, and convents. It also includes an accessory residence for the minister or someone of similar position.

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871-25

**RELIGIOUS OR NON-DENOMINATIONAL CAMP** means a facility that provides for a group camping experience with the participants sleeping in tents, recreational vehicles, sleeping cabins or dormitories for periods of less than one (1) month. Such a camp may contain accessory facilities for preparation and consumption of food, recreation, study and worship.

Bylaw  
871-25

**RESORT APARTMENTS** means *apartment housing* that provides sleeping accommodation provided as short term occupancy for owners or occupiers for periods of less than one month. The *resort apartment* may include accessory facilities such as *restaurants*, banquet and convention rooms, recreation facilities and *personal service establishments* for the convenience of guests.

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**RESORT TOWNHOMES** means *townhome housing* that provides sleeping accommodation provided as short term occupancy for owners or occupiers for periods of less than one month. The *resort townhome* may include accessory facilities such as *eating and drinking establishments*, banquet and convention rooms, recreation facilities and *personal service establishments* for the convenience of guests.

**RESTAURANT** includes *take-out restaurants* and *drive-through restaurants*.

**RESTAURANT, DRIVE-THROUGH** means premises where food or beverages are prepared and sold to customers in motor vehicles, regardless of whether or not it also serves prepared food or beverages to customers who are not in motor vehicles, for consumption either on or off the premises.

**RESTAURANT, TAKE-OUT** means premises where food or beverages are prepared and sold and picked up by customers for consumption off the premises.

**RETAIL STORES, CONVENIENCE** means premises used for the retail sales of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 500 m<sup>2</sup> in *gross floor area*. Typical uses include but are not limited to small food stores, drug stores, and variety stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.

**RETAIL STORES, GENERAL** means premises where goods, merchandise, other materials, and personal services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, clothing, shoe, hardware, pharmaceutical, appliance and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, or second-hand goods, or retail stores requiring outdoor storage.

**RIDING STABLES** means land and *buildings* used to house horses and for their exercise and training may include a school, boarding stables, tack shop or other related uses.

**ROAD** means the portion of the *highway* that is improved, designed, or ordinarily used for vehicular traffic.

**SECONDARY SUITE** means a self-contained, accessory *dwelling unit* that provides living accommodation based on rental periods of one month or greater. The *secondary suite* is located within a single detached house that has its own separate *kitchen*, sleeping and bathing facilities. A *secondary suite* does not include townhouses, *duplex housing*, or *apartment housing*.

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871-25

**SECOND-HAND STORES** means development used for the retail sale of second-hand or used major and minor *household* goods, including the refurbishing and repair of the goods being sold. Typical uses include but are not limited to pawnshops and the resale of items such as antique, used furniture, major appliances, and the resale of clothing, jewelry, stereos, electronic equipment and musical instruments. This does not include the sale of used vehicles, recreation craft, or construction equipment, or industrial equipment, or *auctioneering establishments*.

**SETBACK** means the horizontal distance measured at right angles to the *parcel* line, between the *parcel* line and the nearest wall or supporting member of a *building* or *structure*.

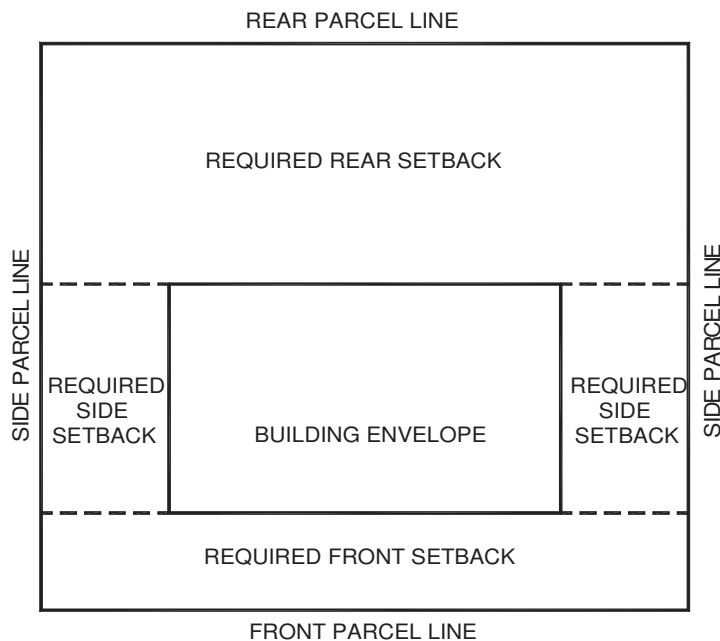
**SETBACK, FRONT** as illustrated in Figure 15.4, means the minimum required *setback* area between the *side parcel lines* extending from the *front parcel line* to the nearest wall or supporting member of a *building* or *structure*.

**SETBACK, REAR** as illustrated in Figure 15.4, means the area between the *side parcel lines* extending from the *rear parcel line* to the nearest wall or supporting member of a *building* or *structure*.

**SETBACK, SIDE** as illustrated in Figure 15.4, means the area of the *parcel* which extends from the *front setback* to the *rear setback*, between the *side parcel line* and the nearest wall or supporting member of a *building* or *structure*.

**SETBACK, CORNER SIDE** means a *side setback* located along a *corner side parcel line*.

Figure 15.4  
ILLUSTRATION OF FRONT, SIDE AND REAR SETBACK



**SIGN** means any symbol, identification, description, illustration or device, illuminated or non-illuminated which is visible from any public place or is located on private property and exposed to the public, and which directs attention to a product, service, place, activity, person, institution, business or solicitation.

**SINGLE DETACHED HOUSE** means a detached *building* containing only one *dwelling unit*, designed exclusively for occupancy by one *household*.

**SMALL RELIGIOUS ASSEMBLY FACILITY** means a *religious assembly facility* with a *gross floor area* of less than 300 square metres.

**SOLID SCREEN** means a solid fence or wall used as an enclosure and a visual barrier about all or part of a *parcel* and includes gates on all access points made of materials comparable to the fence or wall. A *solid screen* may consist of wood or vinyl or similar materials but does not include plywood, corrugated metal or chain link fencing.

**SPECTATOR ENTERTAINMENT ESTABLISHMENTS** means an enclosed *building* designed specifically for the presentation of live artistic performances or the showing of motion pictures. Typical uses include but are not limited to auditoria, cinemas, theatres, and concert halls.

**STANDARD DYKE** means a dyke built to a minimum crest elevation equal to the *flood construction level* and meeting standards of design and construction approved by the Ministry of Water, Land and Air Protection and maintained by an ongoing authority such as a local government body.

**STORAGE OF BULK FUEL, CHEMICALS AND OTHER PETROLEUM PRODUCTS** means premises used for the above ground level storage or below ground level storage and distribution of bulk fuel products.

**STOREY** means that portion of a *building* which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

**STREET LEVEL STOREY** means the storey of the *building* with its floor level closest to the level of the primary pedestrian access or *road* access to the *building*.

**STRUCTURE** means any construction fixed to, supported by, or sunk into land or water, but excludes concrete and asphalt paving or similar surfacing of a *parcel*.

**TEMPORARY AGRICULTURAL WORKER DWELLING** means a building located on agricultural land that accommodates seasonal agricultural workers.

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871-25

**TEMPORARY SHELTER SERVICES** means the provision of communal, transient accommodation sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a period of less than six months. Typical uses include but are not limited to hostels and over-night shelters.

**TIMBER PROCESSING** means the use of land, *buildings* and *structures* where timber is cut, sawed or planed, either to finished lumber, or as an intermediary step and may include facilities for the drying and storage of lumber.

**TOP OF BANK** means the point at which the upward ground level becomes less than one (1.0) vertical to four (4.0) horizontal, and refers to the crest of the bank or bluff where the slope clearly changes into the natural upland bench; or as designated by the Minister of Environment or his designated official;

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871-96

**TOURIST CABINS** means a *building* with a maximum size of 100 m<sup>2</sup> gross floor area, designed and built as an independent and separate housekeeping establishment that is not used for residential purposes, but may include separate *kitchen* and sanitary facilities, provided as short term occupancy for owners or occupiers for periods of less than one month.

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871-25

**TOURIST CAMPSITES** means land which is not used for residential purposes but has been planned and improved for the use of holiday trailers, motor homes, tents, campers and similar *recreational vehicles* provided as short term occupancy for owners or occupiers for periods of less than one month. Typical uses include but are not limited to tourist trailer parks, campsites, and tenting grounds.

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871-25

**TOURIST CAMPSITE SPACES** means a defined area within a *tourist campsite* used or intended to be used or rented for occupancy of holiday trailers, motor homes, tents, campers and similar *recreational vehicles* provided as short term occupancy for owners or occupiers for periods of less than one month.

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871-125

**TOURIST LODGE** means a building that forms part of a wilderness resort development that may include *restaurant, community and assembly halls, convenience retail stores, meeting rooms, dwelling unit* for the owner/operator or caretaker, *motel* units provided as short term occupancy for owners or occupiers for periods of less than one month, and *outdoor recreation equipment rental*.

**TOWNHOME HOUSING** means a *building* or group of *buildings* divided into three or more *dwelling units* with private exits and entrances to the outside for each dwelling, with each *dwelling unit* sharing at least one common party wall.

**TRANSPORTATION STATIONS** means premises for the pick-up and discharge of fare paying, intercity and intracity bus, train and taxi passengers and may include vehicle bays and shelters and accessory *convenience retail stores*.

**TRIPLEX HOUSING** means any physical arrangement of three attached *dwelling units* intended to be occupied by separate *households* with separate exterior access to *grade*.

**UTILITY SERVICE** means premises for utility *infrastructure* purposes. Typical uses include but are not limited to public works yards, sewage and water treatment plants, pump houses, sewage lagoons, sanitary land fill sites, power stations and substations, communication towers, telephone exchanges, and similar equipment and *infrastructure*.

**VEHICULAR PARKING AREAS AND STRUCTURES** means premises providing vehicular parking which is not primarily intended for the use of residents, employees, or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below *grade*.

**WATERCOURSE** means any natural or man-made depression with defined banks and a bed 0.6 metres (1.968 feet) or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 square kilometres (0.77 square miles) or more upstream of the point of consideration.

**WIDTH** means specifically for a *manufactured home*; the *width* of the *building* when it is placed on the *parcel*, before vestibules, garages, decks or other additions are added to the *manufactured home*.

**WINERY** means a *winery* licensed under the Liquor Control and Licensing Act.

**WRECKING YARD** means any land or *building* used for the collection, demolition, dismantlement, storage, salvage, recycling or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

**ZONE** means an area established under this Bylaw.

**ZONE, R** means a *zone* located in the R1, R1M, RMP, R2, RC1, or CD-1(A) *zone*.

Bylaw  
871-125  
& Bylaw  
871-204

**ZONE, R3** means a *zone* located in the R3A, R3B, R3C, R3D *zone* or other *zone* with a prefix R3 and CD-1(B) or CD-1(C).

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& Bylaw  
871-204

**ZONE, RU** means a *zone* located in the RU1, RU2, RU3, RU4, RU5, RU6, RU7 *zone* or other *zone* with a prefix of RU.

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871-204

**ZONE, C** means a *zone* located in the C1, C2, C3, C4, C5, C6, C7, CD-2(A) or CD-3 *zone* or other *zone* with a prefix of C.

Bylaw  
871-125  
& Bylaw  
871-204

**ZONE, I** means a *zone* located in the I1, I2, I3, I4, I4A, I5 *zone* or other *zone* with a prefix of I.

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**ZONE, P** means a *zone* located in the P1, P2 or P3 *zone* or other *zone* with a prefix of P, and CD-1(D) or CD-1(E).

Bylaw  
871-125  
& Bylaw  
871-204

# Part 16 - Comprehensive Development Zones

16.1 The following are Comprehensive Development Zones (CDZ):

1. They are the detailed zone developed for a specific property for reasons such as open space protection, ensuring specific design details or cluster development.
2. The following CD zones are based upon the zones in this zoning bylaw except for the specific requirements as stated.
3. Comprehensive Development Zones apply only to the specific property indicated.

# Part 17 Effective Date (Bylaw)

## REGIONAL DISTRICT OF CENTRAL OKANAGAN ZONING BYLAW NO.871

WHEREAS the Regional Board of the Regional District of Central Okanagan wishes to repeal Bylaw No. 176, cited as the Regional District of Central Okanagan Zoning Bylaw 1980 and amendments thereto, and wishes to adopt a new Zoning Bylaw, pursuant to the Local Government Act of the Province of British Columbia.

AND WHEREAS the Regional Board has held a Public Hearing pursuant to the Local Government Act,

NOW THEREFORE the Regional Board of the Regional District of Central Okanagan, in open meeting enacts as follows:

1. This Bylaw shall be cited as the Regional District of Central Okanagan Zoning Bylaw No. 871;
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Zoning Bylaw for the Central Okanagan Regional District;
  - a) Schedule A (Zoning Bylaw text)
  - b) Schedule B (Zoning Bylaw map)
3. The Bylaw cited as the Regional District of Central Okanagan Zoning Bylaw 1980 and amendments thereto as it applies to the Regional District of Central Okanagan is hereby repealed.

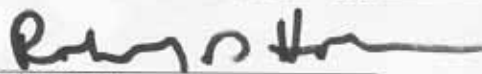
READ THE FIRST TIME this 17th day of April, 2000


APPLICATION SUBMITTED TO PUBLIC HEARING PURSUANT TO THE LOCAL GOVERNMENT ACT this 8th day of May, 2000

READ THE SECOND TIME this 12th day of June, 2000

READ THE THIRD TIME this 12th day of June, 2000

RECONSIDERED AND ADOPTED this 28th day of August, 2000

  
Chairperson

  
Secretary

I hereby certify the foregoing to be a true and correct copy of Zoning Bylaw No. 871 as read a third time by the Regional District of Central Okanagan the 12th day of June, 2000

Dated at Kelowna, this 20th day of June, 2000

  
Secretary

I hereby certify the foregoing to be a true and correct copy of Zoning Bylaw No.871 which was Reconsidered and Adopted by the Regional District of Central Okanagan on the 28th day of August, 2000

Dated at Kelowna, this 29th day of August, 2000

  
Secretary

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# **Part 18 Schedule “B”**

## **SCHEDULE “B”**

**Refer to Zoning Maps in the Planning Dept. at the  
Regional District of Central Okanagan**

# Part 19 Summary of Zoning Bylaw Text Amendments

BYLAW #	DESCRIPTION OF AMENDMENTS	DATE OF ADOPTION
871-13	Text Amendments and Map Revisions	November 20, 2000
871-8	Map Revisions	December 11, 2000
871-11	CLOSED – January 26 <sup>th</sup> , 2001	
871-14	CLOSED – January 29 <sup>th</sup> , 2001	
871-2	Map Revisions	February 26, 2001
871-15	Map Revisions	April 9, 2001
871-16	Map Revisions	April 9, 2001
871-17	1. Include R3C Multiple Housing (Medium Density) Zone 2. Map Revisions	May 7, 2001
871-1	Map Revision (Lot A, Plan 18841 from A1 to RU5)	June 25, 2001
871-22	Map Revision (Part of DL 503 from RU 2 to CD-2(C) and CD-2(E))	June 25, 2001
871-21	Map Revision (Lot 6, Plan 39172 from R3A to R3B)	July 16, 2001
871-20	Map Revision (Lot 2, Plan KAP56855 from R3A to R1)	July 16, 2001
1257	Map Revision (Lot A, Plan 36280 from C-4 to C-3)	July 16, 2001
871-26	Map Revision (Lot 14, Plan KAP56183 from R2 to R1)	October 15, 2001
871-24	Map Revision	December 10, 2001
871-25	Text Amendments and Map Revisions	December 10, 2001
871-10	Map Revision	February 25, 2002
871-27	Map Revision (Lot 1, Plan 25893, D.L. 3478 from RU3 to R1)	April 22, 2002
871-36	Map Revision (Lot B, Plan 38859, D.L. 2601, except Strata Plan K695 (phase 1 & 2), (from R1 & P1 to R1)	July 29, 2002
871-39	Map Revision (Lot 47, Plan 32791, D.L. 3188 from R1 to R2)	July 29, 2002

871-29	Map Revision (Lot 8, Plan 43094, D.L. 2599 from P1 to R1)	August 26, 2002
871-43	Map Revision (Lot 11, Plan 43105, D.L. 505 from R1 to R1s)	August 26, 2002
871-41	Map Revision (Lot 1, Plan 4660, Sec. 12, Twp 23 from A1 to A1s)	September 9, 2002
871-33	Map Revision (Block B, DL 1119 ODYD from RU1 Rural 1 and P2 Institutional and Assembly to R1 Single Detached Housing, R2 Duplex Housing, R3A Multiple Housing (Low Density), and P1 Park and Open Space.	October 21, 2002
871-46	Map Revision (Lot A, Plan KAP71773, DL 2920 ODYD) change in zoning on port of closed road – from RU1 Rural 1 to P2 Institutional Assembly	November 6, 2002
871-47	Map Revision (Lot 135, Plan 5381, DL. 1934 and 3496) change from RU3 Rural 3 to R1 Single Detached Housing	January 27, 2003
871-38	Map Revision (Part of DL 503 ODYD) change from RU2 Rural 2 to CD2 (B) Medium Density Residential, CD2(C) Compact Single Family Housing, CD2(G) Open Space and P1 Park and Open Space	February 24, 2003
871-52	Map Revision (Part of the Most Northerly 40 chains of DL 2045 ODYD) from R2 Duplex Housing to R1 Single Detached Housing	March 10, 2003
871-48	Map Revision (part of DL 3745, ODYD, shown as closed road on Plan KAP72134 from RU2 Rural 2 to P2 Institutional and Assembly)	March 24, 2003
871-31	Map Revision (DL4761 from P1 Park and Open Space to R1 Single Detached Housing)	April 7, 2003
871-49	Map Revision Lot 16, Plan 20209, DL 3329 – from R1 Single Detached Housing to RU3 Rural 3	April 28, 2003
871-42	Map Revision – Lot B, DL 3189, Plan KAP57530 and Part of Lot A, DL 3189, Plan KAP 57530 from R1 Single Detached Housing to R2 Duplex Housing	May 12, 2003
871-50	Map Revision – Lot 1, Plan 18115, DL 486 from R1 Single Detached Housing to C1 Town Centre Commercial.	July 21, 2003
871-51	Text Amendments and Map Revisions	July 21, 2003
871-57	Map Revision – Lot 6, Plan 29377, DL 506 from R1 Single Detached Housing to R1s Single Detached Housing (with Secondary Suite)	July 21, 2003
871-55	Map Revision – part of the northerly 15 chains of DL485 from RU2 Rural 2 to R1 Single Detached Housing	August 18, 2003
871-35	AMENDED CD1 (Sunset Ranch) – Replaced in its entirety	September 29, 2003

871-63	Map Revision – part of Lot 4, Plan 38319, DL 2044 ODYD, except Plans 41418,42221,43565, KAP49046, KAP63937 and KAP69440 from P1 Park and Open Space to R1 Single Detached Housing.	October 20, 2003
871-64	Map Revision – part of the Northerly 15 chains of DL 485 (measured along the Westerly boundary of said DL by the full width thereof), ODYD, except Plans 41453, 42401 and 43347 from RU2 Rural 2 to R1 Single Detached Housing.	November 3, 2003
871-67	Map Revision – part of the most Northerly 40 chains of DL 2045, ODYD, except Plans H18375, KAP54203, KAP55424, KAP66235, KAP68394, KAP70127, KAP72237 & KAP72629 from RU2 Rural 2 to R1 Single Detached Housing	December 8, 2003
871-72	Map Revision – Amended Sunset Ranch Buffer Area Concept	February 9, 2004
871-58	Permitted use amended in Section 7.1.1 for Lot 1, Plan 44004, DL 581 ODYD to allow a vineyard and one single family/caretakers residence	February 9, 2004
871-71	Permitted use amended in Section 8.1.1 for part of Lot 5, Plan 23091, DL 2602 ODYD to allow single detached houses	February 9, 2004
871-66	Map Revision – Lot D, Plan 35810, DL 1934 ODYD from RU5 Small Lot Country Residential to R1 Single Detached Housing	March 8, 2004
871-54	Map Revision – Part of Lot 153, Plan 5381, DL 2689 & Part of Lot 155, Plan 5381, DL 2689 from P2 Institutional and Assembly and C3 Gasoline Service Station to C1 Town Centre Commercial	March 22, 2004
871-73	Map Revision – Lot 14, Plan KAP62980, DL3189 from R1 Single Detached Housing to R2 Duplex Housing	March 22, 2004
871-56	Map Revision – Part of DL 503 (Exc. Parcel A and KAP5779, KAP65836, KAP67015, KAP71512 & KAP71513 FROM ru2 Rural 2 to CD-2 (C) Compact Single Family Housing, CD-2 (E) Hillside Housing Single Family and CD-2 (G) Open Space	April 5, 2004
871-65	Map Revision – Part of amended Lot 1, DL's 434 & 523, Plan 9862 from C5 Campground, Cabin and Motel Commercial to RC1 Compact Housing	April 5, 2004
871-74	Add R3D Congregate Housing Zone.	April 5, 2004
871-6	Map Revisions – Lot A, DL 485, Plan 18429 except Plans 18846, 22092 and 25856 and the northerly 15 chains of DL 485 measured along the westerly boundary of DL; except Plans 41453, 42401 and 43347.	June 7, 2004

871-76	Map Revision – Lot 1, Plan 20246, DL 3478 from RU5 Small Lot Country Residential to R1 Single Detached Housing	June 21, 2004
871-53	Map Revision – Lot 6, Block 8, Plan 761, DL 486 ODYD from R1 Single Detached Housing to C1 Town Centre Commercial	July 12, 2004
871-78	Map Revision – DL 2724S SDYD, except Plan 34913 from RU1 Rural 1 to RU1s Rural 1 (Secondary Suite)	August 9, 2004
871-84	Map Revision – Lot A, DL 50557 ODYD, Plan 39421 from R3B Multiple Housing (Medium Density) to R3D Congregate Housing)	August 23, 2004
871-75	Map Revision – Part of Lot 1, DL 3188 and 4231 ODYD, Plan 16695 (except Plans 22712, 26331 and KAP44506) from A1 Agricultural to I3 Timber Processing and Manufacturing	September 15, 2004
871-86	Map Revision – Part of Amended Lot 1 (DD230670F), DL 434 and 523 ODYD, Plan 9862 from RC 1 Compact Housing to R1 Single Detached Housing and to zone <b>Accreted Land</b> adjacent to RC1 Compact Housing and R1 Single Detached Housing.	November 29, 2004
871-83	Map Revision – Part of DL 503 ODYD (Except Parcel A (DD140542F) and Plans KAP57796, KAP65836, KAP67015, KAP71512, KAP71513 and KAP73555 from RU2 Rural 2 to P2 Institutional and Assembly.	December 13, 2004
871-61	Text and Map Revisions – Addition of Comprehensive Development Zone CD-5 (Appendix 'E' – The Pines of Mission Hill) (File: Z03/09)	January 24, 2005
871-70	Map Revision – Lot A, Plan KAP46114, DL 3871 ODYD from RU1 Rural 1 to RU2 Rural 2. (File: Z03/18)	January 24, 2005
871-85	Map Revision – Lot A, Plan KAP59133, DL 487 ODYD (except Strata Plan KAS 1001 (Phase 2) from R3B Multiple Housing (Medium Density) to RC1 Compact Housing. (File: Z04/09)	February 7, 2005
871-77	Map Revision – Lot A, DL 485 ODYD, Plan 18429 (except Plans 18846, 22092 and 25856 from RU2 Rural 2 to R1 Single Detached Housing. (File: Z04/01)	February 21, 2005
871-80	Map Revision – Lot A, Plan 30859, DL 3189 ODYD from RU5 Small Lot Country Residential to R1 Single Detached Housing. (File: Z04/04)	February 21, 2005
871-92	Map Revision – parts of Lot A, DL2602 ODYD, Plan KAP67372 from A1 Agricultural to R1 Single Detached Housing; A1 Agricultural to RC1 Compact Housing, A1 Agricultural to P1 Park and Open Space, R3A Multiple Housing (Low Density) to R1 Single Detached Housing and R3A Multiple Housing (Low Density) to RC1 Compact Housing. (File: Z04/16)	February 21, 2005

871-98	Map Revision – on Part of Lot A, Plan KAP76165, DL 523 ODYD from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite). (File: Z04/22)	March 7, 2005
871-87	Map Revision – on Part of DL703 ODYD (except Plan 29811 and Lot B, DL 703 ODYD, Plan KAP44686) from: <ul style="list-style-type: none"> <li>▪ RU2 Rural 2 to RC1 Compact Housing and R3A Multiple Housing (Low Density);</li> <li>▪ RU6 Small Holdings to RC1 Compact Housing and P1 Park and Open Space; and</li> <li>▪ R3A Multiple Housing (Low Density) to RC1 Compact Housing and P1 Park and Open Space.</li> </ul>	April 11, 2005
871-102	Map Revision – Part of Lot 1, Plan KAP72369, Sec. 7, Twp. 24 ODYD from CD-1(E) Golf Course to CD-1(B) Multiple Unit Residential (Medium).	April 11, 2005
871-96	Housekeeping Amendments – Text and Map Revisions.	May 9, 2005
871-97	Text Amendment – Remove the word ‘Seasonal’ from Permitted Uses 13.1.1.12. on That Part of Lot 2, Plan 1965 (except Plans 2570 and B7383) (File Z04/21)	July 25, 2005
871-104	Map Revision – Change of zoning on Lot 6, Plan KAP70920, DL 581 ODYD from R1 Single Detached Housing to R1S Single Detached Housing (Secondary Suite) (File Z05/05)	July 25, 2005
871-82	Map Revision – Change of zoning on that part of DL 503 ODYD, except Parcel A (DD140542F) and Plans KAP57796, KAP65836, KAP67015, KAP71512, KAP71513 and KAP73555 from RU2 Rural 2 to CD-2 (C) Compact Single Family Housing and CD-2 (G) Open Space (File Z04/06)	September 1, 2005
871-90	Map Revision – Change in zoning on Lot B, Plan 32484, DL434 ODYD from C5 Campground, Cabin and Motel Commercial to C7 Tourist and Resort Commercial; and  Text Amendment – adding after Accessory Buildings and Structures; on Lot B, Plan 32484, DL 434 ODYD (site specific uses) – Resort Apartments with no occupancy period restrictions and Resort Townhomes with no occupancy period restrictions. (File Z04/14)	September 1, 2005
871-69	Map Revision – Change in zoning on that part of Lot A, Plan 23825, DL 2176 ODYD (except plan KAP59351) from RU1 Rural 1 to RU6 Small Holdings. (File Z03/17)	October 3, 2005
871-79	Map Revision – Change in zoning on that part of Lot 86, Plan KAP52689, DL 1119 ODYD (except plan KAP58683 and KAP59839 from RU2 Rural 2 and R1 Single Detached Housing to RC1 Compact Housing & P1 Park and Open Space. (File Z04.03)	October 17, 2005
871-88	Map Revision – Change in zoning on Lot 1, Plan 34258, DL 2044 & 2601 ODYD (except Plan 35327)from RU2 Rural 2 to RC1 Compact Housing and P1 Park and Open Space.(Z04/12)	October 17, 2005

871-107	Map Revision – Change in zoning on Lot 5, Plan KAP58683, DL1119 ODYD from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite). (file Z05/08)	November 7, 2005
871-89	Map Revision – change in zoning on that part of the most Northerly 40 chains of DL 2045, ODYD (Exc. Plans H18375, KAP54203, KAP55424, KAP66235, KAP68394, KAP70127, KAP72237, KAP72629, KAP74009 & KAP74033) and that part of DL 4227 ODYD. (File: Z04/13)	November 28, 2005
871-115	Map Revision – change in zoning on that part of DL1292 ODYD, except Plan H18318 from C2 Neighbourhood Commercial and C7 Tourist and Resort Commercial to RU1 Rural 1. (Z05/16)	January 30, 2006
871-116	Map Revision – change in zoning on Lots 9 & 10, Blk 6, DL 486 ODYD, Plan 761 and Parcel Z (see DFJ63383) of Block 6, DL486 ODYD, Plan 761 from R1 Single Detached Housing to C1 Town Centre Commercial. (Z05/17)	March 13, 2006
871-103	Map Revision – change in zoning on That part of DL 2600, ODYD (exc. Plans 5781, H17317 and 18545; shown on Plan KAP44535, exc. Plan KAP44535, exc. Plan KAP59806 from A1 Agricultural to R1 Single Detached Housing and P1 Park and Open Space.	April 10, 2006
871-121	Map Revision – change in zoning on Lot 8, DL 486 ODYD, Plan 24766 from R1 Single Detached Housing to R1(s) Single Detached Housing (Secondary Suite).	May 8, 2006
871-119	Map Revision – change in zoning on Lot 32, DL 523 ODYD, Plan 11988 from P2 Institutional and Assembly to R1 Single Detached Housing.	May 29, 2006
871-120	May Revision – change in zoning on Lot A, Plan 6539, DL3329 ODYD from C2 Neighbourhood Commercial to R1 single Detached Housing.	May 29, 2006
871-99	Map Revision – change in zoning on Parcel A (Plan B5709) of Lot 5, DL 487 ODYD, Plan 316 (except Plans 18381, 18964, 33621 and KAP48119 from RU4 Country Residential to R3B Multiple House (Medium Density)	July 10, 2006
871-93	Map Revision – change in zoning on Lot A, Plan 37711, DL 805 ODYD from RU2 Rural 2 to R3A (Multiple Housing (Low Density)). (File: Z04/17)	August 21, 2006
871-108	Map Revision – change in zoning on DL 5058 ODYD (exc. Plans 15774, H18426 & KAP46771) from A1 agricultural to R3C Town Centre Multiple Housing and P1 Park and Open Space.	August 21, 2006
871-109	Map Revision – change in zoning on That part of DL503 ODYD (except Parcel A (DD140542F) and Plans KAP57796, KAP65836, KAP67015, KAP71512, KAP71513, KAP73555, KAP76534 and KAP77895 from RU2 Rural 2 to CD2 (D) Hillside Housing Cluster Development and P1 Park and Open Space; from CD2 (C) Compact Single Family Housing to CD2	August 21, 2006

	(D) Hillside Housing Cluster Development; and from CD2 (G) Open Space to P1 Park and Open Space.(File: Z05/10)	
871-112	Map change – change in zoning on That Part of DL 503 ODYD (except Parcel A (DD 140542F) and Plans KAP57796, KAP65836, KAP67015, KAP71512, KAP71513, KAP73555, KAP76534 and KAP77895) and Lot A, DL1119 ODYD, Plan 32186 (except Plans KWP65836, KAP67015, KAP69284 and KAP71513) from RU2 Rural 2 to CD2 (D) Hillside Housing Cluster Development and P1 Park and Open Space. (File: Z05/13)	August 21, 2006
871-113	Map change – change in zoning on DL 807 ODYD (except Plans B1803, B2077 and 1568 and except Parcel A (Plan B198) from A1 Agricultural to R3C Town Centre Multiple Housing. (File: Z05/14)	August 21, 2006
871-129	Map change – change in zoning on Lot 77, DL 1119 ODYD, Plan KAP52689 from R1 Single Detached Housing to R1(s) Single Detached Housing (Secondary Suite). (File: Z06/09)	August 21, 2006
871-125	Housekeeping Amendments – Text and map changes	October 30, 2006
871-94	Map change – change in zoning on That part of Lot A, DL 485 ODYD, Plan 18429 (except Plans 18846, 22092, 25856 and KAP75651) from: a) RU2 Rural 2 to R1 Single Detached Housing and P1 Park and Open Space; and from b) R1 Single Detached Housing to P1 Park and Open Space.	October 30, 2006
871-134	Map change – change in zoning on Lot 23, DL 805 ODYD, Plan 24580 from R1 Single Detached Housing to R1(s) Single Detached Housing (Secondary Suite)	November 20, 2006
871-139	Map change – change in zoning on Lot 10, Plan KAP49612, DL 2045 ODYD from R1 Single Detached Housing to R1(s) Single Detached Housing (Secondary Suite)	November 20, 2006
871-101	Map change – change in zoning on That part of Lot A, Plan KAP73029, DL 2688 ODYD from RU2 Rural 2 to R1 Single Detached Housing and P1 Park and Open Space	December 11, 2006
871-117	Map change – change in zoning on That part of Lot A, DL 2602 ODYD, Plan KAP67372 from P1 Park and open Space, R1 Single Detached Housing and RC1 Compact Housing to R3A Multiple Housing (Low Density).	December 11, 2006
871-137	Map change – change in zoning on Lot 16, Sec. 12, Twp. 23 ODYD, Plan KAP48547 from R1 Single Detached Housing to R1(S) Single Detached Housing (Secondary Suite)	December 11, 2006
871-140	Map change – change in zoning on That part of Lot 8, Sec. 7, Twp, ODYD, Plan KAP72369 and an undivided 1/7 share in Lot 2, Plan KAP72369 from CD-1(C) Multiple Unit Residential (Medium) to CD-1(E) Golf Course.	January 15, 2007

871-132	Map change – change in zoning Lot 1, DL 507 ODYD, Plan 39172 from R3A Multiple Housing (Low Density) to R3B Multiple Housing (Medium Density).	February 26, 2007
871-133	Text Amendment: SECTION 6.3.1 – Rural 3 (RU3) Adding Permitted Use: .9 Home base business, major SECTION 6.6.1 - Small Holdings (RU6) Adding Permitted Use: .10 Home based business, major	March 26, 2007
871-128	Map change – on That part of DL2600 ODYD (except Plans 5781, H17317 and 18545 as shown on KAP44535, except Plan KAP59806 from A1 Agricultural to R1 Single Detached Housing and P1 Park and Open Space	March 26, 2007
871-135	Map change – on Lot 9, DL 1934 and 2688 ODYD, Plan KAP73031 from R1 Single Detached Housing to R1(s) Single Detached Housing (Secondary Suite)	April 16, 2007
871-131	Map change – on Part of Lot B, DL 434 ODYD, Plan 30699 from A1 Agricultural and C5 Campground, Cabin and Motel Commercial to R3A Multiple Housing (Low Density)	May 14, 2007
871-122	Map change – on Part of Lot 1, DL 2601 ODYD, Plan KAP77227 from RU2 Rural 2 and P1 park and open space to R3A Multiple Housing (Low Density)	May 28, 2007
871-130	Map change – on Lot A, DL 2045 ODYD, Plan 15168 from RU2 Rural 2 to R1 Single Detached Housing	June 11, 2007
871-148	Text Amendment - Add 3.29 Density Allocation for Public Park (PART 3 – General Regulations) ( <i>File: Z07/04</i> )	July 9, 2007
871-155	Map change – On Lot A, Plan KAP83275, DL 2599 ODYD from Land Use Contract No. 149 and rezone to R1s Single Family with secondary suite ( <i>File: Z07/11</i> )	July 9, 2007
871-143	Text Amendment – to PART 3 General Regulations, PART 10 Multiple Housing and PART 15 Definitions ( <i>File: 06/23</i> )	August 20, 2007
871-146	Map Change – on Lot 6, Plan 21285, DL 3866 ODYD from RU4 Country Residential to R1 Single Detached Housing. ( <i>File: Z07/02</i> )	October 15, 2007
871-154	May Change – on Lot C, Plan 28971, DL 539 ODYD from RU3 Rural 3 to RU4 Country Residential. ( <i>File: Z07/10</i> )	October 15, 2007
871-124	Map Change – on That part of the most northerly 40 chains of DL 2045 ODYD (exc. Plans H18375, KAP54203, 55424, 66235, 68394, 70127, 72237, 72629, 74009, 74033, 77451 and 82957) and that Part of DL 4227 ODYD (exc. H18375 and KAP82957) from RU1 Rural 1 and RU2 Rural 2 to R1 Single Detached Housing. ( <i>File: Z06/03</i> )	October 29, 2007

871-150	Map Change – on Lot 1, Plan 43840, DL 805 ODYD from RU2 Rural 2 to R1 Single Detached Housing. (Z07/06)	October 29, 2007
871-152	Map Change – on a portion of DL 503 ODYD (exc. Parcel A and Plans KAP57796, 65836, 67015, 71512, 71513, 73555, 76534, 77895, 82222, 82322 and KAP82834) from RU2 Rural 2 to CD-2(E) Hillside Housing single Family. (File: Z07/08)	October 29, 2007
871-164	Map Change – on Lot 1, Plan KAP78710, DL 2044 ODYD from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite) (File: Z07/20)	October 29, 2007
871-166	Map Change – on Lot 7, Plan KAP74104, DL 3485 ODYD from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite) (File: Z07/22)	October 29, 2007
871-167	Map Change – on Lot 15, Plan 23114, DL 581 ODYD from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite) (File: Z07/23)	October 29, 2007
871-151	Map Change – on Lot A, Plan KAP83204, DL 2599 ODYD from RU3 Rural 3 to R3B Multiple Housing (Medium Density) (File: Z07/07)	November 19, 2007
871-156	Map Change – on Lot 2, District Lot 2601 ODYD, Plan KAP77227 from RU2 Rural 2 to R3A Multiple Housing (Low Density). (Z07/12)	November 19, 2007
871-162	Map Change – on Lots 1, 3 and 4 Plan 12001, DL 486 ODYD from I5 Rural Industrial and R1 Single Detached Housing to C1 Town Centre Commercial and R3D Congregate Housing. (File: Z07/18)	November 19, 2007
871-165	Map Change – on Lot 2, Plan 17912, DL 486 ODYD from R1 Single Detached Housing to C1 Town Centre Commercial. (File: Z07/21)	November 19, 2007
871-160	Map Change – on Lot 1, Plan KAP48178, DL 581 ODYD from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite). (File: Z07/16)	April 1, 2008
871-149	Map Change –on Part of DL 3793, ODYD shown on Plan KAP44536 (Except Plans KAP82097 and KAP84074) and Part of District Lot 2600 ODYD (Except Plans 5781, H17317 and 18545); shown on Plan KAP44535 (Except Plans KAP59806, KAP82097, KAP82099, KAP84074 and KAP85482) from A1 Agricultural to RC1 Compact Housing and P1 Park and Open Space. (File Z07/05)	June 24, 2008
871-180	Map Change – on Lot 16, Plan 24937, DL 486 ODYD from R1 Single Detached Housing to R1s Single Detached Housing with Secondary Suite (File: Z08/06)	July 8, 2008
871-175	Map Change – on Lot 25, Plan 33145, DL 1380, ODYD Except Plan 40710 to RU2 Rural 2 (File: Z08/01)	July 21, 2008

871-168	Map Change – on Lots 5, 6, and 7, Plan KAP81460, District Lot 1380, ODYD from RU2 Rural 2 to C8 Wilderness Resort Commercial ( <i>File: Z07/24</i> )	October 27, 2008
871-188	Map Change - on Lot 13, Plan 33145, District Lot 1380, ODYD to RU2 Rural 2 and RU3 Rural 3 ( <i>File: Z08/14</i> )	September 21, 2009
871-178	Map Change and Text Amendments. ( <i>Z08/04</i> )	October 26, 2009
187-194	Housekeeping Amendments – Text Revisions. ( <i>Z08/20</i> )	October 26, 2009
871-197	Map Change – on Part of Lot 1, Plan 35052, District Lot 2923, ODYD from RU2 Rural 2 to RU4 Country Residential. Map Change - on Part of that Part of the Fractional District Lot 2923 shown on Plan B1736, ODYD from RU4 Country Residential to RU2 Rural 2. ( <i>Z09/02</i> )	October 26, 2009
871-199	Map Change - on Lot 5, Plan 35052, District Lot 2923, ODYD from RU2 Rural 2 to RU2s Rural 2 (Secondary Suite). ( <i>Z09/04</i> )	October 26, 2009
871-196	Text Amendment - To the RU2 Rural 2 zone, section 6.2.1 by ADDING a new subsection “6.2.1.15 On part of that part of District Lot 2550 (shown on Plan B4357), ODYD, except Plan 24545, the following additional use is permitted: 12 seasonal residential dwelling units”. ( <i>Z09/01</i> )	December 14, 2009
871-201	Map Change - on Lot 8, Plan 33145, District Lot 1380, ODYD to RU2 Rural 2. ( <i>Z09/06</i> )	December 14, 2009
871-203	Map Change – on Lot 1, Plan KAP56335, District Lot 911, ODYD from RU3 Rural 3 to RU3s Rural 3 (Secondary Suite). ( <i>Z09/08</i> )	February 22, 2010
871-205	Map Change – on Lot 71, Plan 11592, District Lot 2197, ODYD from RU5 Small Lot Country Residential to R2 Duplex Housing ( <i>Z09/10</i> )	June 28, 2010
871-204	Housekeeping Amendments – Text Revisions. ( <i>Z09/09</i> )	September 20, 2010
871-208	Text Amendment 11.5.1.1.5 and Map Change – on DL 5266, and Block B, Plan KAP67076, DL 3542 all of ODYD from P1 Park and Open Space and RU1 Rural 1 to C5 Campground, Cabin and Motel Commercial. ( <i>Z10/03</i> )	April 18, 2011
871-210	Map Change – on the South ½, Lot 64, District Lot 1 & 144, ODYD, Plan 475 from A1 Agricultural to A1s Agricultural (Secondary Suite). ( <i>Z11/02</i> )	May 30, 2011
871-209	Map Change – Lot 8, District lot 3688, ODYD, Plan 26101 from R1 Single Detached Housing to R1s Single Detached Housing (Secondary Suite). ( <i>Z11/01</i> )	June 27, 2011

871-170	Map Change - District Lot 4501, ODYD Except Plans B1329 and 36131 AND That part of District Lot 4501, ODYD, shown on Plan B1329 except part now road on Plan 36131 from RU1 Rural 1, RU3 Rural 3, and RU4 Country Residential to R1 Single Detached Housing and P1 Park and Open Space. (Z07/26)	November 10, 2011
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 November 10, 2011

## **APPENDIX A**

### **CD-1 COMPREHENSIVE DEVELOPMENT ZONE (SUNSET RANCH)**

#### **Purpose**

The purpose and intent of this zone is to implement the Sunset Ranch Concept Development Plan, and thereby provide for the comprehensive development of a residential golf course community. Density is based on an averaging of all lands within the comprehensive golf course development.

The Sunset Ranch Comprehensive Development zone is divided into several designations. Development within each designation is to occur as per the specifications indicated.

Despite the provisions of this bylaw that enact the zoning in respect of this parcel, only the specified list of uses set out in the overriding section is permitted on specified parts of the parcel.

All definitions and regulations of the Regional District Zoning Bylaw No. 871 apply unless expressly specified or modified in the CD-1 zone.

#### **Definitions**

Development Cluster(s) means an area of land set aside for development, having a minimum area of 5,000m<sup>2</sup> and a maximum area of up to 5 hectares. The development cluster will contain residential development in the form of fee simple, bare land strata, or building strata lots.

Density is the number of dwelling units permitted per hectare and includes developable areas, and areas given over to the development of local streets and open space.

#### **1.0 General Regulations for the entire “CD-1 Comprehensive Development Zone (Sunset Ranch)”**

- .1 Notwithstanding the regulations of the CD-1 zone, principal and accessory buildings may have zero yard setbacks subject to the following requirements:
  - a) Prior to the approval of any zero side yard development, preliminary subdivision layout plans showing easements, lot grading and drainage on site and on adjacent sites must be submitted for approval to the Regional District;
  - b) The owners of the adjacent lot will grant a 2.4 metre private maintenance easement;
  - c) The maintenance easement will be registered against the title of the site proposed for development and the adjacent site providing the easement;
  - d) No building or other structure may be located on or over a maintenance easement, except for overhangs;

- e) All roof drainage from the zero lot line building will be directed onto its own lot by eavestroughs and down spouts;
  - f) No windows or doors will be located on the side of the dwelling abutting the zero lot line; and
  - g) The side yard setback of the principal building on the side opposite the zero side will be 2.4 metres.
- .2 Setback and Buffering from ALR to be in accordance with the Regional District Zoning Bylaw No. 871.
- a) The required minimum setback of the principal building from land in the A1 zone or Agricultural Land Reserve is 15.0 metres (49.2 ft).
  - b) The required setback of the principal building from land in the A1 zone or ALR may be reduced to 9.0 metres (29.5 ft) if a Level 1 buffer is provided and maintained.
  - c) The eastern boundary of Lot 1, Plan KAP44599 requires full perimeter chain link fencing, and buffer (free of trails), as per the attached Section Drawing (Sunset Ranch Buffer Area Concept).

### **DESIGNATIONS WITHIN THE CD-1 COMPREHENSIVE DEVELOPMENT ZONE (SUNSET RANCH)**

CD-1 (A) Neighbourhood Residential

#### **1. Permitted Density**

CD-1 (A) – 10.0 units/hectare

#### **2. Permitted uses**

Duplex housing

Single detached housing

Home based business, minor (see Section 3.20)

Day Care Centre, Minor

Bylaw  
871-125

#### **3. Development Regulations**

- .1 Within the area designated CD-1(A) no further subdivision shall occur without provision of two 15 meter wide open space corridors, generally running east to west, to separate development clusters. These corridors are to separate the zoned area into three clusters, and must be continuous, vegetated open space, under one common ownership, except for road crossings where required due to topography and as mutually agreed upon by Regional District staff and the owner/developer.
- .2 All development will occur in conformance to the following regulations table:

<b>REGULATIONS TABLE FOR CD-1(A) DESIGNATION</b>	
Column 1	Column 2
<b>Minimum parcel area</b> - single detached housing - duplex housing	400 m2 270 m2 for an interior lot 345 m2 for an exterior lot flanking a street
<b>Minimum parcel frontage</b>	12.0 m (39.4 ft.)
<b>Minimum front setback</b>	2.0 m (6.6 ft.)
<b>Minimum side setback</b> - with a common party wall	1.2 m (3.9 ft.) 0.0 m (0.0 ft.)
<b>Minimum corner side setback</b>	2.0 m (6.6 ft.)
<b>Minimum rear setback</b>	2.0 m (6.6 ft.)
<b>Minimum setback from parcels in another zone</b>	4.5 m (14.8 ft.)
<b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
<b>Maximum parcel coverage – single detached housing</b>	60% of the parcel area
<b>Maximum parcel coverage – duplex housing</b>	60% of the parcel area
<b>Maximum number of principal buildings</b>	1 per parcel
<b>Minimum building width of a principal building</b>	5.5 m (18.0 ft.)
<b>Maximum building height:</b> .1 Principal buildings	9.0 m (29.5 ft.), to a maximum of 3 storeys

Bylaw  
871-125

Bylaw  
871-125

**CD-1 (B) & CD-1 (C) Multiple Unit Residential (Medium)****1. Permitted Density**

CD – 1 (B) – 12.0 units/hectare

CD – 1 (C) – 10.0 units/hectare

**2. Permitted Uses**

Single detached housing

Duplex housing

Triplex housing

Fourplex housing

Townhome housing

Home based business, minor (see Section 3.20)

Accessory building

Day Care Centre, Minor

Bylaw  
871-125**3. Development Regulations**

.1 Where Triplex Housing, Fourplex Housing, or Townhome Housing is proposed:

- no stacked units are permitted; all units will be side by side.

.2 All development will occur in conformance to the following regulations table:

<b>REGULATIONS TABLE FOR CD-1(B) &amp; CD-1(C) DESIGNATIONS</b>	
Column 1	Column 2
<b>Minimum parcel area</b> - single detached housing - duplex housing  - triplex, fourplex or townhome housing	400 m2 270 m2 for an interior lot 345 m2 for an exterior lot flanking a street  232 m2 for an interior lot 319 m2 for an exterior lot adjacent to another residential lot
<b>Maximum parcel area – triplex, fourplex, or townhome</b>	5000 m2
<b>Minimum parcel frontage</b>	12.0 m (39.4 ft.)
<b>Minimum front setback</b> - single detached and duplex housing - triplex, fourplex or townhome housing	2.0m (6.6 ft.) 2.0 m (6.6 ft.) 2.0 m (6.6 ft.)
<b>Minimum side setback</b> - single detached and duplex housing - triplex, fourplex or townhome housing - with a common party wall	1.2 m (3.9 ft.) 3.0 m (9.8 ft.) 0.0 m (0.0 ft.)
<b>Minimum corner side setback</b> - single detached and duplex housing - triplex, fourplex or townhome housing	2.0 m (6.6 ft.) 3.0 m (9.8 ft.)
<b>Minimum rear setback</b> - single detached and duplex housing - triplex, fourplex or townhome housing	2.0 m (6.6 ft.) 2.0 m (6.6 ft.)
<b>Minimum setback from parcels in another zone</b>	4.5 m (14.8 ft.)
<b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
<b>Maximum parcel coverage</b> - single detached housing - duplex housing - triplex, fourplex, or townhome housing	60% of the parcel area 60% of the parcel area 65% of the parcel area
<b>Maximum number of principal buildings</b>	1 per parcel
<b>Minimum building width of a principal building</b>	5.5 m (18.0 ft.)
<b>Maximum building height:</b> .1 Principal buildings	9.0 m (29.5 ft.), to a maximum of 3 storeys

Bylaw 871-125

Bylaw 871-125

**CD-1 (D) Recreational Facilities**

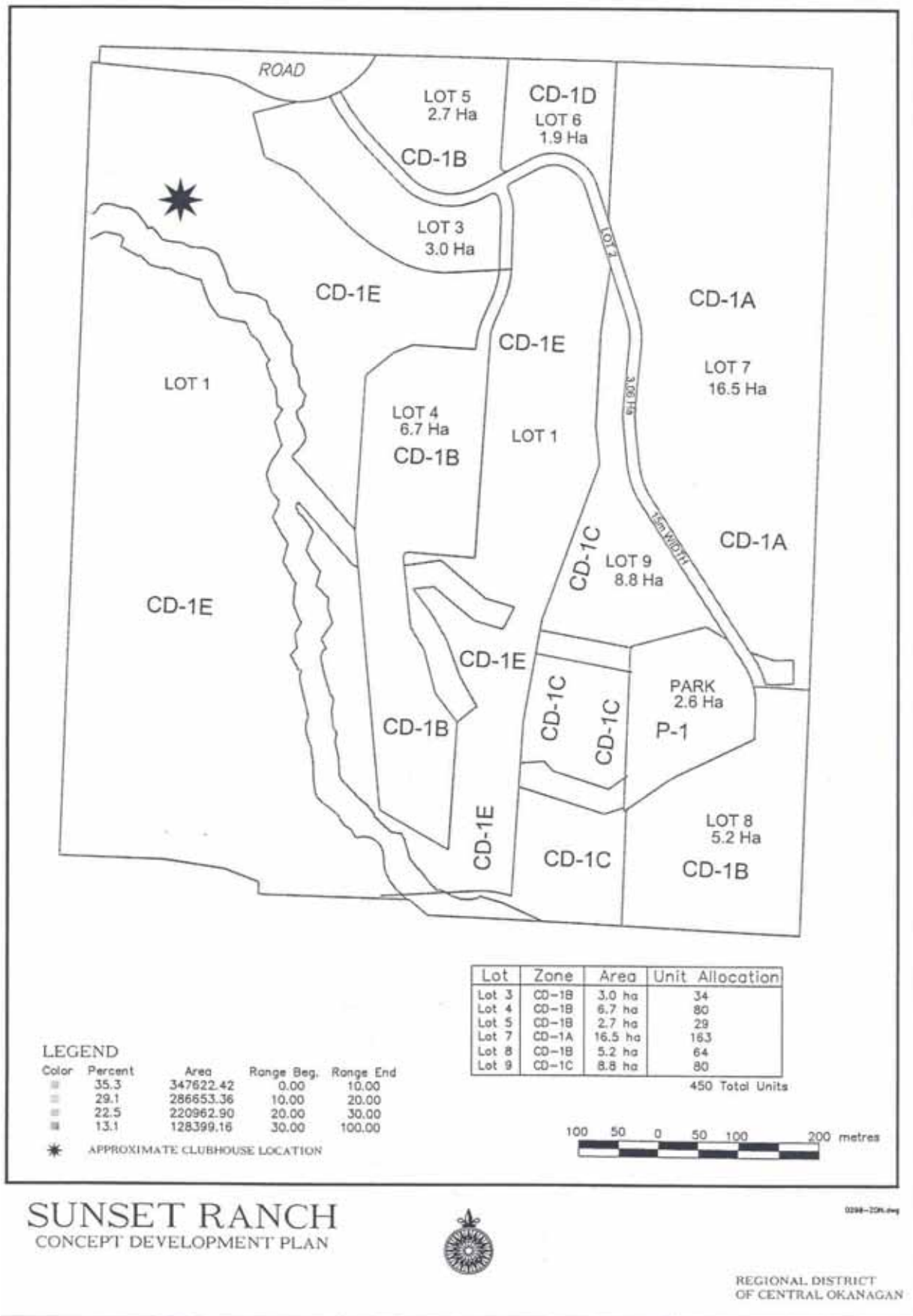
**1. Permitted Uses**

- Recreation services, indoor and outdoor
- Trails and walkways
- Accessory buildings and structures
- RV Storage

**2. Development Regulations**

*All development will occur in conformance to the following regulations table:*

REGULATIONS TABLE FOR CD-1(D) DESIGNATION	
Column 1	Column 2
<b>Minimum front setback</b>	4.5 m (14.8 ft.)
<b>Minimum side setback</b>	3.0 m (9.8 ft.)
<b>Minimum corner side setback</b>	4.5 m (14.8 ft.)
<b>Minimum rear setback</b>	3.0 m (9.8 ft.)
<b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
<b>Maximum parcel coverage</b>	35% of the parcel area
<b>Maximum building height:</b>	9.0 m (29.5 ft.)



CD-1 (E) Golf Course

**1. Permitted Uses**

Golf course

**2. Additional Permitted Uses**

(The following uses are only permitted in conjunction with an existing golf course):

Driving range

Clubhouse, including:

- a) Eating and drinking establishments
- b) Meeting rooms
- c) Pro Shop
- d) Offices for golf course
- e) Change rooms

Accessory uses that are ancillary to the above noted permitted uses

**3. Development Regulations**

All development will occur in conformance to the following regulations table:

REGULATIONS TABLE FOR CD-1(E) DESIGNATION	
Column 1	Column 2
<b>Minimum front setback</b>	4.5 m (14.8 ft.)
<b>Minimum side setback</b>	3.0 m (9.8 ft.)
<b>Minimum corner side setback</b>	4.5 m (14.8 ft.)
<b>Minimum rear setback</b>	3.0 m (9.8 ft.)
<b>Minimum setbacks from A1 Zone</b>	15.0 m (49.2 ft.) [see section 3.11]
<b>Maximum parcel coverage</b>	35% of the parcel area
<b>Maximum building height:</b>	9.0 m (29.5 ft.)

